

2025 MAPLE GROVE TWP
AG ECF

Parcel Number	Street Address	County	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
2109-28-3101-01	10603 S 41 RD	Wexford	07/21/22	\$189,900	WD	19-MULTI PARCEL A	\$189,900	\$185,931	\$3,969	\$5,378	0.738
013-025-005-50	10601 S GREEN	Missaukee	04/26/22	\$1,610,500	MLC	19-MULTI PARCEL A	\$1,610,500	\$911,699	\$698,801	\$971,423	0.719
02-008-300-04	11272 CHIPPEWA HWY	Manistee	04/09/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$235,165	\$39,835	\$35,388	1.126
02-028-300-03	8328 EIGHT MILE RD	Manistee	04/06/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$496,040	\$63,960	\$27,560	2.321
015-006-001-00	5759 N 7 MILE	Missaukee	08/18/23	\$375,000	LC	03-ARM'S LENGTH	\$375,000	\$297,510	\$77,490	\$87,605	0.885
06 035 014 10	18226 80TH AVE	Osceola	03/07/24	\$240,000		03-ARM'S LENGTH	\$240,000	\$67,747	\$172,253	\$259,037	0.665
Totals:				\$1,800,400			\$3,250,400		\$1,056,308	\$1,386,390	

E.C.F. => **0.762**
Ave. E.C.F. => **1.076**

USE **0.762**

2025 MAPLE GROVE TOWNSHIP
 BEAR CREEK INFLUENCE ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Bldg. Residual	Cost Man. \$	E.C.F.
08-030-450-05	12590 MILKS RD	02/10/23	\$78,000	WD	03-ARM'S LENGTH	\$34,148	\$43,700	0.781
08-222-701-05	7455 MCCLELLAN RD	03/21/23	\$255,000	WD	03-ARM'S LENGTH	\$187,328	\$164,649	1.138
08-541-703-05	12626 BEAR CREEK LN	04/28/23	\$34,000	WD	03-ARM'S LENGTH	\$4,378	\$7,065	0.620

Totals: \$367,000

\$225,854

\$215,414

E.C.F. =>

1.048

Ave. E.C.F. =>

0.846

USE

1.114

2025 MAPLE GROVE TWP
COMMERCIAL~INDUSTRIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.
38-021-325-17	9287 PUISTO ST	09/15/22	\$210,000	WD	03-ARM'S LENGTH	\$58,546	\$151,454	\$238,670	0.635
38-028-200-01	14261 NINE MILE RD	07/27/22	\$465,000	WD	03-ARM'S LENGTH	\$32,528	\$432,472	\$825,939	0.524
38-401-707-03	9289 WALTA AV	10/17/23	\$270,000	WD	03-ARM'S LENGTH	\$27,424	\$242,576	\$265,615	0.913
02-034-200-05	9275 EIGHT MILE RD	02/24/23	\$112,000	WD	03-ARM'S LENGTH	\$64,264	\$47,736	\$166,072	0.287
38-401-720-01	14429 WUOKSI AV	06/03/22	\$110,000	WD	03-ARM'S LENGTH	\$25,901	\$84,099	\$223,787	0.376
Totals:							\$958,337	\$1,720,082	

E.C.F. => 0.557
Ave. E.C.F. => 0.547

USE 0.557

2025 MAPLE GROVE TWP/VILLAGE OF KALEVA
RESIDENTIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Bldg. Residual	Cost Man. \$	E.C.F.
38-028-125-03	14587 NINE MILE RD	10/25/22	\$50,000	WD	19-MULTI PARCEL A	\$13,329	\$62,340	0.214
38-028-225-04	14069 NINE MILE RD	10/27/22	\$79,900	WD	03-ARM'S LENGTH	\$63,910	\$60,081	1.064
38-401-708-01	9316 OSMO ST	06/13/23	\$70,000	WD	03-ARM'S LENGTH	\$58,572	\$53,315	1.099
38-401-711-05	14530 WUOKSI AV	01/25/24	\$144,230	WD	03-ARM'S LENGTH	\$131,416	\$119,339	1.101
38-401-718-07	14459 WUOKSI AV	11/10/23	\$165,000	PTA	03-ARM'S LENGTH	\$160,450	\$82,618	1.942
38-401-721-04	9188 AURA ST	12/13/22	\$117,000	WD	03-ARM'S LENGTH	\$89,654	\$59,959	1.495
38-401-723-03	9126 AURA ST	08/19/22	\$70,000	WD	03-ARM'S LENGTH	\$63,500	\$28,965	2.192
38-401-724-04	9132 OSMO ST	03/30/23	\$90,000	WD	08-ESTATE	\$76,185	\$66,518	1.145
38-401-727-09	9106 KAUKO ST	11/29/23	\$159,470	WD	03-ARM'S LENGTH	\$134,541	\$84,200	1.598
38-402-708-03	9066 AURA ST	06/14/22	\$145,000	WD	03-ARM'S LENGTH	\$133,035	\$89,713	1.483
38-402-709-03	9069 WALTERA ST	08/05/22	\$150,000	WD	03-ARM'S LENGTH	\$127,900	\$116,720	1.096
38-402-719-07	14695 KANU AVE	05/06/22	\$169,000	WD	03-ARM'S LENGTH	\$156,000	\$199,021	0.784
38-402-720-05	14722 LOUHI AV	06/08/23	\$195,000	WD	19-MULTI PARCEL A	\$169,000	\$105,346	1.604
38-402-721-09	14695 LOUHI AVE	06/10/22	\$134,000	WD	03-ARM'S LENGTH	\$112,020	\$69,135	1.620
38-402-729-01	9167 TAVI ST	08/16/23	\$214,000	WD	03-ARM'S LENGTH	\$199,001	\$119,288	1.668
38-402-731-08	9133 TAPIO ST	04/28/22	\$85,000	WD	03-ARM'S LENGTH	\$62,565	\$96,234	0.650
38-402-734-10	14701 METSOLA AVE	05/27/22	\$105,000	WD	03-ARM'S LENGTH	\$81,194	\$111,066	0.731
38-402-735-07	9087 TAVI ST	07/19/22	\$155,000	WD	03-ARM'S LENGTH	\$133,000	\$86,943	1.530
38-402-736-08	9048 KALEVA	06/05/23	\$146,000	WD	03-ARM'S LENGTH	\$128,071	\$70,945	1.805
38-441-703-09	8561 AURA ST	03/24/23	\$153,500	WD	03-ARM'S LENGTH	\$135,524	\$128,220	1.057
38-441-703-28	8532 OSMO ST	10/17/23	\$40,000	WD	03-ARM'S LENGTH	\$30,853	\$15,383	2.006
38-541-701-13	8931 AURA ST	08/05/22	\$110,000	WD	03-ARM'S LENGTH	\$91,756	\$79,432	1.155
38-541-702-25	14364 RAINBOW AV	08/25/22	\$90,000	WD	03-ARM'S LENGTH	\$76,743	\$121,376	0.632
38-541-702-32	14412 RAINBOW AV	11/18/22	\$96,500	WD	03-ARM'S LENGTH	\$89,085	\$63,476	1.403
38-541-703-23	14351 RAINBOW AV	06/03/22	\$40,000	WD	03-ARM'S LENGTH	\$27,147	\$128,770	0.211
38-541-703-34	14362 BROOK AV	10/30/23	\$105,656	WD	03-ARM'S LENGTH	\$90,049	\$102,672	0.877
Totals:			\$3,079,256			\$2,634,500	\$2,321,073	

E.C.F. => 1.135

Ave. E.C.F. => 1.237

USE 1.135

2025 MAPLE GROVE TOWNSHIP
RESIDENTIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Bldg. Residual	Cost Man. \$	E.C.F.
08-024-475-01	9171 YATES RD	06/17/22	\$30,000	WD	03-ARMS LENGTH	\$14,729	\$38,421	0.383
08-004-275-10	12594 HEALY LAKE F	04/21/23	\$90,000	WD	03-ARMS LENGTH	\$55,195	\$78,757	0.701
08-029-450-01	13532 MILKS RD	10/07/22	\$127,000	WD	03-ARMS LENGTH	\$103,878	\$113,319	0.917
08-008-125-01	13755 POTTER RD	11/04/22	\$100,000	WD	03-ARMS LENGTH	\$80,234	\$86,682	0.926
08-020-275-03	9488 JOUppi RD	09/08/23	\$70,000	WD	03-ARMS LENGTH	\$65,950	\$68,685	0.960
08-008-125-04	13625 POTTER RD	11/08/22	\$280,000	WD	03-ARMS LENGTH	\$252,962	\$214,103	1.181
08-022-425-02	15563 CREAMERY RI	04/14/23	\$300,000	WD	03-ARMS LENGTH	\$240,056	\$186,382	1.288
08-023-225-01	9919 PUUSTINEN RC	12/28/22	\$275,000	WD	03-ARMS LENGTH	\$196,928	\$136,479	1.443
08-020-450-03	13530 NINE MILE RC	11/09/22	\$195,000	WD	03-ARMS LENGTH	\$185,559	\$126,522	1.467
08-020-275-02	9522 JOUppi RD	10/13/23	\$170,000	WD	03-ARMS LENGTH	\$134,204	\$74,291	1.806
08-022-300-12	15030 NINE MILE RC	07/18/22	\$130,000	WD	03-ARMS LENGTH	\$109,000	\$49,789	2.189
08-026-300-01	8411 PUUSTINEN RC	08/17/23	\$340,000	WD	03-ARMS LENGTH	\$210,372	\$82,805	2.541
08-010-250-01	15110 PIHL RD	03/09/23	\$275,000	PTA	03-ARMS LENGTH	\$138,485	\$48,802	2.838
Totals:			\$2,382,000			\$1,787,552	\$1,305,037	

E.C.F. => **1.370**
Ave. E.C.F. => **1.434**

USE 1.370

2025 MAPLE GROVE TOWNSHIP
RESIDENTIAL GARAGE ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.
08-027-125-10	15527 NINE MILE RC	07/13/23	\$19,000	WD	03-ARMS LENG	\$19,000	\$14,603	\$67,790	0.215
08-401-711-01		06/15/22	\$20,000	WD	03-ARMS LENG	\$20,000	\$17,240	\$10,525	1.638
08-031-200-10	12297 MILKS RD	08/05/22	\$75,000	WD	03-ARMS LENG	\$75,000	\$65,024	\$18,992	3.424
Totals:						\$114,000	\$114,000	\$96,867	\$97,307

E.C.F. => 0.995
Ave. E.C.F. => 1.759

USE	0.995
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2025 MAPLE GROVE TOWNSHIP
RESIDENTIAL MHECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-004-200-35	12826 HEALY LAKE RT	07/27/22	\$70,000	PTA	03-ARM'S LENGTH	\$57,139	\$12,861	\$22,734	0.566
08-010-475-01		09/01/22	\$240,000	WD	03-ARM'S LENGTH	\$276,688	(\$36,688)	\$141,504	(0.259)
38-021-400-01	14975 CREAMERY AV	10/13/23	\$235,000	WD	03-ARM'S LENGTH	\$35,020	\$199,980	\$63,487	3.150
38-441-703-28	8532 OSMO ST	10/17/23	\$40,000	WD	03-ARM'S LENGTH	\$9,147	\$30,853	\$15,383	2.006
38-541-702-32	14412 RAINBOW AV	11/18/22	\$96,500	WD	03-ARM'S LENGTH	\$7,415	\$89,085	\$63,476	1.403
Totals:							\$296,091	\$306,584	

E.C.F. => 0.966
Ave. E.C.F. => 1.373

USE 0.966