

2026 ECFs

BERGLAND:	last yr	this yr
BERGLAND/MERRIWEATHER	0.833 →	0.940
COMMERCIAL/INDUSTRIAL	0.640 →	0.814
LAKEFRONT	1.268 →	1.306
LAKEFRONT - COMM/IND	1.268 →	1.049
TOWNSHIP	0.928 →	1.017

**BERGLAND-MERRIWEATHER
TOWNSITE ECF**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.
01 132 011 00	34256 M-28	02/27/25	WD	03-ARM'S LENGTH	\$53,000	\$6,832	\$46,168	\$91,326	0.506
01 503 004 00	104 PINE ST	01/05/24	WD	03-ARM'S LENGTH	\$37,000	\$0	\$37,000	\$29,391	1.259
01 507 009 00	103 ELM ST	07/19/23	WD	03-ARM'S LENGTH	\$142,500	\$1,860	\$140,640	\$101,288	1.389
01 508 008 00	204 MAPLE ST	01/24/24	WD	03-ARM'S LENGTH	\$111,000	\$4,512	\$106,488	\$151,877	0.701
01 562 003 00	101 CEDAR ST	05/30/24	WD	03-ARM'S LENGTH	\$80,000	\$3,265	\$76,735	\$108,462	0.707
01 603 007 00	303 MAPLE ST	08/14/24	WD	03-ARM'S LENGTH	\$26,000	\$5,650	\$20,350	\$55,992	0.363
01 607 009 00	406 MAPLE ST	10/16/25	WD	03-ARM'S LENGTH	\$200,000	\$4,500	\$195,500	\$132,925	1.471
01 654 001 50	658 OLD M-28	08/17/23	WD	03-ARM'S LENGTH	\$123,000	\$2,546	\$120,454	\$119,124	1.011
Totals:					\$772,500	\$718,381	\$743,335	\$790,385	0.940

E.C.F. =>

BERGLAND -- GREENLAND -- ONTONAGON TOWNSHIP

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.			
04 757 001 00	1372 THIRTEENTH S	10/29/20	WD	03-ARM'S LET	\$140,000	\$189,784	\$21,839	\$118,161	\$273,526	0.432			
04 762 010 00	1418 MASS AVE	04/04/24	WD	03-ARM'S LET	\$110,000	\$117,636	\$9,812	\$100,188	\$145,315	0.689			
41 220 001 00	102 SECOND	08/23/24	WD	03-ARM'S LET	\$100,000	\$91,402	\$26,472	\$73,528	\$87,507	0.840			
41 322 013 00	523 PENNSYLVANIA	07/31/21	WD	03-ARM'S LET	\$195,000	\$169,229	\$5,119	\$189,881	\$252,089	0.753			
41 404 001 00	314 CHIPPEWA	02/18/22	WD	19-MULTI PA	\$200,000	\$245,998	\$18,124	\$181,876	\$350,037	0.520			
41 404 006 10	745 RIVER	11/30/23	WD	03-ARM'S LET	\$80,000	\$91,697	\$4,590	\$75,410	\$117,395	0.642			
41 406 006 00	533 RIVER	06/10/24	WD	03-ARM'S LET	\$460,000	\$286,279	\$77,998	\$382,002	\$319,940	1.194			
41 406 007 00	525 RIVER	06/10/24	WD	19-MULTI PA	\$460,000	\$286,279	\$77,998	\$382,002	\$319,940	1.194			
41 411 007 10	400 LAKE	11/23/20	WD	03-ARM'S LET	\$205,000	\$254,689	\$19,071	\$185,929	\$361,932	0.514			
41 413 001 50	508 RIVER	03/14/23	WD	03-ARM'S LET	\$77,500	\$93,626	\$10,791	\$66,709	\$127,243	0.524			
41 421 009 50	411 RIVER	06/18/20	LC	29-SELLERS IN	\$92,200	\$110,571	\$13,191	\$79,009	\$149,585	0.528			
41 493 005 00	315 COPPER	03/23/21	WD	03-ARM'S LET	\$40,000	\$61,260	\$6,550	\$33,450	\$84,040	0.398			
41 543 002 00	20 SUPERIOR	12/15/21	WD	03-ARM'S LET	\$50,000	\$70,039	\$7,500	\$42,500	\$96,066	0.442			
41 561 017 20	MICHIGAN	02/14/25	WD	03-ARM'S LET	\$776,500	\$569,610	\$37,453	\$739,047	\$717,193	1.030			
41 601 009 20	1003 M-64	01/15/25	WD	03-ARM'S LET	\$426,000	\$281,323	\$33,980	\$392,020	\$333,346	1.176			
Totals:									\$3,412,200	\$2,919,422	\$3,041,712	\$3,735,155	0.814

E.C.F. =>

**LAKE GOGEBIC LAKEFRONT ECF
BERGLAND TOWNSHIP**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.			
01 005 054 00	34797 M-28	09/09/24	WD	03-ARM'S LENGTI	\$250,000	\$335,214	\$35,969	\$214,031	\$235,998	0.907			
01 020 034 00	13849 EAST SHORE RD	06/24/25	WD	03-ARM'S LENGTI	\$670,000	\$595,267	\$223,132	\$446,868	\$293,482	1.523			
01 020 045 00	13687 EAST SHORE RD	05/01/24	WD	03-ARM'S LENGTI	\$325,000	\$294,869	\$85,620	\$239,380	\$165,023	1.451			
01 020 045 60	13707 EAST SHORE RD	06/23/23	WD	03-ARM'S LENGTI	\$257,000	\$241,303	\$111,330	\$145,670	\$102,502	1.421			
01 213 025 00	15200 M-64	07/02/24	WD	03-ARM'S LENGTI	\$185,000	\$196,777	\$94,240	\$90,760	\$80,865	1.122			
01 350 012 00	503 SANDY BEACH RD	09/05/25	WD	03-ARM'S LENGTI	\$522,000	\$466,047	\$70,403	\$451,597	\$312,022	1.447			
01 450 016 10	13072 M-64	09/30/24	WD	03-ARM'S LENGTI	\$331,400	\$336,927	\$79,337	\$252,063	\$203,147	1.241			
01 660 010 00	16107 EAST SHORE RD	06/02/23	WD	03-ARM'S LENGTI	\$107,000	\$102,779	\$52,382	\$54,618	\$39,745	1.374			
01 760 012 00	34566 DEERWOOD DR	07/27/23	WD	03-ARM'S LENGTI	\$288,500	\$306,145	\$83,459	\$205,041	\$175,620	1.168			
Totals:									\$2,935,900	\$2,875,328	\$2,100,028	\$1,608,404	E.C.F. => 1.306

2026

LAKE GOGEBIC COMMERCIAL ECF

CALCULATED

LAKE GOGEBIC

RESIDENTIAL LAKE GOGEBIC ECF (1.306) DIVIDED BY RESIDENTIAL TOWNSHIP ECF (1.017)

$$1.306 / 1.017 = 1.284$$

1.284 MULTIPLIED BY COMMERCIAL ECF (.814) = LAKE GOGEBIC COMMERCIAL ECF

$$1.284 \times .814 = 1.049$$

OVERALL COMMERCIAL LAKESHORE ECF

1.049

RESIDENTIAL-AGRICULTURAL ECF

BERGLAND - ONTONAGON - GREENLAND TOWNSHIPS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
01 507 009 00	103 ELM ST	07/19/23	WD	03-ARM'S LENGTH	\$142,500	\$1,860	\$140,640	\$101,288	1.389
01 508 008 00	204 MAPLE ST	01/24/24	WD	03-ARM'S LENGTH	\$111,000	\$4,512	\$106,488	\$151,878	0.701
01 562 003 00	101 CEDAR ST	05/30/24	WD	03-ARM'S LENGTH	\$80,000	\$3,265	\$76,735	\$108,462	0.707
01 654 001 50	658 OLD M-28	08/17/23	WD	03-ARM'S LENGTH	\$123,000	\$2,546	\$120,454	\$119,124	1.011
04 209 021 00	9803 ROUSSEAU RD	02/26/25	WD	03-ARM'S LENGTH	\$62,000	\$39,300	\$22,700	\$22,121	1.026
04 211 008 00	28647 POST OFFICE RD	08/18/23	WD	03-ARM'S LENGTH	\$69,000	\$43,700	\$25,300	\$18,131	1.395
04 212 011 00	6490 EVERGREEN DR	12/07/23	WD	03-ARM'S LENGTH	\$45,000	\$4,480	\$40,520	\$33,402	1.213
04 214 003 00	7500 ROUSSEAU RD	08/23/24	WD	03-ARM'S LENGTH	\$63,000	\$41,000	\$22,000	\$28,524	0.771
04 214 014 00	27393 SIMAR WASAS I	12/13/23	WD	03-ARM'S LENGTH	\$32,000	\$525	\$31,475	\$43,976	0.716
04 229 008 00	25872 VISTA DR	11/09/23	WD	03-ARM'S LENGTH	\$225,000	\$86,424	\$138,576	\$143,051	0.969
09 084 010 40	35936 DANIELS	11/07/23	WD	03-ARM'S LENGTH	\$187,000	\$13,069	\$173,931	\$134,430	1.294
09 084 016 10	35296 WOODSPUR	03/22/24	WD	03-ARM'S LENGTH	\$250,000	\$8,460	\$241,540	\$210,643	1.147
09 086 007 00	35458 US-45	08/24/23	WD	03-ARM'S LENGTH	\$130,000	\$10,562	\$119,438	\$87,984	1.358
09 097 004 00	34009 US-45	07/21/23	WD	03-ARM'S LENGTH	\$500,000	\$217,617	\$282,383	\$217,666	1.297
09 132 022 00	15756 LAKESHORE	07/12/24	WD	03-ARM'S LENGTH	\$210,000	\$80,400	\$129,600	\$109,829	1.180
09 136 007 10	18418 LAKESHORE	09/29/23	WD	03-ARM'S LENGTH	\$179,000	\$15,330	\$163,670	\$142,839	1.146
09 146 009 10	37625 BECK	09/17/24	WD	03-ARM'S LENGTH	\$225,000	\$48,500	\$176,500	\$189,147	0.933
09 148 004 00	18357 ERNEST	12/20/24	WD	03-ARM'S LENGTH	\$63,500	\$40,561	\$22,939	\$31,609	0.726
09 149 024 00	19545 FIRESTEEL	07/18/23	WD	03-ARM'S LENGTH	\$149,900	\$12,600	\$137,300	\$178,042	0.771
09 202 006 10	35883 NORWICH	05/18/23	WD	03-ARM'S LENGTH	\$259,000	\$39,415	\$219,585	\$222,398	0.987
09 202 018 60	35024 NORWICH	09/26/23	WD	03-ARM'S LENGTH	\$85,700	\$3,755	\$81,945	\$78,249	1.047
09 285 004 00	22207 M-64	08/14/24	WD	03-ARM'S LENGTH	\$218,000	\$12,031	\$205,969	\$215,105	0.958
09 285 058 00	22073 OLD NORWICH	03/20/24	WD	03-ARM'S LENGTH	\$150,000	\$16,307	\$133,693	\$143,577	0.931
09 297 009 00	23569 M-64	11/27/24	WD	03-ARM'S LENGTH	\$80,000	\$13,120	\$66,880	\$48,677	1.374
09 347 015 00	27378 BAY	03/10/25	WD	03-ARM'S LENGTH	\$75,000	\$17,500	\$57,500	\$74,403	0.773
09 348 001 00	27962 L P WALSH RD	08/21/24	WD	03-ARM'S LENGTH	\$145,000	\$57,250	\$87,750	\$121,062	0.725

Totals:

\$3,403,100 \$3,229,125

\$3,025,511 \$2,975,619

E.C.F. =>

1.017