

Parcel Number	Street Address	Sale Date	Sale Price	Bldg. Residual	Cost Man. \$	E.C.F.
13-002-325-03	18213 KURICK	04/17/20	\$195,500	\$188,387	\$114,867	1.640
13-027-250-01	14695 HEALY LAKE	05/19/21	\$115,000	\$43,172	\$53,987	0.800
13-031-325-20	13125 BIG FOUR	10/19/21	\$250,000	\$178,000	\$111,429	1.597
13-481-704-02	15090 ROARING BROOK	01/05/21	\$80,000	\$38,490	\$33,887	1.136
13-571-004-00	18972 MEADOW LARK	10/13/21	\$490,000	\$442,829	\$241,689	1.832
13-581-701-09	18357 TIMBERLINE	10/09/20	\$350,000	\$302,665	\$178,732	1.693
Totals:			\$1,480,500	\$1,193,543	\$734,591	
					E.C.F. =>	1.625

Springdale Township Residential ECF of **1.62** used for Bear Creek Estates, Betsie Shores, Crystal Pines, Crystal View, Crystal Woods, General Township, Golden Meadows, Old Grade 1, Old Grade 2, Pine Meadows, Riverfront, Scenic North, Timberline Shores.

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
13-002-325-03	18213 KURICK	04/17/20	\$195,500	\$7,113	\$188,387	\$99,876	1.886	
13-027-250-01	14695 HEALY LAKE	05/19/21	\$115,000	\$71,828	\$43,172	\$86,987	0.496	
13-031-325-20	13125 BIG FOUR	10/19/21	\$250,000	\$72,000	\$178,000	\$198,765	0.896	
13-481-704-02	15090 ROARING BROOK	01/05/21	\$80,000	\$41,510	\$38,490	\$53,456	0.720	
13-571-004-00	18972 MEADOW LARK	10/13/21	\$490,000	\$47,171	\$442,829	\$332,431	1.332	
Totals:			\$1,130,500		\$890,878	\$771,515		
							E.C.F. =>	1.155

Springdale Township Agricultural ECF used 1.15

Parcel Number	Street Address	Sale Date	Sale Price	Bldg. Residual	Cost Man. \$	E.C.F.
13-481-704-02	15090 ROARING BROOK	01/05/21	\$80,000	\$38,490	\$45,678	0.843
13-571-004-00	18972 MEADOW LARK	10/13/21	\$490,000	\$442,829	\$365,789	1.211
13-581-701-09	18357 TIMBERLINE	10/09/20	\$350,000	\$302,665	\$229,765	1.317
Totals:			\$920,000	\$783,984	\$641,232	
					E.C.F. =>	1.223

Springdale Township Residential ECF of **1.22 for Mobile Homes**

There is no Industrial class in Springdale.

County	Parcel ID	Sale Date	Sale Price	Land + Imp	Bld Value	Manual	ECF
Wexford	10-110-00-001-00	9/16/2020	\$200,000	\$82,043	\$117,957	\$168,748	0.6990
Wexford	MN-MN-I-P-12	2/1/2022	\$100,000	\$37,831	\$62,169	\$54,588	1.1389
Wexford	10-068-00-001-02	11/24/2020	\$731,000	\$118,629	\$612,621	\$1,138,115	0.5383
Manistee	07-690-003-00	1/29/2021	\$675,000	\$42,500	\$632,500	\$1,113,333	0.5681
			\$1,706,250	\$281,003	\$1,425,247	\$2,474,784	0.5759

Springdale Township Commercial ECF used .57