

CHIPPEWA COUNTY EQUALIZATION
2020 ECONOMIC CONDITION FACTOR FOR RESIDENTIAL/AGRICULTURAL CLASS

2020/2021

2014 MANUAL

4/1/2018 THROUGH 3/31/20

1	2	3	4	5	6	7			
PARCEL NUMBER	SALE DATE	SALE PRICE	LAND VALUE /LAND IMP	COL 2 - 3 TCV BUILDING	BUILDING APPRAISAL	COL 4/5 RATIO	CLASS	COMMENTS	ACRES
UNIT: BRUCE									
002-056-012-00	8/6/2018	129,500	29,344	100,156	73,961	1.354	101		35
002-058-001-00	6/21/2019	200,000	134,412	65,588	125,044	0.525	101	W/002-058-003-00 101 @TIME OF SALE	159 ROGERS BEEF FARM
002-058-005-00	9/5/2019	39,900	27,788	12,112	11,489	1.054	401		20
002-061-008-00	12/23/2019	240000*	145501*	94499*	16049*	5.888*	101	W/002-061-006-00 & 002-061-010-00	154.6 STEEL WHEEL
002-065-009-75	7/3/2019	195,000	16,507	178,493	190,576	0.937	101		10
002-080-007-65	7/31/2019	225,000	21,102	203,898	122,371	1.666	401	101 AT TIME OF SALE	10.02
TOTALS	6	789,400	229,153	560,247	523,441	1.070			388.62

UNIT: DAFTER	SALE PRICE	LAND VALUE /LAND IMP	TCV BUILDING	BUILDING APPRAISAL	RATIO	CLASS	COMMENTS	ACRES	
004-123-011-00	9/6/2019	172000*	136504*	35496*	94969*	0.374*	101	W/004-123-010-00 MPS W/132-004/132-007& 132-008 (401)	160 ESTATE SALE
004-131-010-00	11/12/18	310000*	320128*	(10128)*	195110*	0.052*	101	101 @ TIME OF SALE	394
004-225-004-00	9/13/18	190,000	67,468	122,532	174,100	0.704	401		80.2
TOTAL	3	\$ 190,000	\$ 67,468	\$ 122,532	\$ 174,100	0.704			634.2

UNIT: SOO	SALE PRICE	LAND VALUE /LAND IMP	TCV BUILDING	BUILDING APPRAISAL	RATIO	CLASS	COMMENTS	ACRES
TOTALS	0	-	-	-	-	#DIV/0!		0

COMBINED UNITS: BRUCE/DAFTER/SOO			682,779	697,541	0.979			1,023
---	--	--	----------------	----------------	--------------	--	--	--------------

CHIPPEWA COUNTY EQUALIZATION
2020 ECONOMIC CONDITION FACTOR FOR RESIDENTIAL/AGRICULTURAL CLASS

2020/2021
2014 MANUAL
4/1/2018 THROUGH 3/31/20

	1	2	3	4	5	6	7		
		VERIFIED		COL 2 - 3		COL 4/5			
PARCEL NUMBER	SALE DATE	SALE PRICE	LAND VALUE /LAND IMP	TCV BUILDING	BUILDING APPRAISAL	RATIO	CLASS	COMMENTS	ACRES
UNIT: KINROSS									
		-	-	-					
		-	-	-					
TOTAL	0	\$ -	-	-		-	#DIV/0!		0
UNIT: RUDYARD									
011-004-003-00	3/1/2019	178,500	26,324	152,176	237307	0.641	101		35.31
011-005-003-00	11/18/2019	140,000	40,665	99,335	91956	1.080	101		60
011-015-005-00	8/18/2018	435,000	256,273	178,727	184897	0.967	101	MPS W/015-004-00 & 015-006-00	400
								MPS W/016-006-00/016-005-00/008-031-00 & 017-009-00	376.8
011-016-008-00	1/8/2019	260000*	248626*	11374*	135097*	0.084*	101	SHED ONLY PER ASSR	65.11
011-021-008-00	7/30/2019	58500*	36868*	21632*	1946*	11.116*	101		75.13
011-108-008-00	11/18/2019	130000*	53381*	76619*	145888*	0.525*	101		75.13
011-111-004-00	4/11/2019	260000*	276675*	(16,675)*	8726*	-1.911*	101	MPS W/111-002-00 & 110-002-00	
								PRIVATE CASH SALE **RPS	
011-123-001-00	12/24/2018	95000*	90297*	4703*	48187*	0.098*	101	MPS W/011-114-010-00(vacant)	120
TOTAL	8	\$ 753,500	323,262	430,238	514,160	0.837			1132.35
UNIT: SUPERIOR									
014-059-004-00	9/4/2019	\$ 369,000.00	234,421	134,579	136,009	0.989	101	MPS W/014-059-008-00 & 014-066-003-00 & 014-066-004-00 & 014-474-010-00 (401)	238.4+
				-		#DIV/0!	101		
						#DIV/0!	101		
TOTAL	1	\$ 369,000	\$ 234,421	\$ 134,579	\$ 136,009	0.989			0
COMBINED UNITS: KINROSS/RUDYARD/SUPERIOR				564,817	650,169	0.869			

CHIPPEWA COUNTY EQUALIZATION
2020 ECONOMIC CONDITION FACTOR FOR RESIDENTIAL/AGRICULTURAL CLASS

2020/2021
2014 MANUAL
4/1/2018 THROUGH 3/31/20

1	2	3	4	5	6				
	VERIFIED		COL 2 - 3			COL 4/5			
PARCEL NUMBER	SALE DATE	SALE PRICE	LAND VALUE /LAND IMP	TCV BUILDING	BUILDING APPRAISAL	RATIO	CLASS	COMMENTS	ACRES
UNIT: PICKFORD									
009-008-004-00	10/14/2019	165000*	116663*	48337*	15276*	3.164*	101	W/009-008-003-00	200
009-024-011-00	12/6/2018	95,000	22,449	72,551	118,349	0.613	101		33.87
009-081-005-00	12/11/2019	79900*	34398*	45502*	10271*	4.430*	101		
009-082-003-00	10/1/2018	78,000	56,891	21,109	34,307	0.615	401	W/AG AFF	80
009-176-004-00	1/10/2020	165,000	76,465	88,535	153,595	0.576	101/401	W/009-176-004-10	77.71
009-177-007-00	8/15/2019	196,000	62,311	133,689	195,156	0.685	401	101 @TIME OF SALE	80
009-181-006-00	9/16/2019	195,800	119,937	75,863	124,398	0.610	101	W/009-181-004-00	200.45
009-185-002-00	9/7/2018	80000*	56827*	23173*	65829*	0.352*	101	OUTLIER	80
009-185-005-00	12/9/2019	87,000	55,124	31,876	57,482	0.555	401	101 @TIME OF SALE	79
TOTAL	9	816,800	393,177	423,623	683,287	0.620			631.03

UNIT: RABER

TOTAL	0	-	-	-	-	-	#DIV/0!		-
--------------	----------	---	---	---	---	---	---------	--	---

COMBINED UNITS: PICKFORD/RABER	423,623	683,287	0.620			631
---------------------------------------	----------------	----------------	--------------	--	--	------------

CHIPPEWA COUNTY EQUALIZATION
2020 ECONOMIC CONDITION FACTOR FOR RESIDENTIAL/AGRICULTURAL CLASS

2020/2021

2014 MANUAL

10/9/2018

4/1/2018 THROUGH 3/31/20

1	2	3	4	5	6	7		
	VERIFIED		COL 2 - 3		COL 4/5			
PARCEL NUMBER	SALE DATE	SALE PRICE	LAND VALUE /LAND IMP	TCV BUILDING	BUILDING APPRAISAL	RATIO	COMMENTS	ACRES
UNIT: BRUCE								
TOTAL	6	\$ 789,400	\$ 229,153	560,247	\$ 523,441	1.070		388.62
UNIT: SOO								
TOTAL	0	-	-	-	-	#DIV/0!		0
UNIT: DAFTER								
TOTAL	3	190,000	67,468	122,532	174,100	0.704		634.2
UNIT: KINROSS								
TOTAL	0	-	-	-	-	#DIV/0!		0
UNIT: RUDYARD								
TOTAL	8	753,500	323,262	430,238	514,160	0.837		1132.35
UNIT: SUPERIOR								
TOTAL	1	369,000	234,421	134,579	136,009	0.989		0
UNIT: PICKFORD								
TOTAL	9	816,800	393,177	423,623	683,287	0.620		631.03
UNIT: RABER								
TOTAL	0	0	0	-	-	#DIV/0!		0
COMBINED UNITS: ALL DISTRICTS								
	27	\$ 2,918,700	\$ 1,247,481	\$ 1,671,219	2,030,997	0.823		2786.2

2020/2021 ECF STUDY FOR COMMERCIAL/INDUSTRIAL PROPERTIES

2020/2021

CHIPPEWA COUNTY EQUALIZATION DEPT.
ECONOMIC CONDITION FACTOR BY CATEGORIES

STUDY TIME PERIOD
CLASS:
2014 MANUAL

4/1/2018-3/31/2020
COMMERCIAL/INDUSTRIAL

PARCEL NO & CATEGORY	CLASS	SALE DATE	LIBER PAGE	RPS	SALE PRICE	LAND VALUE & IMP	BLDG VALUE	BLDG APPR	RATIO	BUILDING USE	COMMENT
RESTAURANTS & BARS											
009-151-008-00		07/30/19	1305/1204	YES	199,000	43,085	155,915	141,965	1.098	Bar/Tavern/Restaurant	
011-320-050-00		6/11/19	1303/1333	SENT	180,000	27,721	152,279	124,673	1.221	Bar Tavern	
013-012-013-00		10/15/19	1310/616	SENT	160,000	27,053	132,947	110,707	1.201	Bar/Tavern	
TOTAL		3				TOTAL	441,141	377,345	1.169	<u>Median</u> 1.201	
RETAIL											
002-700-001-00		03/13/19	1298/692		65,000	26,840	38,160	119,516	0.319	Store	
041-719-011-00		04/03/18	1278/46	YES	160,000	24,061	135,939	171,691	0.792	Grocery Store	
041-721-009-00		08/18/19	1307/586	YES	139,000	15,748	123,252	89,021	1.385	Retail Store	
008-300-027-00		11/20/19	1312/1128		1,156,803	131,366	1,025,437	1,068,534	0.960	Store, Retail	
009-322-004-00		07/25/18	1285/280	YES	50,000	8,672	41,328	69,453	0.595	Bank to Beauty Salon	
014-054-046-00		02/28/20	2/28/2020	YES	255,000	26,425	228,575	197,939	1.155	Grocery Store	
TOTAL		6				TOTAL	1,592,691	1,716,154	0.928	<u>Median</u> 0.876	
OFFICE BUILDINGS											
006-165-023-00		12/20/18	1295/900	YES	132,000	50,066	81,934	79,918	1.025	Visitors center/laundry	Burned down after sale
008-300-012-00		09/27/19	1309/533		15,000	9,243	5,757	25,520	0.226	Office Building	
009-081-017-00ETC		08/23/19	1307/1126	YES	200,000	11,321	188,679	260,089	0.725	Dental Office Building	also 081-018-00
009-163-009-25		05/24/19	1302/411	YES	100,000	43,173	56,827	107,994	0.526	Office Building	PERS PROP INCL.
TOTAL		3				TOTAL	251,263	393,603	0.638	<u>Median</u> 0.526	
RESORT CABINS/MOTELS											
002-560-015-00		03/13/19	1298/710		200,000	48,847	151,153	230,886	0.655	Resort	
003-030-052-00		06/20/19	1303/954		185,000	30,439	154,561	175,364	0.881	Motel	
010-155-002-00		08/23/19	1307/979	SENT	200,000	133,179	66,821	142,594	0.469	Resort	
016-210-036-00		07/31/19	1306/264		185,000	129,320	55,680	66,717	0.835	Resort	
016-222-056-00ETC		06/15/18	1282/567	YES	357,500	175,296	182,204	137,263	1.327	Resort	PERS PROP INCLUDED
TOTAL		5				TOTAL	610,419	752,824	0.811	<u>Median</u> 0.835	

STORAGE BLDGS & EQUIPMENT SHEDS

006-173-003-00etc	04/26/18	1279/515	YES	110,000	29,616	80,384	95,689	0.840	Equipment Shed	also 173-006-00
011-009-008-00	11/26/19	1312/933	YES	162,500	28,643	133,857	177,546	0.754	Equipment Shed	
012-019-004-10ETC	07/16/18	1284/377	SENT	110,000	81,280	28,720	31,548	0.910	Equipment Shed	also 019-004-00 & 019-004-50
012-074-006-00	08/23/19	1317/560	YES	160,000	30,986	129,014	159,116	0.811	Distrubution Warehouse	
									<u>Median</u>	
TOTAL	4			TOTAL	371,975	463,899	0.802	0.825		

SERVICE GARAGE

002-057-002-50ETC	11/18/19	1312/813	YES	500,000	68,668	431,332	489,636	0.881	Warehouse/Mega	also 057-002-20
004-121-001-25	301 07/31/18	1285/918		789,660	105,154	684,506	691,218	0.990	Light Manufacturing	
008-300-013-00	11/08/18	1293/573	YES	72,000	6,049	65,951	59,583	1.107	Car Wash	
010-148-010-00	09/20/18	1289/578	YES	65,000	5,424	59,576	33,308	1.789	Garage	
012-019-038-25	07/31/18	1285/615	NO	180,000	104,742	75,258	52,084	1.445	Service Garage/office building	
051-148-402-00	301 05/29/19	1302/946		4,958,289	176,889	4,781,400	3,196,822	1.496	Office Bldg/Immigration Garage	
									<u>Median</u>	
TOTAL	5			TOTAL	6,098,023	4,522,651	1.348	1.276		

INDUSTRIAL BUILDINGS

051-148-402-00	301 05/29/19	1302/946		4,958,289	444,345	4,513,944	3,201,399	1.410	Office Bldg/Immigration Garage	
051-884-016-00ETC	301 04/01/18	1277/801		320,000	*117850	*202150	*1042979	*.194	Ind. Light Manufacturing	PERS PROP INLCU
004-121-001-25	301 07/31/18	1285/918		789,660	105,154	684,506	691,218	0.990	Light Manufacturing	
									<u>Median</u>	
TOTAL	3			TOTAL	5,198,450	3,892,617	1.335	1.200		

					Ratio	Median
COUNTY WIDE ECF - ALL CATEGORIES	TOTAL	9,365,512	8,226,476	1.138	0.855	

2020/2021 **ECF STUDY FOR COMMERCIAL AND INDUSTRIAL PROPERTIES**

2020/2021

CHIPPEWA COUNTY EQUALIZATION DEPT.
ECONOMIC CONDITION FACTOR BY REGIONS

STUDY TIME PERIOD
CLASS:

4/1/2018-3/31/2020
COMMERCIAL/INDUSTRIAL
2014 MANUAL

PARCEL NO & REGION	CLASS	SALE DATE	LIB/PG	RPS?	SALE PRICE	LAND VAL & IMP	BLDG VALUE	COM BLDG APPR	RATIO	BLDG USE	COMMENT
NORTH EAST											
002, 012, 013, 051 BRUCE, SOO, SUGAR ISLAND TWPS & CITY OF SSM											
002-057-002-50ETC		11/18/19	1312/813	YES	500,000	68,668	431,332	489,636	0.881	Warehouse/Mega	also 057-002-20
002-560-015-00		03/13/19	1298/710	YES	200,000	48,847	151,153	230,886	0.655	Resort	
002-700-001-00		03/13/19	1298/692	YES	65,000	26,840	38,160	119,516	0.319	Store	
012-019-004-10ETC		07/16/18	1284/377	SENT	110,000	33,568	76,432	31,856	2.399	Equipment Shed	also 019-004-00 & 019-004-50
012-019-038-25		07/31/18	1285/615	SENT	180,000	27,213	152,787	52,754	2.896	Service Garage/office building	
012-074-006-00		08/23/19	1317/560	YES	160,000	30,986	129,014	159,116	0.811	Distribution Warehouse	
013-012-013-00		10/15/19	1310/616	SENT	160,000	27,053	132,947	110,707	1.201	Bar/Tavern	
051-148-402-00	301	05/29/19	1302/946		*4958289	*444345	*4513944	*3201399	*1.410	Office Bldg/Immigration Garage	
051-884-016-00ETC	301	04/01/18	1277/801		320,000	*117850	*202150	*1042979	*.194	Ind. Light Manufacturing	PERS PROP INLCU
TOTAL		9				TOTAL	1,111,825	1,194,471	0.931	Median	0.881
NORTH CENTRAL/WEST											
001, 003, 007, 016 BAY MILLS, CHIPPEWA, HULBERT, WHITEFISH TWPS											
003-030-052-00ETC		06/20/19	1303/954	YES	185,000	24,520	160,480	175,364	0.915	Motel	
016-210-036-00		07/31/19	1306/264	PTA	185,000	129,320	55,680	66,717	0.835	Resort	
016-222-056-00ETC		06/15/18	1282/567	YES	357,500	175,296	182,204	137,263	1.327	Resort	PERS PROP INCLUDED
TOTAL		3				TOTAL	398,364	379,344	1.050	Median	0.915
NORTH CENTRAL											
004, 008, 014 DAFTER, KINROSS, SUPERIOR TWPS											
004-121-001-25	301	7/31/2018	1285/918	SENT	789,660	108,813	680,847	689,403	0.988	Garbage Company	
008-300-012-00		09/27/19	1309/533	SENT	15,000	9,243	5,757	25,520	0.226	Office Building	
008-300-013-00		11/08/18	1293/573	YES	72,000	8,986	63,014	60,157	1.048	Car Wash	
008-300-027-00		11/20/19	1312/1128	PTA	1,156,803	131,366	1,025,437	1,068,534	0.960	Store, Retail	confidential sale
014-054-046-00		02/28/20	2/28/2020	YES	255,000	26,425	228,575	197,939	1.155	Grocery Store	
014-054-064-75ETC		11/2/2018	1294/104	YES	*300000	*87204	*212796	*688074	*.309	MOTEL/APARTMENTS	ALSO 064-031-00 & 064-00
TOTAL		6				TOTAL	2,003,630	2,041,553	0.981	Median	0.988

SOUTH EAST**041 & 005, 006, 010 DETOUR, DRUMMOND, RABER**

041-719-011-00	04/03/18	1278/46	YES	160,000	24,061	135,939	171,691	0.792	Grocery Store	
041-721-009-00	08/18/19	1307/586	YES	139,000	15,748	123,252	89,021	1.385	Retail Store	PT OF CANIBAS FARM
006-165-023-00	12/20/18	1295/900	YES	132,000	50,066	81,934	79,918	1.025	Visitors center/laundry	Burned down after sale
006-173-003-00etc	04/26/18	1279/515	YES	110,000	29,616	80,384	95,689	0.840	Equipment Shed	also 173-006-00
010-148-010-00	09/20/18	1289/578	YES	65,000	5,424	59,576	33,308	1.789	Garage	
010-155-002-00	08/23/19	1307/979	YES	200,000	133,179	66,821	142,594	0.469	Resort	
TOTAL		6		TOTAL		547,906	612,221	0.895	Median 0.933	

SOUTH CENTRAL**009, 011, 015 PICKFORD, RUDYARD, TROUT LAKE**

009-081-017-00ETC	08/23/19	1307/1126	YES	200,000	11,321	188,679	260,089	0.725	Dental Office Building	also 081-018-00
009-151-008-00	07/30/19	1305/1204	YES	199,000	43,085	155,915	141,965	1.098	Bar/Tavern/Restaurant	FAMILY, FATHER TO SON LLC
009-163-009-25	05/24/19	1302/411	YES	100,000	43,173	56,827	107,994	0.526	Office Building	PERS PROP INCL.
009-322-004-00	07/25/18	1285/280	YES	50,000	8,672	41,328	69,453	0.595	Bank to Beauty Salon	
011-009-008-00	11/26/19	1312/933	YES	162,500	28,643	133,857	177,546	0.754	Equipment Sheds	
011-320-050-00	6/11/19	1303/1333	SENT	180,000	27,721	152,279	124,673	1.221	Bar Tavern	
TOTAL		6		TOTAL		728,885	881,720	0.827	Median 0.754	

COUNTY WIDE ECF		30		TOTAL		4,790,610	5,109,309	0.938	Median 0.915	
-----------------	--	----	--	-------	--	-----------	-----------	-------	-----------------	--