

Unit 05-14 - TORCH LAKE TOWNSHIP - ECF 2024

Code	Description					
		RESIDENTIAL	TOWN HOMES / DUPLEXES	MOBILE HOMES	AGRICULTURAL	COMMERCIAL
1000	1000 AGRICULTURAL	0.96	1.62	1.53	0.96	0.94
2000	2000 COMMERCIAL	1.23	1.62	1.53	1.23	0.94
2001	2001 COM HANGAR	1.23	1.62	1.53	1.18	0.94
4000	4000 ACREAGE	1.23	1.62	1.53	1.23	0.94
4001	4001 TORCH LAKE	2.05	1.62	2.06	2.05	0.94
4002	4002 BAY	2.05	1.62	2.06	2.05	0.94
4003	4003 OFF WATER SUBS	1.23	1.62	1.53	1.23	0.94
4004	4004 OFF WATER SUBS 2	1.23	1.62	1.53	1.23	0.94
4009	4009 ACREAGE #2	1.18	1.62	1.54	1.18	0.94
4014	4014 MH SINGLE WIDE	1.18	1.62	1.53	1.18	0.94
6000	6000 CONDOS	Not Used	1.62	Not Used	Not Used	1.46

TORCH LAKE

AGRICULTURAL ECF - .96

1001

Parcel Number	Sale Date	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
05-12-534-001-11	03/24/22	WD	03-ARM'S LENGTH	\$476,457	\$573,543	\$880,393	0.651	3,758	\$152.62
05-12-535-005-21	12/15/21	WD	03-ARM'S LENGTH	\$124,942	\$223,058	\$331,314	0.673	2,357	\$94.64
05-14-211-001-10	06/06/21	WD	03-ARM'S LENGTH	\$379,274	\$195,726	\$253,811	0.771	3,212	\$60.94
05-14-211-001-10	09/20/23	WD	03-ARM'S LENGTH	\$379,274	\$225,726	\$253,811	0.889	3,212	\$70.28
05-12-535-013-00	08/21/23	WD	31-SPLIT IMPROVED	\$91,333	\$168,667	\$186,251	0.906	2,265	\$74.47
05-12-536-004-00	06/15/21	WD	03-ARM'S LENGTH	\$95,000	\$235,000	\$244,104	0.963	1,840	\$127.72
05-12-336-006-00	12/28/23	PTA	03-ARM'S LENGTH	\$98,024	\$189,476	\$179,951	1.053	1,872	\$101.22
05-12-535-013-01	08/21/23	WD	03-ARM'S LENGTH	\$88,250	\$171,750	\$144,280	1.190	2,265	\$75.83
05-12-536-007-10	10/29/21	WD	19-MULTI PARCEL ARM'S LE	\$303,944	\$796,056	\$604,505	1.317	2,176	\$365.83

TORCH LAKE

MOBILE HOMES

4014

	Parcel Number	Sale Date	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
DWMH	05-14-313-006-20	04/15/22	WD	03-ARM'S LENGTH	\$39,524	\$109,476	\$98,227	1.115	1,344	\$81.46
DWMH	05-12-720-085-00	12/13/21	WD	03-ARM'S LENGTH	\$48,139	\$189,261	\$121,488	1.558	1,404	\$134.80
DWMH	05-12-655-018-00	09/24/21	WD	03-ARM'S LENGTH	\$33,724	\$271,276	\$163,154	1.663	1,352	\$200.65
DWMH	05-14-695-023-00	08/17/22	WD	03-ARM'S LENGTH	\$18,331	\$196,669	\$118,135	1.665	1,056	\$186.24
on water	05-12-006-038-00	07/18/22	WD	03-ARM'S LENGTH	\$245,843	\$354,157	\$171,325	2.067	1,848	\$191.64

All \$1,120,839 \$672,329 1.667
 Inter \$766,682 \$501,004 1.530
 Water 2.067

Large Acreage

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
05-14-106-013-10	04/21/22	\$220,000	WD	03-ARM'S LEN	\$220,000	\$69,994	\$150,006	\$167,910	0.893	1,144
05-12-536-004-00	06/15/21	\$330,000	WD	03-ARM'S LEN	\$330,000	\$95,000	\$235,000	\$247,202	0.951	1,840
05-14-313-050-00	03/10/23	\$220,000	WD	03-ARM'S LEN	\$220,000	\$79,949	\$140,051	\$146,964	0.953	1,450
05-12-112-020-10	09/30/22	\$295,000	WD	03-ARM'S LEN	\$295,000	\$54,935	\$240,065	\$239,468	1.002	1,320
05-12-312-005-60	03/07/22	\$478,900	WD	03-ARM'S LEN	\$478,900	\$56,218	\$422,682	\$379,699	1.113	2,600
05-12-526-005-10	12/21/22	\$410,000	LC	03-ARM'S LEN	\$410,000	\$122,117	\$287,883	\$219,871	1.309	1,500
05-12-536-007-10	10/29/21	\$1,100,000	WD	19-MULTI PAI	\$1,100,000	\$445,321	\$654,679	\$453,603	1.443	2,176
05-12-324-028-00	07/11/22	\$320,000	WD	03-ARM'S LEN	\$320,000	\$66,158	\$253,842	\$162,762	1.560	1,080
							\$2,384,208	\$2,017,478	1.18	13,110

**ACREAGE-OFF WATER SUBS
4000-4003-4004**

Parcel Number	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
05-14-495-006-00	11/22/21	WD	03-ARM'S LENGTH	\$61,000	\$27,381	\$33,619	\$84,472	0.398	720	\$46.69
05-14-106-011-10	11/17/22	WD	03-ARM'S LENGTH	\$150,000	\$36,628	\$113,372	\$140,879	0.805	1,080	\$104.97
05-14-312-039-10	05/03/21	WD	03-ARM'S LENGTH	\$139,000	\$17,220	\$121,780	\$145,687	0.836	1,438	\$84.69
05-14-365-019-00	12/22/21	WD	19-MULTI PARCEL ARM'S	\$485,000	\$53,949	\$431,051	\$441,520	0.976	3,268	\$131.90
05-14-313-063-10	09/10/21	WD	03-ARM'S LENGTH	\$220,000	\$30,954	\$189,046	\$192,109	0.984	1,368	\$138.19
05-14-313-036-00	12/20/21	WD	03-ARM'S LENGTH	\$170,000	\$13,320	\$156,680	\$152,239	1.029	1,246	\$125.75
05-14-365-018-00	02/18/22	WD	03-ARM'S LENGTH	\$370,000	\$39,980	\$330,020	\$307,237	1.074	2,160	\$152.79
05-14-201-001-10	02/17/23	WD	03-ARM'S LENGTH	\$250,000	\$40,034	\$209,966	\$185,492	1.132	1,404	\$149.55
05-14-106-020-00	12/05/22	LC	03-ARM'S LENGTH	\$300,000	\$59,400	\$240,600	\$208,270	1.155	2,211	\$108.82
05-14-515-037-00	05/24/21	WD	03-ARM'S LENGTH	\$274,900	\$13,522	\$261,378	\$207,961	1.257	2,738	\$95.46
05-14-336-019-00	08/18/22	WD	03-ARM'S LENGTH	\$304,000	\$16,505	\$287,495	\$223,829	1.284	2,319	\$123.97
05-14-495-006-00	05/02/22	WD	03-ARM'S LENGTH	\$140,000	\$27,381	\$112,619	\$84,472	1.333	720	\$156.42
05-14-430-004-00	01/05/22	WD	03-ARM'S LENGTH	\$555,000	\$17,343	\$537,657	\$382,394	1.406	1,858	\$289.37
05-14-365-013-00	06/03/22	WD	03-ARM'S LENGTH	\$440,000	\$43,641	\$396,359	\$279,360	1.419	2,032	\$195.06
05-14-700-020-00	01/17/23	WD	03-ARM'S LENGTH	\$755,000	\$47,944	\$707,056	\$475,868	1.486	2,648	\$267.02
05-14-201-013-00	07/11/22	WD	03-ARM'S LENGTH	\$260,000	\$36,060	\$223,940	\$150,334	1.490	1,464	\$152.96
05-14-580-004-00	03/22/22	WD	03-ARM'S LENGTH	\$460,000	\$38,417	\$421,583	\$276,219	1.526	1,200	\$351.32
05-14-324-038-20	11/12/21	WD	03-ARM'S LENGTH	\$247,500	\$7,732	\$239,768	\$139,458	1.719	1,138	\$210.69
Totals:				\$5,581,400		\$5,013,989	\$4,077,800			\$160.31
								E.C.F. =>	1.230	

Parcel Number	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
05-14-324-052-15	8/5/2022	WD	03-ARM'S LENGTH	\$925,000	\$811,428	\$113,572	\$138,221	0.822	1,152
05-14-018-011-00	6/30/2022	WD	03-ARM'S LENGTH	\$1,340,000	\$1,076,270	\$263,730	\$277,885	0.949	2,768
05-14-131-020-11	3/10/2022	PTA	03-ARM'S LENGTH	\$1,200,000	\$895,502	\$304,498	\$267,505	1.138	2,184
05-12-207-022-00	06/21/21	WD	03-ARM'S LENGTH	\$1,171,933	\$801,167	\$370,766	\$297,027	1.248	1,892
05-14-313-027-10	8/26/2022	WD	19-MULTI PARCEL ARM'S LE	\$825,000	\$577,367	\$247,633	\$170,773	1.450	1,400
05-12-765-034-00	11/01/21	WD	03-ARM'S LENGTH	\$1,700,000	\$803,203	\$896,797	\$608,048	1.475	3,048
05-12-600-006-00	06/25/21	WD	19-MULTI PARCEL ARM'S LE	\$2,100,000	\$921,202	\$1,178,798	\$707,521	1.666	3,812
05-12-582-001-00	09/15/21	WD	03-ARM'S LENGTH	\$2,700,000	\$1,318,406	\$1,381,594	\$824,501	1.676	3,734
05-12-582-003-00	07/20/21	WD	03-ARM'S LENGTH	\$2,200,000	\$816,065	\$1,383,935	\$792,305	1.747	4,163
05-12-655-017-01	07/23/21	WD	03-ARM'S LENGTH	\$1,285,000	\$666,768	\$618,232	\$341,284	1.811	2,022
05-12-575-003-00	01/01/22	WD	03-ARM'S LENGTH	\$1,700,000	\$521,742	\$1,178,258	\$623,063	1.891	3,242
05-12-430-016-00	09/16/21	WD	03-ARM'S LENGTH	\$2,700,000	\$578,703	\$2,121,297	\$1,111,358	1.909	3,264
05-12-750-013-00	08/20/21	WD	03-ARM'S LENGTH	\$995,000	\$583,995	\$411,005	\$212,436	1.935	1,585
05-14-324-049-10	4/2/2021	WD	19-MULTI PARCEL ARM'S LE	\$3,200,000	\$1,516,431	\$1,683,569	\$842,036	1.999	5,240
05-14-130-008-00	4/15/2022	WD	03-ARM'S LENGTH	\$1,350,000	\$687,786	\$662,214	\$326,256	2.030	2,190
05-14-815-013-00	8/15/2022	WD	03-ARM'S LENGTH	\$1,850,000	\$575,177	\$1,274,823	\$619,264	2.059	2,660
05-14-006-004-00	11/1/2021	WD	03-ARM'S LENGTH	\$7,000,000	\$2,384,495	\$4,615,505	\$2,184,994	2.112	7,240
05-14-007-022-20	8/20/2021	WD	03-ARM'S LENGTH	\$3,500,000	\$1,677,648	\$1,822,352	\$800,918	2.275	3,125
05-12-218-023-10	09/12/22	WD	03-ARM'S LENGTH	\$3,175,000	\$628,787	\$2,546,213	\$1,080,184	2.357	3,208
05-14-815-016-00	5/6/2021	WD	03-ARM'S LENGTH	\$915,000	\$642,800	\$272,200	\$114,401	2.379	1,160
05-12-750-020-00	09/09/22	WD	03-ARM'S LENGTH	\$1,800,000	\$525,245	\$1,274,755	\$506,584	2.516	2,384
05-12-700-005-00	07/22/21	WD	03-ARM'S LENGTH	\$800,000	\$353,788	\$446,212	\$159,121	2.804	1,512
05-14-130-023-00	11/17/2021	WD	03-ARM'S LENGTH	\$1,900,000	\$827,371	\$1,072,629	\$379,987	2.823	3,487
05-14-324-063-20	9/9/2021	PTA	03-ARM'S LENGTH	\$1,600,000	\$817,722	\$782,278	\$276,154	2.833	2,079
05-12-582-007-00	02/14/22	WD	03-ARM'S LENGTH	\$4,875,000	\$1,199,909	\$3,675,091	\$1,296,477	2.835	5,047
05-14-107-004-01	9/16/2022	WD	03-ARM'S LENGTH	\$1,950,000	\$854,474	\$1,095,526	\$385,892	2.839	2,028
05-12-655-073-00	11/19/21	WD	03-ARM'S LENGTH	\$2,300,000	\$561,963	\$1,738,037	\$571,487	3.041	2,112

\$33,431,519 \$15,915,681 2.101

2024 ECF 2.050

Parcel Number	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
05-14-335-018-10	05/03/21	WD	03-ARM'S LENGTH	\$952,000	\$351,837	\$600,163	\$390,206	1.538	1,916	\$313.24
05-12-805-019-00	09/21/21	WD	03-ARM'S LENGTH	\$990,000	\$366,852	\$623,148	\$388,993	1.602	2,122	\$293.66
05-12-527-011-10	12/23/21	WD	03-ARM'S LENGTH	\$1,850,000	\$351,578	\$1,498,422	\$919,119	1.630	4,928	\$304.06
05-14-326-001-40	12/29/21	WD	03-ARM'S LENGTH	\$1,785,000	\$644,422	\$1,140,578	\$653,583	1.745	2,940	\$387.95
05-14-335-012-40	12/06/22	WD	03-ARM'S LENGTH	\$912,500	\$454,055	\$458,445	\$260,832	1.758	1,946	\$235.58
05-14-455-020-10	11/05/21	WD	03-ARM'S LENGTH	\$501,000	\$215,086	\$285,914	\$157,408	1.816	1,140	\$250.80
05-12-790-019-00	07/21/21	WD	03-ARM'S LENGTH	\$775,000	\$342,309	\$432,691	\$234,445	1.846	1,680	\$257.55
05-12-605-024-00	09/08/21	WD	19-MULTI PARCEL ARM'S	\$965,000	\$402,470	\$562,530	\$292,858	1.921	2,128	\$264.35
05-12-795-014-00	08/31/21	WD	03-ARM'S LENGTH	\$920,000	\$389,425	\$530,575	\$253,162	2.096	1,796	\$295.42
05-12-527-006-00	06/30/22	WD	03-ARM'S LENGTH	\$1,849,900	\$370,024	\$1,479,876	\$678,820	2.180	2,110	\$701.36
05-14-412-006-00	03/21/22	WD	03-ARM'S LENGTH	\$1,555,000	\$343,208	\$1,211,792	\$542,805	2.232	3,432	\$353.09
05-14-595-024-00	07/23/21	WD	03-ARM'S LENGTH	\$770,000	\$347,936	\$422,064	\$178,770	2.361	1,395	\$302.55
05-14-435-008-00	05/07/21	WD	03-ARM'S LENGTH	\$842,501	\$223,527	\$618,974	\$240,205	2.577	2,104	\$294.19
05-12-605-010-00	05/28/21	WD	03-ARM'S LENGTH	\$839,000	\$350,637	\$488,363	\$168,911	2.891	1,404	\$347.84
05-14-326-016-00	12/03/21	WD	19-MULTI PARCEL ARM'S	\$1,989,000	\$549,771	\$1,439,229	\$490,769	2.933	2,496	\$576.61
05-14-326-016-00	02/27/23	WD	19-MULTI PARCEL ARM'S	\$2,100,000	\$549,771	\$1,550,229	\$490,769	3.159	2,496	\$621.09
05-14-435-013-00	06/15/22	WD	03-ARM'S LENGTH	\$950,000	\$221,500	\$728,500	\$194,680	3.742	1,529	\$476.46
						\$14,071,493	\$6,536,335	2.153	37,562	\$ 374.62