

ECONOMIC CONDITION FACTOR CALCULATION:

The mass appraisal technique used by assessors to estimate the market value of the structures on a parcel require the assessor to keep record of the improvements on the parcel, determine the depreciated cost new based on the Michigan Assessors Manual, and then adjust that depreciated cost to the local market by applying a calculated Economic Condition Factor (ECF).

Pickford Township

Agricultural ECF for 2025 Assessment database

FINAL

<u>Sale Date</u>	<u>Liber/Page</u>	<u>Parcel Number</u>	<u>Grantor/Grantee</u>	<u>Instr</u>	<u>Sale Price</u>	<u>Land & Imp Value</u>	<u>Sale Pr Bld</u>	<u>Cost New Less Dep</u>	<u>Indicated ECF</u>
7/1/2021	1349/86	17-009-010-007-50	Powers/Garland	WD	\$ 215,000	\$ 39,326	\$ 175,674	\$ 209,543	0.8384
10/15/2021	1355/1264	17-009-185-002-00	Longson/VanLuven	WD	\$ 145,000	\$ 68,702	\$ 76,298	\$ 91,939	0.8299
8/1/2023	1392/1022	17-009-013-006-25	Reppert/Burns	WD	\$ 175,000	\$ 33,127	\$ 141,873	\$ 135,571	1.0465
8/25/2023	1394/269	17-009-026-001-00	Miller/Dekoski	WD	\$ 650,000	\$ 223,521	\$ 426,479	\$ 352,019	1.2115
						TOTALS	\$ 820,324	\$ 789,072	1.040

CONCLUSION: 1.040 Applied as calculated.