

Soo Township
2023 ECF Studies
Residential (400) Class

Parcel Number	Liber Page	Sale Date	Sale Price	Property Address	LR	Age	Class	Personal Property	Land Value @sale	Site impr value @ sale	Building Residual	2023 Bldg Dep Cost	Indicated Factor	comments
<i>Residential Overall Rate</i>														
<i>32 sales</i>														
012-022-006-00+	1360.132	12/16/21	135,000	3170 S Riverside Dr	23SP	1950/1991	C/38	\$0	\$17,910	\$4,756	\$112,334	\$133,192	0.8434	022-008-00
012-033-008-00	1356.1122	10/26/21	225,000	2770 E 5 1/4 Mile Rd	23SP	2006/2020	CDF/9	\$0	\$28,150	\$4,000	\$192,850	\$287,650	0.6704	40x40x14 PB
012-026-060-00	1356.862	10/26/21	225,000	4879 S Nicolet	23SP	1974/2010	BC/30	\$0	\$12,150	\$11,237	\$201,613	\$233,488	0.8635	2 res gar
002-072-002-00	1355.1018	10/18/21	191,550	3936 E 9 Mile Rd	23SP	1975/08r	D/25	\$0	\$14,850	\$7,500	\$169,200	\$149,214	1.1339	1 garage
012-450-008-00	1355.1166	10/18/21	148,500	678 W Ford Dr	23SP	1955	C/35	\$0	\$24,000	\$4,000	\$120,500	\$126,409	0.9533	former AirBNB
012-020-052-50	1355.152	9/29/21	279,500	1849 E Malmborg ROW	23SP	1987	BC/35	\$0	\$6,303	\$13,706	\$259,491	\$304,126	0.8532	2nd 34/62G fin
012-084-003-00	1351.81	8/4/21	125,000	2161 W 5 Mile Rd	23SP	1946	C/40	\$0	\$16,200	\$6,255	\$102,545	\$126,410	0.8112	
012-030-013-00	1349.1172	7/21/21	300,000	4782 S M129	23SP	2003	C/17	\$0	\$27,080	\$7,268	\$265,652	\$377,586	0.7036	30x78PB w/shop
012-084-014-00	1349.549	7/9/21	118,000	2228 W 6 Mile Rd	23SP	1972	C/35	\$0	\$15,930	\$12,590	\$89,480	\$105,115	0.8513	ag shed
012-086-019-00	1346.1300	6/8/21	225,000	430 W 6 Mile Rd	23SP	1974/2019	C/35	\$0	\$12,600	\$16,326	\$196,074	\$187,479	1.0458	
012-502-013-00	1345.707	5/12/21	205,000	2742 E 3 Mile Rd	23SP	2002	C/19	\$0	\$16,416	\$4,000	\$184,584	\$227,175	0.8125	
012-022-001-00	1334.807	5/7/21	100,000	3062 S Riverside	23SP	1940	CD/25	\$0	\$8,145	\$4,000	\$87,855	\$133,710	0.6571	WF view
012-073-029-00	1344.711	4/29/21	295,000	3048 Teneyck Rd	23SP	1994	BC/26	\$0	\$44,753	\$24,450	\$225,797	\$336,732	0.6706	3 res gar
002-069-018-00	1343.1159	4/21/21	138,000	865 E 10 Mile Rd	23MRR	2003	CD/24	\$0	\$33,231	\$7,500	\$97,269	\$120,332	0.8083	FB/crawl
012-022-066-25	1343.738	4/21/21	90,000	3141 E McQuiggen ROW	23SP	2008	MHG	\$0	\$14,131	\$4,000	\$71,869	\$74,607	0.9633	
012-450-019-00	1343.459	4/16/21	128,500	600 Buchanan Dr	23SP	1976	C/25	\$0	\$18,000	\$6,191	\$104,309	\$164,176	0.6353	
012-030-006-00	1341.1092	3/26/21	130,000	4002 S M-129	23SP	1940/2019	C/25	\$0	\$9,000	\$4,000	\$117,000	\$115,463	1.0133	FC 19/ren 2019
012-502-007-00	1335.963	12/18/20	153,000	2812 E 3 Mile Rd	22OR	2004	C	\$0	\$18,630	\$5,969	\$128,401	\$177,822	0.7221	
012-084-004-00 +	1330.755	9/30/20	90,000	2097 W 5 Mile Rd	IN1	1950/r	D	\$0	\$14,896	\$7,503	\$67,601	\$127,403	0.5306	30x60gar
012-073-011-00	1330.641	9/29/20	149,500	3372 S Radar Rd	IN1	1920	C	\$0	\$39,025	\$10,833	\$99,642	\$143,414	0.6948	
012-034-003-00	1330.60	9/24/20	267,500	5370 S Riverside Dr	IN1	1989	C	\$0	\$48,600	\$6,617	\$212,283	\$248,918	0.8528	Ag bldgs
012-530-017-00	1329.886	9/23/20	245,000	3145 S Sun Glo	IN1	1970	B	\$0	\$20,000	\$8,442	\$216,558	\$201,134	1.0767	
012-032-008-00	1329.498	9/22/20	240,000	5759 S Killackey Rd	IN1	2002	B-10	\$0	\$26,500	\$4,000	\$209,500	\$343,633	0.6097	PB Gar16Ht
012-020-037-00	1326.1072	8/20/20	72,000	1240 E 3 Mile	IN1	1971	MH-A	\$0	\$33,750	\$10,359	\$27,891	\$55,706	0.5007	
012-450-024-00	1326.1179	8/20/20	130,000	540 W Osborn	IN1	1890	D	\$0	\$31,675	\$6,067	\$92,258	\$142,082	0.6493	
012-027-013-00	1325.760	8/4/20	160,000	4300 S Riverside Dr	IN1	1961	D	\$0	\$17,550	\$4,000	\$138,450	\$130,055	1.0645	PB 12HT,htd shp
012-072-023-50	1325.164	7/27/20	57,000	3524 S Baker Side	IN1	2004	MH-A	\$0	\$12,000	\$4,000	\$41,000	\$70,790	0.5792	
012-340-009-00	1323.364	6/29/20	120,000	4944 S Riverside	IN1	1973	CD-FB	\$0	\$27,000	\$4,000	\$89,000	\$142,755	0.6234	pre 1975 FB
012-380-016-00	1322.426	6/12/20	225,000	1365 W South Charwood	IN1	1989	C	\$0	\$18,113	\$8,191	\$198,696	\$187,176	1.0615	
012-021-036-00	1321.93	5/22/20	193,550	3800 S Ridge	IN1	1997	C-M	\$0	\$15,400	\$4,577	\$173,573	\$217,373	0.7985	
012-034-017-25	1320.426	5/11/20	142,000	5890 S Riverside Dr	IN1	1974	C	\$0	\$35,050	\$6,601	\$100,349	\$163,656	0.6132	
012-085-013-50	1319.542	4/24/20	161,000	5748 S Mackinac Tr	IN1	2004	CD-M	\$0	\$10,000	\$4,000	\$147,000	\$208,357	0.7055	
											\$4,540,624	\$5,763,136	0.7879	range: .6534 - 1.2813
											Mean	0.7879		
											Median	0.8562		
											0.80	23RRO		

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<i>WF St Mary's River</i>															
<i>7 sales</i>															
012-395-001-00	1357.940	11/16/21	225,000	5506 Cedar Drive	23MWF	1993	C/29	\$0	\$29,750	\$5,987	\$189,263	\$157,882	1.1988	Sault West	
002-120-006-00	1357.710	11/10/21	178,000	15441 S Scenic Dr	23WF	unk	D/47	\$0	\$135,500	\$3,750	\$38,750	\$36,597	1.0588	development	
012-022-039-00	1353.878	9/2/21	165,000	3541 S Riverside Dr	23MWF	1960	C/65	\$0	\$44,805	\$5,209	\$114,986	\$100,195	1.1476		
012-026-038-00	1352.122	8/23/21	475,000	4741 S Nicolet Rd	23MWF	1997	B	\$0	\$101,800	\$17,454	\$355,746	\$374,078	0.9510	2 res gar	
012-022-015-00	1334.881	5/4/21	250,000	3037 Riverside	23MWF	1920/1980	CD/30	\$0	\$99,550	\$12,455	\$137,995	\$126,639	1.0897	SMR	
012-022-033-00	1327.702	8/27/20	295,000	3335 S Riverside Dr	WF1	1976	C	\$0	\$99,450	\$18,450	\$177,100	\$201,712	1.0448		
012-550-001-00	1307.250	8/14/19	235,000	3989 S Nicolet Rd	WF1	1957	C	\$0	\$93,500	\$6,659	\$134,841	\$158,266	1.0139		
\$1,148,681												\$1,155,370	range: .9510 - 1.1988		
Mean												0.9942			
Median												1.0588			
												1.05	23RWF		

<i>Class D, MH/FB, Non conforming</i>															
<i>6 sales</i>															
002-325-040-00	1363.162	2/3/22	54,500	13840 S Cottage Rd	23SP	unk	MHF/24	\$0	\$9,000	\$8,626	\$36,874	\$42,908	0.8594		
012-084-004-00 +	1330.755	9/30/20	90,000	2097 W 5 Mile Rd	IN1	1950/r	D	\$0	\$14,896	\$7,503	\$67,601	\$127,403	0.5306	30x60gar	
012-020-037-00	1326.1072	8/20/20	72,000	1240 E 3 Mile	IN1	1971	MH-A	\$0	\$33,750	\$10,359	\$27,891	\$55,706	0.5007		
012-072-023-50	1325.164	7/27/20	57,000	3524 S Baker Side	IN1	2004	MH-A	\$0	\$12,000	\$4,000	\$41,000	\$70,790	0.5792		
012-034-017-50	1310.83	10/19/19	58,000	5920 S Riverside Dr	IN1	1982	CD	\$0	\$28,408	\$4,000	\$25,592	\$56,925	0.4496	apt in PB/interim res	
012-550-017-00	1305.649	7/22/19	65,000	4021 E 4 Mile Rd	IN1	1950	CD	\$0	\$20,250	\$5,678	\$39,072	\$86,444	0.4520		
\$238,030												\$440,175	0.5408	range: .4496 - .8594	
Mean												0.5408			
Median												0.5156			
												0.55	23RMH		

<i>Class C, CD, D Construction</i>															
<i>Post 1990</i>															
<i>9 sales</i>															
002-018-013-50	1359.867	11/29/21	295,000	14229 S M129	23SP	1994	C/35	\$0	\$42,720	\$11,248	\$241,032	\$242,499	0.9940		
012-033-008-00	1356.1122	10/26/21	225,000	2770 E 5 1/4 Mile Rd	23SP	2006/2020	CD/9	\$0	\$28,150	\$4,000	\$192,850	\$287,650	0.6704	40x40x14 PB	
012-030-013-00	1349.1172	7/21/21	300,000	4782 S M129	23SP	2003	C/17	\$0	\$27,080	\$7,268	\$265,652	\$377,586	0.7036	30x78PB w/shop	
002-069-018-00	1343.1159	4/21/21	138,000	865 E 10 Mile Rd	23MRR	2003	CD/24	\$0	\$33,231	\$7,500	\$97,269	\$120,332	0.8083	FB/crawl	
002-052-022-50	1334.52	11/20/20	335,000	6610 S Nicolet		2002	C15/15	\$0	\$31,896	\$7,500	\$295,604	\$366,869	0.8057		
002-061-012-00	1332.584	10/28/20	116,000	4866 E 7 1/2 Mile Rd		2001	CD/19	\$0	\$15,000	\$7,500	\$93,500	\$132,477	0.7058		
002-014-002-00	1327.280	8/24/20	243,000	4638 E 14 Mile Rd		1997	C-5/23	\$0	\$32,037	\$7,500	\$203,463	\$307,096	0.6625		
002-076-006-75	1324.652	6/29/20	185,500	10107 S Riverside Dr		2003	C/15	\$0	\$16,990	\$7,500	\$161,010	\$197,959	0.8134		
012-085-013-50	1319.542	4/24/20	161,000	5748 S Mackinac Tr	IN1	2004	CD-M	\$0	\$10,000	\$4,000	\$147,000	\$208,357	0.7055		
002-014-001-00	1319.255	4/20/20	216,000	4986 E 14 Mile Rd		2004	C/15	\$0	\$12,600	\$7,500	\$195,900	\$211,445	0.9265		
\$1,893,280												\$2,452,270	0.7721	range: .6625 - .9940	
Mean												0.7721			
Median												0.7557			
												0.75	23R2		

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Parcel Number	Liber Page	Sale Date	Sale Price	Property Address	LR	Age	Class	Personal Property	Land Value @sale	Site impr value @ sale	Building Residual	2023 Bldg Dep Cost	Indicated Factor	comments
<i>Class C - CD Construction</i>														
<i>Pre 1990 construction 29 sales</i>														
002-212-015-00	1365.980	3/21/22	85,000	13960 S M129	23SP	1970r	CD/35	\$0	\$4,500	\$7,500	\$73,000	\$65,231	1.1191	
012-022-006-00+	1360.132	12/16/21	135,000	3170 S Riverside Dr	23SP	1950/1991	C/38	\$0	\$17,910	\$4,756	\$112,334	\$133,192	1.0028	022-008-00
002-080-007-65	1359.201	12/1/21	255,000	10941 S M129	23MRR	1973/05r	C/23	\$0	\$16,575	\$7,500	\$230,925	\$240,235	0.9612	Ag bldgs/no prod
012-450-010-00	1358.210	11/16/21	250,000	708 W Ford	23SP	1957/1998	C/44	\$0	\$12,000	\$11,747	\$226,253	\$182,910	1.4708	Osborn Sub
012-450-008-00	1355.1166	10/18/21	148,500	678 W Ford Dr	23SP	1955	C/35	\$0	\$24,000	\$4,000	\$120,500	\$126,409	1.1334	former AirBNB
002-035-009-50	1355.301	10/8/21	173,555	17991 S Riverside Dr	23MRR	1973/30	CD	\$0	\$16,250	\$10,207	\$147,098	\$165,468	0.8890	2nd Gar/ax bldgs
002-640-059-00	1356.21	10/8/21	69,900	18154 S Scenic Dr	23SP	1950	CD	\$0	\$5,200	\$7,787	\$56,913	\$55,841	1.0192	
012-450-013-40	1353.490	9/2/21	166,500	664 3 1/2 Mile	IN1	1954	C/40	\$0	\$12,600	\$6,909	\$146,991	\$124,097	1.4084	Osborn Sub
012-022-053-00	1351.1771	8/12/21	204,900	3175 E 3 Mile Rd	23SP	1966	C/45	\$0	\$18,081	\$8,400	\$178,419	\$151,087	1.4041	2 res gar
012-084-003-00	1351.81	8/4/21	125,000	2161 W 5 Mile Rd	23SP	1946	C/40	\$0	\$16,200	\$6,255	\$102,545	\$126,410	0.9645	
012-084-014-00	1349.549	7/9/21	118,000	2228 W 6 Mile Rd	23SP	1972	C/35	\$0	\$15,930	\$12,590	\$89,480	\$105,115	1.0121	ag shed
012-086-019-00	1346.1300	6/8/21	225,000	430 W 6 Mile Rd	23SP	1974/2019	C/35	\$0	\$12,600	\$16,326	\$196,074	\$187,479	1.2435	
012-022-001-00	1334.807	5/7/21	100,000	3062 S Riverside	23SP	1940	CD/25	\$0	\$8,145	\$4,000	\$87,855	\$133,710	0.7812	WF view
012-450-019-00	1343.459	4/16/21	128,500	600 Buchanen Dr	23SP	1976	C/25	\$0	\$18,000	\$6,191	\$104,309	\$164,176	0.7554	
012-030-006-00	1341.1092	3/26/21	130,000	4002 S M-129	23SP	1940/2019	C/25	\$0	\$9,000	\$4,000	\$117,000	\$115,463	1.2048	FC 19/ren 2019
002-212-015-00	1339.541	2/19/21	79,900	13960 S M129		1970r	CD	\$0	\$2,750	\$7,500	\$69,650	\$67,206	1.0364	
012-035-039-00	1335.846	12/18/20	122,000	5199 S Riverside Dr	22RCD	1938	CD	\$0	\$28,150	\$4,000	\$89,850	\$66,302	1.6126	
002-085-015-00	1332.722	10/30/20	110,000	4533 E 12 Mile Rd		1940/00r	CD/26	\$0	\$9,360	\$7,500	\$93,140	\$106,783	0.8722	
012-073-011-00	1330.641	9/29/20	149,500	3372 S Radar Rd	IN1	1920	C	\$0	\$39,025	\$10,833	\$99,642	\$143,414	0.8268	
012-034-003-00	1330.60	9/24/20	267,500	5370 S Riverside Dr	IN1	1989	C	\$0	\$48,600	\$6,617	\$212,283	\$248,918	1.0149	Ag bldgs
002-069-003-85	1327.932	9/1/20	235,000	9143 S M129		unk	C/22	\$0	\$19,380	\$7,500	\$208,120	\$225,451	0.9231	
012-021-006-00	1327.564	8/24/20	150,000	3470 S Ridge	IN1	1917	CD	\$0	\$20,804	\$4,000	\$125,196	\$95,544	1.5593	
012-250-004-00	1327.265	8/21/20	235,000	2125 E Maleport	IN1	1974	C	\$0	\$21,500	\$6,971	\$206,529	\$184,933	1.3290	
002-027-007-00	1326.853	8/18/20	219,000	16832 S Riverside Dr		1969r	C/42	\$0	\$2,250	\$7,500	\$209,250	\$139,266	1.5025	
012-350-001-00	1325.1153	8/7/20	200,000	4008 S Riverside	IN1	1974	C	\$0	\$33,750	\$5,742	\$160,508	\$133,760	1.4280	near WF
012-340-009-00	1323.364	6/29/20	120,000	4944 S Riverside	IN1	1973	CD-FB	\$0	\$27,000	\$4,000	\$89,000	\$142,755	0.7419	pre 1975 FB
002-061-017-00	1322.278	6/12/20	209,000	7710 S Lower Hay Lake Rd		1988/20r	C/90	\$0	\$16,150	\$7,500	\$185,350	\$229,027	0.8093	
012-380-016-00	1322.426	6/12/20	225,000	1365 W South Charwood	IN1	1989	C	\$0	\$18,113	\$8,191	\$198,696	\$187,176	1.2632	
012-034-017-25	1320.426	5/11/20	142,000	5890 S Riverside Dr	IN1	1974	C	\$0	\$35,050	\$6,601	\$100,349	\$163,656	0.7297	

\$4,037,259 \$4,211,014 0.9587 range: .7297 - 1.6126

Mean: 0.9587

Median: 1.0192

1.00 23R3

Soo Township
 2023 ECF Studies
 Residential (400) Class

Soo Township
Residential ECF 2023 Analysis

Single Family	Residential Analysis		
Indicated 400 ECF	BSA Code	Range	Final
Overall Rate - all sales	23RRO	.6534 - 1.2813	0.80
Residential Waterfront	23RWF	.9510 - 1.1988	1.05
Res D, MH/FB, nonconforming	23RMH	.4496 - .8594	0.55
Residential C-CD-FB post 1990	23R2	.6625 - .9940	0.75
Residential C, CD pre 1990	23R3	.7297 - 1.6126	1.00
Maplewoods Condo	23RMW	historical	0.75