

2025 Calumet Township, Houghton County
 Newer Homes from 1950 to Today
 Economic Condition Factor Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	
002-007-066-00	27467 SECOND ST	06/17/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$71,609	31.13	\$143,854	\$19,119	\$210,881	\$157,892	1.336	\$10,000	
002-105-015-00	26060 ATLANTIC ST	11/30/23	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$37,324	49.11	\$77,675	\$6,000	\$70,000	\$88,488	0.791	\$6,000	
002-116-005-00	55785 LAKE LINDEN AVE	08/22/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$37,933	32.99	\$82,844	\$6,615	\$108,385	\$96,492	1.123	\$3,520	
002-120-001-00	26385 QUINCY ST	10/27/23	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$59,143	25.60	\$145,871	\$15,846	\$215,154	\$160,525	1.340	\$6,000	
002-300-034-00	57207 ROCKLAND ST	07/19/22	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$42,686	21.61	\$122,006	\$3,800	\$193,700	\$149,628	1.295	\$3,800	
002-402-032-00	56362 LOG ST	11/09/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,602	40.80	\$186,268	\$13,160	\$186,840	\$213,714	0.874	\$13,160	
002-402-040-00	56414 CALUMET AVE	09/15/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$51,400	29.37	\$184,942	\$14,051	\$160,949	\$216,318	0.744	\$8,972	
002-480-005-60	56754 HECLA ST	11/07/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$57,989	39.99	\$126,772	\$7,942	\$137,058	\$150,418	0.911	\$4,240	
002-480-005-60	56754 HECLA ST	05/26/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$64,891	44.75	\$128,091	\$7,899	\$137,101	\$148,385	0.924	\$4,240	
002-560-010-15	57080 CALEDONIA ST	06/30/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$19,428	77.71	\$38,276	\$8,129	\$16,871	\$37,219	0.453	\$6,541	
002-560-012-55	56922 HECLA ST	07/27/23	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$57,005	31.85	\$151,781	\$5,220	\$173,780	\$180,940	0.960	\$5,220	
041-103-010-00	716 OAK ST	05/22/23	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$37,284	54.83	\$73,186	\$4,153	\$63,847	\$85,226	0.749	\$3,570	
041-143-017-00	320 NINTH ST	10/03/22	\$38,500	WD	03-ARM'S LENGTH	\$38,500	\$16,854	43.78	\$61,676	\$870	\$37,630	\$76,970	0.489	\$870	
041-145-004-00	515 EIGHTH ST	12/20/23	\$125,500	WD	03-ARM'S LENGTH	\$125,500	\$53,310	42.48	\$111,606	\$8,860	\$116,640	\$126,847	0.920	\$3,000	
042-109-001-00	301 ALLOUEZ ST	06/13/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$35,553	22.22	\$100,241	\$8,704	\$151,296	\$115,870	1.306	\$2,250	
042-121-007-00	315 FULTON ST	08/18/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$44,400	27.75	\$131,188	\$10,757	\$149,243	\$152,444	0.979	\$3,000	
044-107-005-00	420 CALUMET ST	09/28/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$54,570	30.49	\$158,592	\$11,677	\$167,323	\$185,968	0.900	\$8,400	
044-123-021-00	501 PEWABIC ST	09/09/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$54,597	72.80	\$118,925	\$13,225	\$61,775	\$133,797	0.462	\$6,000	
044-243-017-50	200 AMYGDALOID ST	11/16/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$24,574	24.57	\$58,827	\$3,600	\$96,400	\$69,908	1.379	\$3,600	
044-359-016-00	149 N FLORIDA ST	06/24/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$61,991	56.36	\$135,609	\$10,000	\$99,995	\$158,992	0.629	\$4,800	
044-400-017-00	614 ISLE ROYALE ST	04/06/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$74,921	45.41	\$148,124	\$18,180	\$146,820	\$164,486	0.893	\$12,000	
		Totals:	\$3,174,500			\$3,174,500	\$1,166,159		\$2,769,863		\$2,701,688	\$2,870,526	0.941		
												Calculated E.C.F. =>		0.941	
												(Final ECF = Total Bldg. Residual/Total Cost Man. \$)			

The screenshot shows a software interface with several sections:

- Property Details:** Includes fields for 'Parcel Number', 'Address', 'Sale Date', 'Sale Price', 'Instr.', and 'Terms of Sale'.
- Financials:** Fields for 'Adj. Sale \$', 'Asd. when Sold', 'Asd/Adj. Sale', 'Cur. Appraisal', 'Land + Yard', 'Bldg. Residual', 'Cost Man. \$', and 'E.C.F.'.
- Analysis Options:** A section with checkboxes for 'Use Inflation Adjusted Land Value' and 'Remove Nonstandard Properties'.
- Buttons:** A prominent blue 'Run' button at the bottom.

Code	Description	Ave. ECF	Comments
Unit 002	CALUMET TOWNSHIP		
1011	1011 AG	1.000	
2030	2030 COMM AND IND	0.309	
401	4014 INDUSTRIAL RES	0.936	
4142	RES CAL 6 CO	0.831	
HIST	HISTORIC HOMES VICTORIAN AND OTHER	0.358	
NEWER	NEWER HOMES FROM 1950 TO TODAY	0.941	
008	OLD HANDY HOMES	0.987	
R1	RURAL ZONING	1.338	
SHORE	SHORELINE	1.223	

2025 Calumet Township, Houghton County

Historic Homes

Economic Condition Factor Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value
002-300-060-00	57181 CALUMET AVE	04/29/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$81,161	35.29	\$199,207	\$4,380	\$225,620	\$274,404	0.822	\$4,380
002-380-006-00	25719 SCOTT ST	12/15/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$67,505	64.29	\$146,914	\$2,400	\$102,600	\$203,541	0.504	\$2,400
044-117-014-00	243 TAMARACK ST	05/23/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$50,584	28.10	\$137,212	\$3,000	\$177,000	\$189,031	0.936	\$3,000
044-117-014-00	243 TAMARACK ST	09/28/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$67,972	28.32	\$142,106	\$3,000	\$237,000	\$219,757	1.078	\$3,000
044-136-022-00	209 PEWABIC ST	09/12/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$51,526	25.76	\$124,847	\$4,260	\$195,740	\$169,841	1.152	\$3,000
044-254-013-00	78 FOURTH ST	05/10/23	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$111,079	32.96	\$218,899	\$24,697	\$312,303	\$306,796	1.018	\$15,000
044-254-023-00	95 THIRD ST	08/12/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$82,760	27.59	\$163,524	\$6,000	\$294,000	\$248,853	1.181	\$6,000
		Totals:	\$1,637,000			\$1,637,000	\$566,480		\$1,244,951		\$1,544,263	\$1,612,223		
												Calculated E.C.F. =>	0.958	
														(Final ECF = Total Bldg. Residual/Total Cost Man. \$)

Sales & Analysis History

From: 11/15/2022 To: 04/01/2024

Assessed Value: \$0.00

Property Classes: RESIDENTIAL IMPROVED, RESIDENTIAL VACANT, RESIDENTIAL BUILDING ON LEASED LAND, TENNESSEE CUTOVER IMPROVED,...

Neighborhoods: HISTORIC HOMES VICTORIAN AND OTHER,...

Land Tables: (Use All Records)...

Use Codes: (Use All Records)...

Analysis Options:

- Analysis to Perform: ECF
- ECF Buildings to Exclude: Exclude All Buildings
- Use Inflation-Adjusted Sale Prices:
- Remove Spreadsheet Formatting:

Code	Description	Ave. ECF	Comments
Unit 002 - CALUMET TOWNSHIP			
1011	1011 AG	1.000	
2020	2020 COMM AND IND	0.503	
401	4044 LAUREL RES	0.938	
4142	RES CAL & CC	0.831	
HIST	HISTORIC HOMES VICTORIAN AND OTHER	0.968	
NEWER	NEWER HOMES FROM 1950 TO TODAY	0.941	
OSH	OLD MINING HOMES	0.987	
RL	RURAL LIVING	1.138	
SHORE	SHORELINE	1.223	

2025 Calumet Township, Houghton County

Res Cal CC

Economic Condition Factor Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value
002-108-001-00	26145 FRANKLIN ST	02/05/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$43,042	43.04	\$94,692	\$2,000	\$98,000	\$106,543	0.920	\$2,000
002-110-019-50	26148 WYANDOTTE ST	09/07/23	\$16,000	WD	03-ARM'S LENGTH	\$16,000	\$1,500	9.38	\$14,132	\$3,000	\$13,000	\$13,461	0.966	\$3,000
002-112-011-00	26260 FRANKLIN ST	10/21/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$33,608	46.04	\$72,800	\$12,494	\$60,506	\$74,914	0.808	\$6,000
041-111-001-00	115 SEVENTH ST	07/13/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$31,837	70.75	\$69,128	\$6,043	\$38,957	\$78,366	0.497	\$2,580
041-128-007-50	509 FIFTH ST	10/23/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$25,111	71.75	\$53,195	\$1,800	\$33,200	\$62,146	0.534	\$1,800
041-131-020-50	608 ELM ST	11/16/22	\$65,000	OTH	03-ARM'S LENGTH	\$65,000	\$9,854	15.16	\$41,982	\$810	\$64,190	\$51,145	1.255	\$810
041-132-028-00	430 SEVENTH ST	10/07/22	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$21,508	23.13	\$78,947	\$2,056	\$90,944	\$95,517	0.952	\$870
041-141-001-00	443 SEVENTH ST	02/17/23	\$88,620	WD	03-ARM'S LENGTH	\$88,620	\$24,425	27.56	\$88,814	\$1,740	\$86,880	\$105,289	0.825	\$1,740
041-141-015-00	423 SEVENTH ST	10/16/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$44,717	30.84	\$117,577	\$3,734	\$141,266	\$137,658	1.026	\$1,710
041-143-004-00	327 EIGHTH ST	09/29/22	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$20,745	25.96	\$86,896	\$5,102	\$74,798	\$101,607	0.736	\$1,740
042-115-009-00	316 SENECA ST	05/04/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$26,790	59.53	\$57,546	\$1,500	\$43,500	\$69,622	0.625	\$1,500
		Totals:	\$911,520			\$911,520	\$440,358		\$1,251,320		\$745,241	\$896,269	Calculated E.C.F. =>	0.831
												(Final ECF = Total Bldg. Residual/Total Cost Man. \$)		

Filter Name: Condition(s)

Filter Options:

Analysis to Perform: E.C.F. Analysis

Use Inflation Adjusted Sale Price

Remove Spreadsheet Formatting

Run Close

Code	Description	Ave. ECF	Comments
Unit 002	CALUMET TOWNSHIP		
1011	1011 AC	1.000	
2030	2030 CORR AND IND	0.909	
401	4044 LUXURY RES	0.938	
4142	RES CAL & CC	0.831	
NEST	HISTORIC HOMES VICTORIAN AND OTHER	0.958	
NUMBER	NEWER HOMES FROM 1950 TO TODAY	0.941	
OMR	OLD MINING HOMES	0.987	
SL	RURAL LIVING	1.138	
SHORE	SHORELINE	1.223	

2025 Calumet Township, Houghton County

Shoreline

Economic Condition Factor Analysis (Combined with Keweenaw County)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value
002-055-001-02	59337 N LAKESHORE DR	11/22/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$208,126	33.30	\$445,033	\$129,196	\$495,804	\$333,513	1.487	\$126,025
101-61-000-020	2267 SEVEN MILE PT	06/22/22	\$720,000	PTA	03-ARM'S LENGTH	\$720,000	\$304,510	42.29	\$609,273	\$148,296	\$571,704	\$526,831	1.085	\$146,949
101-61-000-022	2259 SEVEN MILE PT	07/19/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$167,738	39.47	\$348,312	\$169,981	\$255,019	\$203,807	1.251	\$157,132
103-51-000-007	6235 FIVE MILE PT	06/15/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$180,910	41.12	\$361,820	\$113,588	\$326,412	\$283,694	1.151	1,553
											\$1,648,939	\$1,347,845		
												Calculated E.C.F. =>	1.223	

(Final ECF = Total Bldg. Residual/Total Cost Man. \$)

The screenshot shows a software interface with several sections:

- Property Information:** Fields for Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Asd/Adj. Sale, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., and Land Value.
- Analysis Options:** A dialog box with checkboxes for 'Apply to Parcel', 'Use Bldg. Residual in ECF', and 'Exclude Ignored Inventory'.
- Comments:** A list of comments related to the property analysis.

Code	Description	Avg. ECF	Comments
Unit 002	CALUMET TOWNSHIP		
1011	1011 AD	1.000	
2000	2000 CRIM AND IND	0.900	
401	4044 LAURITZ RES	0.930	
410	4100 RES 4-00	0.950	
4101	4101 RES 4-00	0.950	
4102	4102 RES 4-00	0.950	
4103	4103 RES 4-00	0.950	
4104	4104 RES 4-00	0.950	
4105	4105 RES 4-00	0.950	
4106	4106 RES 4-00	0.950	
4107	4107 RES 4-00	0.950	
4108	4108 RES 4-00	0.950	
4109	4109 RES 4-00	0.950	
4110	4110 RES 4-00	0.950	
4111	4111 RES 4-00	0.950	
4112	4112 RES 4-00	0.950	
4113	4113 RES 4-00	0.950	
4114	4114 RES 4-00	0.950	
4115	4115 RES 4-00	0.950	
4116	4116 RES 4-00	0.950	
4117	4117 RES 4-00	0.950	
4118	4118 RES 4-00	0.950	
4119	4119 RES 4-00	0.950	
4120	4120 RES 4-00	0.950	
4121	4121 RES 4-00	0.950	
4122	4122 RES 4-00	0.950	
4123	4123 RES 4-00	0.950	
4124	4124 RES 4-00	0.950	
4125	4125 RES 4-00	0.950	
4126	4126 RES 4-00	0.950	
4127	4127 RES 4-00	0.950	
4128	4128 RES 4-00	0.950	
4129	4129 RES 4-00	0.950	
4130	4130 RES 4-00	0.950	
4131	4131 RES 4-00	0.950	
4132	4132 RES 4-00	0.950	
4133	4133 RES 4-00	0.950	
4134	4134 RES 4-00	0.950	
4135	4135 RES 4-00	0.950	
4136	4136 RES 4-00	0.950	
4137	4137 RES 4-00	0.950	
4138	4138 RES 4-00	0.950	
4139	4139 RES 4-00	0.950	
4140	4140 RES 4-00	0.950	
4141	4141 RES 4-00	0.950	
4142	4142 RES 4-00	0.950	
4143	4143 RES 4-00	0.950	
4144	4144 RES 4-00	0.950	
4145	4145 RES 4-00	0.950	
4146	4146 RES 4-00	0.950	
4147	4147 RES 4-00	0.950	
4148	4148 RES 4-00	0.950	
4149	4149 RES 4-00	0.950	
4150	4150 RES 4-00	0.950	
4151	4151 RES 4-00	0.950	
4152	4152 RES 4-00	0.950	
4153	4153 RES 4-00	0.950	
4154	4154 RES 4-00	0.950	
4155	4155 RES 4-00	0.950	
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4157	4157 RES 4-00	0.950	
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4159	4159 RES 4-00	0.950	
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4161	4161 RES 4-00	0.950	
4162	4162 RES 4-00	0.950	
4163	4163 RES 4-00	0.950	
4164	4164 RES 4-00	0.950	
4165	4165 RES 4-00	0.950	
4166	4166 RES 4-00	0.950	
4167	4167 RES 4-00	0.950	
4168	4168 RES 4-00	0.950	
4169	4169 RES 4-00	0.950	
4170	4170 RES 4-00	0.950	
4171	4171 RES 4-00	0.950	
4172	4172 RES 4-00	0.950	
4173	4173 RES 4-00	0.950	
4174	4174 RES 4-00	0.950	
4175	4175 RES 4-00	0.950	
4176	4176 RES 4-00	0.950	
4177	4177 RES 4-00	0.950	
4178	4178 RES 4-00	0.950	
4179	4179 RES 4-00	0.950	
4180	4180 RES 4-00	0.950	
4181	4181 RES 4-00	0.950	
4182	4182 RES 4-00	0.950	
4183	4183 RES 4-00	0.950	
4184	4184 RES 4-00	0.950	
4185	4185 RES 4-00	0.950	
4186	4186 RES 4-00	0.950	
4187	4187 RES 4-00	0.950	
4188	4188 RES 4-00	0.950	
4189	4189 RES 4-00	0.950	
4190	4190 RES 4-00	0.950	
4191	4191 RES 4-00	0.950	
4192	4192 RES 4-00	0.950	
4193	4193 RES 4-00	0.950	
4194	4194 RES 4-00	0.950	
4195	4195 RES 4-00	0.950	
4196	4196 RES 4-00	0.950	
4197	4197 RES 4-00	0.950	
4198	4198 RES 4-00	0.950	
4199	4199 RES 4-00	0.950	
4200	4200 RES 4-00	0.950	

2025 Calumet Township, Houghton County

Old Mining Homes

Economic Condition Analysis

2025 Calumet Township Houghton County Michigan Old Mining Homes ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002-007-108-00	58769 CENTER ST	08/12/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$36,879	24.59	\$80,045	\$10,522	\$139,478	\$96,292	1.448
002-007-276-00	58831 US HIGHWAY 41	08/22/22	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$32,696	48.08	\$70,847	\$9,034	\$58,966	\$85,614	0.689
002-007-276-00	58831 US HIGHWAY 41	10/24/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$36,280	51.83	\$75,254	\$9,291	\$60,709	\$88,899	0.683
002-009-022-00	TOWNSHIP PARK RD	10/19/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$25,753	51.51	\$52,207	\$36,742	\$13,258	\$20,842	0.636
002-109-016-00	26176 ATLANTIC ST	12/04/23	\$44,900	WD	03-ARM'S LENGTH	\$44,900	\$26,769	59.62	\$63,302	\$39,560	\$39,560	\$67,792	0.584
002-145-007-00	58288 FIRST ST	08/18/23	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$22,882	25.71	\$54,171	\$3,906	\$85,094	\$67,743	1.256
002-149-014-00	26130 WASHINGTON ST	04/22/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$26,378	26.38	\$83,666	\$4,000	\$96,000	\$110,341	0.870
002-160-012-00	58102 US HIGHWAY 41	11/11/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,998	48.89	\$137,929	\$9,073	\$125,927	\$173,660	0.725
002-160-015-00	26959 NO 4 RD	08/15/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$46,422	21.59	\$136,453	\$21,778	\$193,222	\$154,549	1.250
002-160-026-00	26795 MINE ST	07/24/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$38,451	34.96	\$94,709	\$16,546	\$93,454	\$105,341	0.887
002-170-011-00	27425 SCHOOL ST	09/17/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$28,478	31.64	\$72,880	\$3,372	\$86,628	\$93,677	0.925
002-170-029-00	59096 US HIGHWAY 41	09/27/23	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$43,281	49.18	\$90,133	\$2,588	\$85,412	\$117,985	0.724
002-300-018-00	56933 ROCKLAND ST	09/21/22	\$40,250	QC	03-ARM'S LENGTH	\$40,250	\$25,750	63.98	\$56,898	\$3,904	\$36,346	\$73,399	0.495
002-300-018-00	56933 ROCKLAND ST	12/13/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$25,750	32.19	\$56,898	\$3,904	\$76,096	\$73,399	1.037
002-300-039-00	57310 CALUMET AVE	09/13/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$27,479	61.06	\$59,472	\$4,160	\$40,840	\$76,609	0.533
002-340-026-00	57610 ROCKLAND ST	05/04/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$38,186	27.47	\$87,574	\$6,718	\$132,282	\$108,970	1.214
002-340-046-00	57595 CALEDONIA ST	09/14/23	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$28,132	58.61	\$55,453	\$2,000	\$46,000	\$72,039	0.639
002-340-056-00	57505 CALEDONIA ST	09/27/23	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$16,408	43.18	\$34,118	\$2,400	\$35,600	\$42,747	0.833
002-340-057-00	57493 CALEDONIA	07/11/23	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$18,095	11.24	\$79,886	\$2,880	\$158,120	\$103,782	1.524
002-340-070-00	57542 CALEDONIA ST	05/15/23	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$43,383	24.44	\$95,906	\$11,356	\$166,144	\$113,949	1.458
002-340-078-00	57618 CALEDONIA ST	12/01/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$25,482	24.27	\$76,958	\$2,000	\$103,000	\$101,022	1.020
002-402-047-20	56320 CALUMET AVE	11/22/23	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$52,354	43.99	\$109,295	\$3,040	\$115,960	\$143,201	0.810
002-402-079-00	25829 LAKE LINDEN AVE	08/22/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$17,529	38.95	\$38,003	\$4,410	\$40,590	\$46,528	0.872
002-402-133-00	56839 ROCKLAND ST	11/02/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,632	34.11	\$117,022	\$7,602	\$117,398	\$151,551	0.775
002-402-135-00	56860 BOONE LANE	12/16/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$33,015	20.01	\$82,530	\$2,055	\$162,945	\$111,461	1.462
002-420-018-00	25916 PINE ST	03/27/24	\$29,938	OTH	03-ARM'S LENGTH	\$29,938	\$16,006	53.46	\$38,654	\$2,248	\$27,690	\$42,580	0.650
002-420-046-00	25866 CEDAR ST	09/26/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$16,607	66.43	\$36,686	\$2,000	\$23,000	\$48,042	0.479
002-420-059-00	57456 FOURTH ST	07/21/23	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$28,174	31.66	\$55,342	\$6,148	\$82,852	\$66,299	1.250
002-420-062-00	57436 FOURTH ST	06/06/22	\$24,500	QC	03-ARM'S LENGTH	\$24,500	\$11,492	46.91	\$24,829	\$2,000	\$22,500	\$31,619	0.712
002-420-063-00	25842 CEDAR ST	09/28/22	\$41,500	WD	03-ARM'S LENGTH	\$41,500	\$19,996	48.18	\$43,420	\$2,000	\$39,500	\$57,368	0.689
002-420-074-00	25903 CEDAR ST	05/01/23	\$40,000	LC	03-ARM'S LENGTH	\$40,000	\$11,494	28.74	\$22,987	\$2,000	\$38,000	\$28,284	1.343
002-420-096-00	25880 ELM ST	11/29/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$35,254	32.05	\$87,747	\$4,165	\$105,835	\$115,765	0.914
002-420-099-00	25850 ELM ST	05/09/22	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$32,416	18.96	\$89,309	\$4,284	\$166,716	\$117,763	1.416
002-440-060-00	25413 OAK ST	10/17/22	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$22,735	39.89	\$49,365	\$5,047	\$51,953	\$61,382	0.846
002-440-083-00	57163 TENTH ST	11/07/22	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$24,306	24.93	\$58,543	\$2,000	\$95,500	\$78,314	1.219
002-440-086-00	57207 TENTH ST	11/08/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$27,690	30.77	\$78,904	\$2,240	\$87,760	\$103,321	0.849
002-440-102-00	57415 TENTH ST	09/29/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$22,012	22.01	\$61,039	\$2,320	\$97,680	\$79,136	1.234
002-480-001-20	56771 HECLA ST	05/20/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$18,999	63.33	\$41,949	\$2,440	\$27,560	\$54,722	0.504
002-480-001-35	56744 ROCKLAND ST	08/18/22	\$106,901	WD	03-ARM'S LENGTH	\$106,901	\$19,081	17.85	\$60,123	\$3,695	\$103,206	\$78,155	1.321
002-480-002-05	56672 ROCKLAND ST	05/09/22	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$18,606	67.66	\$36,581	\$2,440	\$25,060	\$47,287	0.530
002-480-002-05	56672 ROCKLAND ST	07/28/22	\$41,097	WD	03-ARM'S LENGTH	\$41,097	\$18,606	45.27	\$40,379	\$2,440	\$38,657	\$52,547	0.736
002-480-004-30	56487 LAURIUM ST	06/28/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$23,436	26.04	\$59,220	\$2,400	\$87,600	\$76,577	1.144
002-480-005-00	56650 HECLA ST	07/20/23	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$39,194	30.38	\$77,031	\$3,810	\$125,190	\$98,681	1.269
002-480-005-15	56668 HECLA ST	10/28/22	\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$0	0.00	\$108,335	\$5,061	\$166,439	\$143,039	1.164
002-480-006-05	56654 LAURIUM ST	09/08/22	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$23,106	25.96	\$74,208	\$4,493	\$84,507	\$96,558	0.875
002-480-006-30	56627 LAURIUM ST	11/10/22	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$9,120	28.50	\$19,802	\$5,047	\$26,953	\$20,436	1.319
002-480-007-65	56436 LAURIUM ST	08/28/23	\$66,500	WD	03-ARM'S LENGTH	\$66,500	\$36,020	54.17	\$70,942	\$5,154	\$61,346	\$88,663	0.692
002-480-008-90	56443 BOUNDARY ST	04/01/22	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$22,932	33.23	\$45,129	\$6,684	\$62,316	\$53,248	1.170
002-500-002-10	25541 UPPER ST	10/31/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$44,780	59.71	\$93,294	\$8,030	\$66,970	\$114,911	0.583
002-520-001-45	56222 CALUMET AVE	10/12/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$25,867	34.49	\$56,011	\$2,840	\$72,160	\$73,644	0.980
002-520-003-25	25677 B ST	10/16/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$22,801	26.82	\$66,546	\$4,212	\$80,788	\$84,008	0.962
002-520-003-65	25584 C ST	06/07/23	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$42,359	27.96	\$89,189	\$5,920	\$145,580	\$112,222	1.297
002-520-003-70	25544 C ST	05/03/23	\$38,100	OTH	03-ARM'S LENGTH	\$38,100	\$23,777	62.41	\$47,517	\$7,253	\$30,847	\$54,264	0.568
002-520-006-10	56155 UNION ST	08/15/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$41,830	24.61	\$123,903	\$5,083	\$164,917	\$164,571	1.002
002-520-007-75	25745 DIVISION ST	01/24/24	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$51,567	57.94	\$137,244	\$4,781	\$84,219	\$154,927	0.544
002-520-009-35	56405 LIBERTY ST	03/23/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$21,572	61.63	\$48,928	\$3,600	\$62,706	\$62,706	0.520
002-520-010-65	56226 UNION ST	08/01/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$35,695	35.70	\$82,344	\$2,400	\$97,600	\$110,726	0.881
002-560-001-20	26182 PINE ST	08/03/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$48,419	32.28	\$95,512	\$4,969	\$145,031	\$122,026	1.189

2025 Calumet Township, Houghton County
 Old Mining Homes
 Economic Condition Analysis

Parcel ID	Address	Close Date	Sale Price	Condition	Property Class	Assessed Value	Land Value	Net Income	Net Income %	Net Income / Assessed Value	Net Income / Sale Price	Net Income / Land Value
002-560-001-50	26248 PINE ST	10/06/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$33,327	44.44		\$72,407	\$6,180	\$68,820
002-560-001-80	26290 PINE ST	12/21/23	\$149,500	WD	03-ARM'S LENGTH	\$149,500	\$43,167	28.87		\$118,570	\$8,220	\$141,280
002-560-003-90	57393 CALUMET AVE	09/01/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$21,961	25.84		\$47,502	\$5,101	\$79,899
002-560-005-15	57444 CALUMET AVE	11/25/22	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$14,008	11.44		\$66,901	\$5,842	\$116,658
002-560-006-05	57335 ROCKLAND ST	07/17/23	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$43,946	26.65		\$86,832	\$3,000	\$161,900
002-560-007-05	57270 ROCKLAND ST	03/28/23	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$26,499	16.67		\$89,082	\$5,360	\$153,640
002-560-007-25	57244 ROCKLAND ST	03/22/24	\$30,000	OTH	03-ARM'S LENGTH	\$30,000	\$18,069	60.23		\$42,918	\$3,180	\$26,820
002-560-007-60	57168 ROCKLAND ST	08/24/22	\$201,500	WD	03-ARM'S LENGTH	\$201,500	\$40,489	20.09		\$140,783	\$6,300	\$195,200
002-560-012-65	56902 HECLA ST	02/13/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$34,234	25.36		\$76,952	\$8,687	\$126,313
002-560-014-80	56821 BOUNDARY ST	01/27/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$18,763	15.01		\$74,440	\$13,635	\$111,365
002-560-015-00	56861 BOUNDARY ST	07/13/23	\$44,900	CD	03-ARM'S LENGTH	\$44,900	\$35,133	78.25		\$69,291	\$5,342	\$39,558
Totals:			\$8,020,431			\$8,020,431	\$2,692,820			\$6,559,837		\$6,099,014
											Calculated E.C.F. =>	0.987

Subject: 002-560-001-50

From: 10/06/2022 To: 04/01/2024

Property Classes: RESIDENTIAL-IMPROVED, RESIDENTIAL-VACANT, RESIDENTIAL-BUILDING ON LEASED LAND, OTHER CUTOVER-IMPROVED, etc.

Analysis Columns:

- Analysis to Perform: E.C.F. Analysis
- IF E.C.F., Buildings to Exclude: Exclude all buildings
- Use Inflation Adjusted Sale Prices:
- Remove Spreadsheet Formatting:

Run

(Final ECF = Total Bldg. Residual/Total Cost Man. \$)

Code	Description	Ave. ECF	Comments
Unit 002 - CALUMET TOWNSHIP			
1011	1011 AG	1.000	
2030	2030 COMM AND IND	0.909	
401	4044 LAURIUM RES	0.938	
4142	RES C&I & CC	0.801	
HIST	HISTORIC HOMES VICTORIAN AND OTHER	0.988	
NEWER	NEWER HOMES FROM 1950 TO TODAY	0.941	
OMH	OLD MINING HOMES	0.987	
RL	RURAL LIVING	1.136	
SHORE	SHORELINE	1.229	