

UNIT 05-14 TORCH LAKE TOWNSHIP - ECF 2026

Code	Description	RESIDENTIAL				
		RESIDENTIAL	TOWN HOMES / DUPLEXES	MOBILE HOMES	AGRICULTURAL	COMMERCIAL
1000	1000 AGRICULTURAL	1.25	1.60	1.60	0.76	1.03
2000	2000 COMMERCIAL	1.49	1.60	1.60	1.49	1.03
2001	2001 COM HANGAR	1.49	1.60	1.60	1.49	1.21
4000	4000 ACREAGE	1.49	1.60	1.60	1.49	1.03
4003	4003 OFF WATER SUBS	1.49	1.60	1.60	1.49	1.03
4004	4004 OFF WATER SUBS 2	1.49	1.60	1.60	1.49	1.03
4009	4009 ACREAGE #2	1.25	1.60	1.60	1.25	1.03
4014	4014 MH SINGLE WIDE	1.49	1.60	1.60	1.49	1.03
4100	4100 TORCH LAKE	2.07	1.60	1.60	2.07	1.03
4200	4200 GRAND TRAVERSE BAY	2.07	1.60	1.60	2.07	1.03
6000	6000 CONDOS	1.49	1.60	1.60	1.49	1.37

.76 AG ECF STX - 1001

Agricultural

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
05-12-335-010-10		12/18/24	WD	03-ARM'S LENGTH	\$650,000	\$635,000	\$15,000	\$19,704	0.761	1001
05-12-526-005-30	4600 CAIRN	04/28/22	WD	19-MULTI PARCEL ARM'S LEN	\$756,000	\$718,175	\$37,825	\$52,819	0.716	1001
Totals:					\$1,406,000		\$52,825	\$72,523	E.C.F. => 0.761	

1.03 ECF 2026 - Commercial

1000-2000-4000-4003-4004-4009-4014-4100-4200

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg.		E.C.F.
							Residual	Cost Man. \$	
05-14-312-016-00	4947 N US 31	06/30/23	WD	03-ARM'S LENGTH	\$226,308	\$55,268	\$171,040	\$123,787	1.382
05-04-014-007-00	8900 BAILEY RD	08/29/24	WD	03-ARM'S LENGTH	\$320,000	\$76,600	\$243,400	\$333,722	0.729
05-14-495-018-00	12190 BARNES PARK	11/21/24	WD	19-MULTI PARCEL ARM'S LEI	\$395,000	\$190,918	\$204,082	\$205,026	0.995
Totals:					\$941,308		\$618,522	\$662,535	
									Ave. E.C.F. => 1.035

1.21 ECF 2026 - COMMERCIAL HANGAR

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
05-14-770-002-00	1230 PARK AVE	11/07/24	WD	03-ARM'S LENGTH	\$145,000	\$55,946	\$89,054	\$85,198	1.045
05-14-770-003-00	1220 HANGAR WAY	01/22/25	WD	03-ARM'S LENGTH	\$195,000	\$49,479	\$145,521	\$108,347	1.343
Totals:					\$340,000		\$234,575	\$193,545	
								E.C.F. =>	1.212

1.60 ECF 2026 -Duplex and Town Homes

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
05-14-480-009-00	736 VISTA PL	04/24/24	WD	03-ARM'S LENGTH	\$495,000	\$12,500	\$482,500	\$302,020	1.60
Totals:					\$495,000		\$482,500	\$302,020	
								E.C.F. =>	1.60
								Ave. E.C.F. =>	1.60

1.25 ECF 2026 - Residential Stx 1001 and 4009

Agricultural -Metes Bounds 5+

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
05-12-230-001-50	10052 S TIMBER VALLEY	09/08/23	WD	19-MULTI PARCEL ARM'S L	\$875,000	\$345,684	\$529,316	\$422,328	1.253	4009
05-12-312-005-30	7530 SYDNEY LN	08/28/24	WD	03-ARM'S LENGTH	\$975,000	\$130,056	\$844,944	\$615,743	1.372	4009
05-12-324-017-00	9315 CHERRY AVE	06/04/24	WD	03-ARM'S LENGTH	\$600,000	\$171,811	\$428,189	\$303,720	1.410	4009
05-12-336-006-00	11287 CHERRY AVE	12/28/23	PTA	03-ARM'S LENGTH	\$287,500	\$128,088	\$159,412	\$164,285	0.970	4009
05-14-201-006-20	331 S US 31	10/01/24	WD	03-ARM'S LENGTH	\$392,800	\$120,289	\$272,511	\$232,989	1.170	4009
Totals:					\$3,130,300		\$2,234,372	\$1,739,065		
									E.C.F. =>	1.285
									Median =>	1.253

1.60 ECF 2026 - MOBILE HOMES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
05-14-695-023-00	256 OTTAWA TRL	08/17/22	WD	03-ARM'S LENGTH	\$215,000	\$24,661	\$190,339	\$118,296	1.609
05-14-835-031-00	3700 N US 31	10/20/23	WD	03-ARM'S LENGTH	\$159,000	\$18,054	\$140,946	\$87,628	1.608
Totals:					\$374,000		\$331,285	\$205,924	
									E.C.F. => 1.609
									Ave. E.C.F. => 1.609

1.49 ECF 2026 -4000-4003-4004-4014

Small Acreage-Subs 1-Subs2

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg.		E.C.F.
							Residual	Cost Man. \$	
05-14-695-026-00	270 OTTAWA TRL	01/16/24	WD	03-ARM'S LENGTH	\$315,000	\$22,055	\$292,945	\$258,111	1.135
05-14-580-007-00	112 FAIRWAY CT	08/02/23	WD	03-ARM'S LENGTH	\$489,000	\$52,398	\$436,602	\$364,748	1.197
05-14-313-065-00	3111 N US 31	04/26/23	WD	03-ARM'S LENGTH	\$306,000	\$40,701	\$265,299	\$208,169	1.274
05-14-106-001-20	5687 FARRELL RD	08/16/24	WD	03-ARM'S LENGTH	\$495,000	\$80,913	\$414,087	\$315,308	1.313
05-14-795-003-00	2915 N US 31	07/30/24	WD	19-MULTI PARCEL ARM'S LE	\$236,000	\$34,878	\$201,122	\$151,636	1.326
05-14-750-001-00	130 MOONEY WAY	02/20/25	WD	19-MULTI PARCEL ARM'S LE	\$960,000	\$109,144	\$850,856	\$590,460	1.441
05-14-700-013-00	11507 FISHER DR	05/31/23	WD	03-ARM'S LENGTH	\$557,000	\$102,976	\$454,024	\$311,009	1.460
05-14-006-005-30	618 N WEST TORCH LAK	05/14/24	WD	03-ARM'S LENGTH	\$469,200	\$45,858	\$423,342	\$288,037	1.470
05-14-580-016-00	107 FAIRWAY CT	09/13/23	WD	03-ARM'S LENGTH	\$380,000	\$37,480	\$342,520	\$227,832	1.503
05-14-700-001-00	994 N US 31	06/28/23	WD	03-ARM'S LENGTH	\$295,400	\$38,372	\$257,028	\$169,877	1.513
05-14-515-042-02	4104 MICHIGAN	07/31/23	WD	03-ARM'S LENGTH	\$549,000	\$40,456	\$508,544	\$329,020	1.546
05-14-018-001-00	2009 N WEST TORCH LA	04/19/24	WD	03-ARM'S LENGTH	\$250,000	\$31,736	\$218,264	\$134,132	1.627
05-14-375-002-00	226 SUGARBUSH DR	12/09/24	WD	03-ARM'S LENGTH	\$300,000	\$51,069	\$248,931	\$143,962	1.729
05-14-312-087-00	12586 MANITOU TRL	12/06/24	WD	03-ARM'S LENGTH	\$321,000	\$38,825	\$282,175	\$162,959	1.732
05-14-375-021-00	11264 BEECHWOOD	08/14/23	WD	03-ARM'S LENGTH	\$422,000	\$47,882	\$374,118	\$201,428	1.857
05-14-795-021-00	2710 N US 31	04/11/24	WD	03-ARM'S LENGTH	\$180,000	\$7,600	\$172,400	\$90,696	1.901
05-14-795-008-00	12364 THIRD ST	06/29/23	WD	19-MULTI PARCEL ARM'S LE	\$583,000	\$99,558	\$483,442	\$233,343	2.072
Totals:					\$7,107,600		\$6,225,699	\$4,180,728	
								E.C.F. =>	1.49

2.07 ECF 2026 - TORCH LAKE AND GRAND TRAVERSE BAY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg.		E.C.F.
							Residual	Cost Man. \$	
05-14-007-008-00	1047 N WEST TORCH LAKE C	06/28/24	WD	03-ARM'S LENGTH	\$2,175,000	\$1,952,851	\$222,149	\$259,577	0.856
05-14-006-006-00	693 N WEST TORCH LAKE DF	03/08/24	WD	03-ARM'S LENGTH	\$1,175,000	\$1,031,387	\$143,613	\$166,353	0.863
05-14-006-005-20	709 N WEST TORCH LAKE DF	03/01/24	WD	03-ARM'S LENGTH	\$1,550,000	\$1,070,220	\$479,780	\$402,311	1.193
05-14-130-024-00	1364 LEECH LN	05/26/23	MLC	03-ARM'S LENGTH	\$1,375,000	\$968,914	\$406,086	\$298,415	1.361
05-14-324-052-26	2364 N US 31	09/01/23	WD	19-MULTI PARCEL ARM	\$1,350,000	\$927,886	\$422,114	\$301,524	1.400
05-14-575-001-00	4777 N EAST TORCH LAKE D	09/11/24	WD	03-ARM'S LENGTH	\$2,000,000	\$1,019,501	\$980,499	\$690,711	1.420
05-14-775-003-00	5885 N M-88 HWY	07/24/23	WD	03-ARM'S LENGTH	\$1,480,000	\$1,000,300	\$479,700	\$323,959	1.481
05-14-765-017-00	3020 TORCH POINT LN S	01/30/24	WD	03-ARM'S LENGTH	\$1,870,000	\$1,057,146	\$812,854	\$488,726	1.663
05-14-006-006-00	693 N WEST TORCH LAKE DF	09/30/24	WD	03-ARM'S LENGTH	\$1,350,000	\$1,031,387	\$318,613	\$166,353	1.915
05-14-312-051-00	4614 HOPKINS LN	10/11/23	WD	03-ARM'S LENGTH	\$715,000	\$520,394	\$194,606	\$101,458	1.918
05-14-475-004-00	225 N WEST TORCH LAKE DF	09/10/24	WD	03-ARM'S LENGTH	\$2,375,000	\$1,136,550	\$1,238,450	\$619,984	1.998
05-14-018-001-10	2015 N WEST TORCH LAKE C	04/19/24	WD	03-ARM'S LENGTH	\$2,125,000	\$1,013,832	\$1,111,168	\$533,172	2.084
05-14-755-021-20	2751 N WEST TORCH LAKE C	11/07/24	WD	03-ARM'S LENGTH	\$3,950,000	\$1,103,228	\$2,846,772	\$819,210	3.475
05-14-475-007-00	205 N WEST TORCH LAKE DF	12/06/24	WD	03-ARM'S LENGTH	\$1,502,050	\$802,646	\$699,404	\$186,553	3.749
05-14-475-010-00	171 N WEST TORCH LAKE DF	11/14/24	WD	03-ARM'S LENGTH	\$2,750,000	\$1,147,612	\$1,602,388	\$424,845	3.772
05-14-215-002-10	2482 BIRCHVIEW DR	01/10/25	WD	03-ARM'S LENGTH	\$1,150,000	\$570,694	\$579,306	\$426,257	1.359
05-14-555-024-00	4789 MICHIGAN TRL	08/11/23	WD	03-ARM'S LENGTH	\$1,100,000	\$452,480	\$647,520	\$437,402	1.480
05-14-326-009-40	1021 BAY VIEW DR	12/19/23	WD	03-ARM'S LENGTH	\$1,350,000	\$461,315	\$888,685	\$490,039	1.813
05-14-635-021-00	5655 BAYSHORE DR	05/21/24	WD	03-ARM'S LENGTH	\$1,250,000	\$637,180	\$612,820	\$333,131	1.840
05-14-615-010-00	2826 BIRCHVIEW DR	07/12/23	WD	03-ARM'S LENGTH	\$1,100,000	\$380,106	\$719,894	\$375,485	1.917
05-14-515-064-00	3827 MICHIGAN TRL	06/09/23	WD	03-ARM'S LENGTH	\$475,000	\$227,237	\$247,763	\$119,810	2.068
05-14-515-003-00	3981 MICHIGAN TRL	11/08/24	WD	03-ARM'S LENGTH	\$1,200,000	\$112,888	\$1,087,112	\$507,201	2.143
05-14-595-022-00	516 S GOLDEN BEACH DR	10/25/24	WD	03-ARM'S LENGTH	\$1,595,000	\$460,324	\$1,134,676	\$503,351	2.254
05-14-555-026-00	4857 MICHIGAN TRL	07/08/24	WD	19-MULTI PARCEL ARM	\$2,268,000	\$570,744	\$1,697,256	\$684,478	2.480
05-14-515-026-00	4319 MICHIGAN TRL	08/29/23	WD	19-MULTI PARCEL ARM	\$1,200,000	\$505,000	\$695,000	\$216,231	3.214
05-14-455-007-00	1942 BIRCHVIEW DR	05/31/24	WD	03-ARM'S LENGTH	\$1,160,000	\$411,980	\$748,020	\$225,896	3.311
Totals:					\$41,590,050		\$21,016,248	\$10,102,434	
									E.C.F. => 2.080
									Ave. E.C.F. => 2.040