

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 FINAL
Commercial & Industrial ECF for 2025 Assessment Database

| <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> | |
|------------------|-------------------|----------------------|------------------------|--------------|-------------------|-----------------------------|--------------------|--------------------------|----------------------|-------|
| 8/31/2020 | 1327/576 | 17-009-381-003-00 | Lynn/Superior | WD | \$ 250,000 | \$ 21,485 | \$ 228,515 | \$ 237,205 | 0.9634 | |
| 8/19/2021 | 1352/566 | 17-009-186-027-00 | Green/Galer | WD | \$ 76,000 | \$ 12,500 | \$ 63,500 | \$ 101,781 | 0.6239 | |
| 11/10/2022 | 1379/1275 | 17-009-322-003-00 | Taylor/Marantz | WD | \$ 199,000 | \$ 6,000 | \$ 193,000 | \$ 188,986 | 1.0212 | |
| 5/23/2023 | 1388/888 | 17-009-186-022-74 | Lynn/Geneva | WD | \$ 1,250,000 | \$ 84,879 | \$ 1,165,121 | \$ 1,030,129 | 1.1310 | |
| 12/1/2023 | 1399/878 | 17-009-323-006-00 | Curtis/Synergy | WD | \$ 155,000 | \$ 20,500 | \$ 134,500 | \$ 232,163 | 0.579 | |
| | | | | | | | TOTALS | \$ 1,784,636 | \$ 1,790,264 | 0.997 |

CONCLUSION: .997 Applied as calculated