

Soo Township - Neebish Island
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
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2023 Neebish Waterfront

7 sales

012-390-012-00+	1307.65	8/14/19	195,000	17224 S Simonsen Rd	WF2	1982	C	\$0	\$72,000	\$4,000	\$119,000	\$187,395	0.6350	
012-540-044-00	1312.6	11/12/19	105,000	16603 S Rains Island Rd	WF2	1900	CD	\$0	\$30,000	\$4,000	\$71,000	\$82,164	0.8641	
012-540-005-60	historic	8/14/15	45,000	17171 S Rains Island				\$0	\$23,898		\$21,102	\$35,976	0.5866	
012-560-013-00	historic	11/21/14	91,500	14810 S Rue des Roches				\$0	\$40,000		\$51,500	\$82,810	0.6219	
012-390-011-00	historic	8/2/13	70,000	17166 S Simonsen Rd				\$0	\$45,500		\$24,500	\$46,763	0.5239	
012-431-029-00	historic	7/15/13	155,000	17410 S Simonsen Rd				\$0	\$43,000		\$112,000	\$181,076	0.6185	
012-560-008-00	historic	5/10/12	100,000	14886 S Rue des Roches				\$0	\$39,183		\$60,817	\$92,533	0.6572	

\$459,919 \$708,718 range: .5239 - .8641
0.6489
0.6219
0.65 23NW

2023 Neebish Inland

15 sales

012-185-006-00 +	1305.90	7/17/19	152,500	10148 E 17 Mile Rd	IN2	2014	C+10	\$0	\$39,200	\$4,000	\$109,300	\$96,421	1.1336	
012-164-007-00	1302.1380	6/4/19	115,000	10141 E 15 Mile Rd	IN2	1996	MH-E	\$0	\$45,600	\$4,000	\$65,400	\$126,161	0.5184	
012-034-012-00	1303.768	6/17/19	87,000	5730 S Riverside Dr	IN2	1940	C	\$0	\$20,250	\$7,530	\$59,220	\$66,459	0.8911	
012-164-007-00	1302.1380	6/4/19	115,000	10141 E 15 Mile Rd	IN2	1996	CD	\$0	\$45,600	\$4,000	\$65,400	\$137,136	0.4769	24x40 PB
012-185-006-00 +	1305.90	7/17/19	152,500	10148 E 17 Mile Rd	IN2	2014	C	\$0	\$58,800	\$4,000	\$89,700	\$108,935	0.8234	
012-184-001-50	historic	10/5/16	70,000	9642 E 17 Mile Rd				\$0	\$25,871		\$44,129	\$52,969	0.8331	
012-172-003-00	historic	3/18/15	56,000	15844 S Brander Rd				\$0	\$44,439		\$11,561	\$33,008	0.3502	
012-165-003-00	historic	1/28/13	80,000	9043 E 15 Mile Rd				\$0	\$20,267		\$59,733	\$103,828	0.5753	
012-560-031-00	historic	6/14/12	80,000	14879 S Rue des Roches				\$0	\$22,617		\$57,383	\$62,118	0.9238	
012-560-034-00	historic	9/19/08	60,000	14927 S Rue des Roches				\$0	\$14,927		\$45,073	\$83,906	0.5372	
012-174-010-00	historic	12/11/06	35,000	11075 E 16 Mile Rd				\$0	\$11,865		\$23,135	\$51,948	0.4453	
012-165-004-00	historic	9/6/05	40,000	9057 E 15 Mile Rd				\$0	\$16,287		\$23,713	\$82,485	0.2875	
012-175-010-00	historic	9/22/04	52,930	16451 S Cumming Rd				\$0	\$19,400		\$33,530	\$77,376	0.4333	
012-540-098-00	historic	5/28/04	19,500	17153 S Parr Rd				\$0	\$7,125		\$12,375	\$37,483	0.3302	
012-184-001-50	historic	5/26/04	55,000	9642 E 17 Mile Rd				\$0	\$25,871		\$29,129	\$52,969	0.5499	

\$728,781 \$1,173,202 range: .2875 - 1.1336
0.6212
0.5372
0.60 23NIN