

Neighborhoods Used: 4030 - 4030 OFF WATER BACK LOT MAY 401B, 4400 - 4400 OFF WATER INLAND 401C, 4020 - 4020 OFF WATER BREVORT AREA 401E, 4010 - 4010 OFF WATER RURAL 401F, 4510 - 4510 OFF WATER DUNES & BREV LK G401

3035 MAPLE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 008-760-050-20 11/01/2022 4030 401 32,000 20,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Recreation Cabin1.25 STORY 99 12,000 15,225 0.788

W 1398 POINT LA BARBE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 008-015-002-10 09/30/2022 4030 401 105,000 10,991
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 76 94,009 126,696 0.742

W 4489 US-2
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 008-078-039-00 09/22/2022 4020 401 95,000 9,564
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 60 85,436 93,724 0.912

W 1403 CHEESEMAN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 008-003-007-20 08/15/2022 4400 401 223,000 21,335
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 76 189,843 198,950 0.954
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 11822 12390 0.954

W 1081 US-2
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 008-023-028-00 04/26/2022 4400 401 110,000 26,300
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 58 83,700 93,758 0.893

W 1376 US-2
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 008-015-004-20 04/22/2022 4510 401 260,000 81,349
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 98 178,651 233,408 0.765

Neighborhoods Used: 2001.201 COMMERCIAL

W 1374 US-2

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-015-004-30	05/04/2023 2001	201	390,000	300,773
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	89227	140001	0.637	

W 2323 US-2

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-029-013-00	04/28/2023 2001	401	950,000	725,187
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	59	224,813	220,647
				E.C.F.
				1.019

W 728 US-2

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-100-040-00	01/01/2023 2001	201	175,000	74,548
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	100452	161037	0.824	

W 4524 US-2

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-078-031-20	12/21/2022 2001	201	315,000	155,976
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	64	37,500	88,880
				E.C.F.
				0.422
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	121524	288023	0.822	

1284 US 2

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-015-024-10	12/16/2022 2001	201	450,000	299,043
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	150957	230351	0.995	

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ECF Analysis for: 008 - MORAN TOWNSHIP

Page: 1/3
DB: Moran 2025

Neighborhoods Used: 4520.4520 CLEARWATER CONDOS 401H

W 4553 US-2 UNIT 23

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-775-009-00	10/25/2022 4520	401	205,000	66,042	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	2 STORY	81	138,958	153,937	0.903

W 4553 US-2 UNIT 19

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-775-005-00	08/05/2022 4520	401	227,500	66,042	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	2 STORY	81	161,458	195,324	0.827

W 4553 US-2 UNIT 26

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-775-012-00	05/26/2022 4520	401	140,000	66,042	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	1.5 STORY	81	73,958	100,554	0.736

W 4553 US-2 UNIT 24

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-775-010-00	04/15/2022 4520	401	155,000	66,042	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	1.5 STORY	81	88,958	100,554	0.885

Neighborhoods Used: 4550.4550 ON WATER PRIME LK MICH 401A

W 3065 OAK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-760-063-00 10/11/2023 4550 401 1,000,000 85,298
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 75 914,702 1,014,323 0.902

W 2175 US-2
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-029-027-00 08/14/2023 4550 401 350,000 272,647
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 75 75,026 115,630 0.649
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2327 3586 0.649

W 1216 US-2
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-015-016-01 05/12/2023 4550 401 225,000 25,552
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 66 199,448 182,688 1.092

W 4175 US-2
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-081-004-00 05/11/2022 4550 401 640,000 315,955
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 79 324,045 403,077 0.804

2024-2025 Moran Township Commercial Industrial & Residential Land Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Total Acres	Dollars/FF	Actual Front	ECF Area	Land Table
008-015-004-20	1376 US-2	4/22/2022	\$260,000	99,903.00	\$247	360.50	2.09	\$405	235.00	2000 2000	COMMERCIAL & INDUSTRIAL
008-001-024-10	BOUNDARY RD	6/22/2023	\$45,000	45,000.00	\$361	361.99	3.00	\$125	361.00	2000 2000	COMMERCIAL & INDUSTRIAL
008-015-004-30	1374 US-2	5/4/2023	\$390,000	269,337.00	\$306	316.00	1.47	\$881	405.00	2000 2000	COMMERCIAL & INDUSTRIAL
008-015-024-10	1284 US 2	12/16/2022	\$450,000	284,098.00	\$332	356.77	2.25	\$855	350.00	2000 2000	COMMERCIAL & INDUSTRIAL
008-100-026-00	973 US-2	11/1/2023	\$498,000	318,456.00	\$504	145.00	1.68	\$632	505.00	2000 2000	COMMERCIAL & INDUSTRIAL
008-100-040-00	728 US-2	1/1/2023	\$175,000	45,239.00	\$175	180.00	0.72	\$259	175.00	2000 2000	COMMERCIAL & INDUSTRIAL
008-001-008-00	CHEESEMAN RD	07/19/22	\$40,000	\$40,000	1,000.0	0.0	30.00	\$40	0.00	4010 4010	OFF WATER RES
008-001-010-10	CHEESEMAN RD	07/19/22	\$40,000	\$40,000	200.0	779.0	3.57	\$200	200.00	4010 4010	OFF WATER RES
008-100-001-01	BOULEVARD DR	01/23/24	\$49,500	\$49,500	632.0	1800.0	26.50	\$78	632.00	4010 4010	OFF WATER RES
008-053-004-20	M-123	10/12/23	\$47,500	\$47,500	520.0	0.0	20.00	\$91	0.00	4010 4010	OFF WATER RES
008-003-007-20	1403 CHEESEMAN RD	08/15/22	\$223,000	\$37,529	520.0	0.0	5.70	\$72	0.00	4400 4010	OFF WATER RES
008-720-014-00	GRAHAM AVE	10/07/22	\$9,900	\$9,900	165.0	343.0	1.29	\$60	165.00	4030 4010	OFF WATER RES
008-720-005-00	50 DENSMORE DR	11/02/22	\$9,900	\$9,900	198.0	580.0	2.64	\$50	198.00	4030 4010	OFF WATER RES
008-760-050-20	3035 MAPLE	11/01/22	\$32,000	\$18,709	200.0	200.0	0.92	\$94	200.00	4030 4010	OFF WATER RES
008-600-014-00	454 PORTAGE ST	09/01/23	\$180,000	\$33,571	132.0	396.0	1.20	\$254	132.00	4400 4010	OFF WATER RES
008-005-023-00	1982 US-2	06/07/23	\$35,000	\$27,804	200.0	196.0	0.90	\$139	200.00	4400 4010	OFF WATER RES
008-030-046-10	1804 FENLON RD	02/23/24	\$170,000	\$22,933	150.0	190.0	0.65	\$153	150.00	4400 4010	OFF WATER RES
008-760-001-00	MAPLE ST	06/09/22	\$32,000	\$32,000	200.0	195.0	0.90	\$160	200.00	4030 4010	OFF WATER RES
008-760-059-00	OAK ST	03/14/23	\$20,000	\$20,000	100.0	210.0	0.48	\$200	100.00	4030 4010	OFF WATER RES
008-012-023-10	1064 BOUNDARY RD	05/18/23	\$329,000	\$77,612	209.1	381.0	1.75	\$371	200.00	4010 4010	OFF WATER RES
008-030-032-00	1572 SMITH RD	12/22/23	\$225,000	\$76,177	125.0	300.0	0.86	\$609	125.00	4400 4010	OFF WATER RES
008-680-003-00	368 TRUCKEY ST	06/08/23	\$185,000	\$32,981	66.0	237.0	0.36	\$500	66.00	4400 4010	OFF WATER RES
008-100-150-00	739 BASHORE RD	07/15/22	\$50,000	\$50,000	77.0	283.0	0.50	\$649	77.00	4010 4010	OFF WATER RES
008-100-085-10	368 TRUCKEY ST	06/08/23	\$185,000	\$160,685	82.0	0.0	0.00	\$1,960	82.00	4030 4010	OFF WATER RES
008-100-059-00	81 LANGHOFF LN	01/19/24	\$55,000	\$17,180	152.0	0.0	1.00	\$113	152.00	4400 4010	OFF WATER RES
008-520-030-00	1906 US-2	08/22/23	\$225,000	\$10,734	206.0	200.0	0.95	\$52	206.00	4400 4014	US 2 / NON-WATER
008-023-028-00	1081 US-2	04/26/22	\$110,000	\$26,456	246.0	247.0	1.40	\$108	246.00	4400 4014	US 2 / NON-WATER
008-015-029-20	POINT LA BARBE RD	10/12/23	\$57,000	\$57,000	341.0	339.8	2.66	\$167	341.00	4010 4014	US 2 / NON-WATER
008-015-016-01	1216 US-2	05/12/23	\$225,000	\$63,460	252.0	354.1	2.05	\$252	252.00	4550 4014	US 2 / NON-WATER
008-078-039-00	4489 US-2	09/22/22	\$95,000	\$12,122	85.0	60.0	0.12	\$143	85.00	4020 4014	US 2 / NON-WATER
008-071-016-00	4508 SCHOOLHOUSE RD	06/07/22	\$113,000	\$54,777	208.0	0.0	0.00	\$263	208.00	4020 4020	OFF WTR BREVORT AREA (401E)
008-044-030-10	4259 BREVORT CAMP RD	12/23/22	\$199,500	\$197,139	905.0	1062.6	32.20	\$218	1,320.00	4510 4028	BREVORT LAKE
008-500-011-00	ROGER	05/31/22	\$35,000	\$35,000	200.0	216.0	0.99	\$175	200.00	4510 4028	BREVORT LAKE
008-500-004-00		10/06/22	\$29,000	\$29,000	200.0	125.0	0.57	\$145	200.00	4510 4028	BREVORT LAKE
008-560-011-00	WILDWOOD LN	08/07/23	\$60,000	\$60,000	171.8	0.0	0.00	\$349	186.00	4550 4300	WILDWOOD 401D
008-100-139-70	1236 CEDAR LN	10/20/23	\$146,250	\$15,875	180.0	0.0	0.00	\$88	180.00	4400 4400	PORTAGE RD & SM. LAKES (401C)
008-600-015-00	446 PORTAGE ST	04/27/23	\$225,000	\$32,472	66.0	132.0	0.20	\$492	66.00	4400 4400	PORTAGE RD & SM. LAKES (401C)
008-008-005-00	GROS CAP RD	08/19/22	\$40,000	\$40,000	160.0	392.0	5.38	\$250	180.00	4010 4502	LAKE MICHIGAN WATER FRONTAGE
008-005-024-00	GROS CAP RD	11/29/22	\$160,000	\$160,000	391.1	1217.9	15.38	\$409	550.00	4550 4502	LAKE MICHIGAN WATER FRONTAGE
008-043-009-00	2505 US-2	06/08/22	\$275,000	\$275,000	272.4	800.0	16.43	\$1,009	350.00	4550 4502	LAKE MICHIGAN WATER FRONTAGE
008-029-013-00	2323 US-2	04/28/23	\$950,000	\$819,274	658.6	850.0	20.59	\$1,244	1,055.00	2001 4502	LAKE MICHIGAN WATER FRONTAGE
008-029-027-00	2175 US-2	08/14/23	\$350,000	\$244,815	247.9	532.0	3.80	\$988	311.00	4550 4502	LAKE MICHIGAN WATER FRONTAGE
008-041-005-20	2543 US-2	06/02/22	\$195,000	\$55,314	146.9	244.0	0.68	\$377	242.00	4550 4502	LAKE MICHIGAN WATER FRONTAGE
008-008-005-20	1042 GROS CAP RD	09/12/22	\$160,000	\$160,000	203.1	274.9	1.53	\$788	242.53	4010 4502	LAKE MICHIGAN WATER FRONTAGE
008-023-049-60	BOULEVARD DR	07/13/22	\$150,000	\$150,000	116.5	396.0	1.10	\$1,288	121.00	4550 4502	LAKE MICHIGAN WATER FRONTAGE
008-081-004-00	4175 US-2	05/11/22	\$640,000	\$263,276	268.1	240.0	1.89	\$982	343.00	4550 4502	LAKE MICHIGAN WATER FRONTAGE
008-775-012-00	4553 US-2	05/26/22	\$140,000	\$55,334	60.0	283.3	0.34	\$922	52.85	4520 4502	LAKE MICHIGAN WATER FRONTAGE
008-775-005-00	4553 US-2	08/05/22	\$227,500	\$63,037	60.0	283.4	0.34	\$1,050	52.85	4520 4502	LAKE MICHIGAN WATER FRONTAGE
008-775-010-00	4553 US-2	04/15/22	\$155,000	\$70,334	60.0	283.4	0.34	\$1,171	52.85	4520 4502	LAKE MICHIGAN WATER FRONTAGE
008-775-009-00	4553 US-2	10/25/22	\$205,000	\$75,385	60.0	283.4	0.34	\$1,256	52.85	4520 4502	LAKE MICHIGAN WATER FRONTAGE

2024-2025 Moran Township Commercial Industrial & Residential Land Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Total Acres	Dollars/FF	Actual Front	ECF Area	Land Table
008-760-031-00	SPRUCE ST	09/12/23	\$62,500	\$62,500	58.4	237.0	0.28	\$1,071	51.00	4550	4502 LAKE MICHIGAN WATER FRONTAGE
008-015-045-00	1373 POINT LA BARBE RD	04/14/23	\$248,000	\$248,000	189.3	211.0	1.08	\$1,310	222.00	4550	4502 LAKE MICHIGAN WATER FRONTAGE
008-760-063-00	3065 OAK ST	10/11/23	\$1,000,000	\$86,948	61.1	249.0	0.31	\$1,423	54.00	4550	4502 LAKE MICHIGAN WATER FRONTAGE
008-009-044-00	1525 US-2	08/09/23	\$472,875	\$303,729	119.5	360.0	1.03	\$2,541	125.00	4550	4502 LAKE MICHIGAN WATER FRONTAGE
008-770-011-00	4533 FISHERMANS DR	06/13/23	\$241,000	\$122,645	28.6	412.6	0.27	\$4,281	28.65	4520	4502 LAKE MICHIGAN WATER FRONTAGE
008-520-006-00	856 GROS CAP RD	05/17/23	\$165,000	\$165,000	107.9	0.0	0.00	\$1,529	110.00	4550	4502 LAKE MICHIGAN WATER FRONTAGE
008-540-006-00	57 DENSMORE DR	08/03/23	\$640,000	\$396,807	100.0	0.0	0.00	\$3,968	100.00	4550	4502 LAKE MICHIGAN WATER FRONTAGE USE \$1000