

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 RESIDENTIAL ECF

Assessment Database Year 2025**Residential Home ECF**

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
009-001-003-00	5604 E GOGOMAIN	05/19/22	WD	\$205,000	\$161,344	\$43,656	\$71,938	0.607
009-001-010-00	24235 S FAIRVIEW	11/21/22	WD	\$210,000	\$23,703	\$186,297	\$194,442	0.958
009-002-018-00	24511 S ALDRICH	09/14/22	WD	\$47,000	\$6,000	\$41,000	\$54,695	0.750
009-002-020-15	24586 S FAIRVIEW	02/28/24	WD	\$279,000	\$29,089	\$249,911	\$194,970	1.282
009-057-012-75	167 E HUYCK ROW	12/08/23	WD	\$159,000	\$20,321	\$138,679	\$117,511	1.180
009-066-003-00	20177 S LIBBY	03/17/23	WD	\$240,000	\$32,664	\$207,336	\$190,054	1.091
009-066-004-00	20241 S LIBBY	01/31/24	WD	\$224,500	\$64,679	\$159,821	\$161,138	0.992
009-080-004-00	22347 S M129	05/27/22	WD	\$140,000	\$21,382	\$118,618	\$166,472	0.713
009-162-002-00	19016 S M129	09/28/22	WD	\$180,000	\$15,173	\$164,827	\$137,314	1.200
009-162-003-00	19104 S M129	07/06/23	WD	\$159,000	\$11,403	\$147,597	\$114,202	1.292
009-162-008-00	19400 S M-129	05/23/23	WD	\$174,900	\$28,386	\$146,514	\$146,115	1.003
009-162-016-00	848 W 20 MILE	06/03/22	WD	\$265,000	\$29,651	\$235,349	\$257,827	0.913
009-163-001-30	221 W 20 MILE	11/05/22	WD	\$154,900	\$14,307	\$140,593	\$134,236	1.047
009-163-001-50	119 W 20 MILE	12/22/22	WD	\$176,000	\$19,457	\$156,543	\$160,998	0.972
009-164-003-00	1147 W 20 MILE RD	09/29/23	WD	\$349,900	\$49,707	\$300,193	\$247,430	1.213
009-172-008-00	2862 W M48	04/01/22	WD	\$210,000	\$39,172	\$170,828	\$183,040	0.933
009-179-009-00	4974 W NETTLETON	05/11/22	WD	\$160,000	\$27,416	\$132,584	\$197,257	0.672
009-184-005-50	2388 W TOWNLINE	04/18/22	WD	\$110,000	\$27,600	\$82,400	\$120,482	0.684
009-236-025-00	312 W 18 MILE	11/15/22	WD	\$450,000	\$235,173	\$214,827	\$239,201	0.898
009-236-027-00	17944 S M-129	03/04/23	WD	\$38,000	\$8,366	\$29,634	\$23,481	1.262
009-340-019-00	145 E SCHOOL	11/10/23	WD	\$85,000	\$8,841	\$76,159	\$111,365	0.684
009-360-001-00	20230 S RIVERSIDE	03/04/24	WD	\$115,000	\$42,039	\$72,961	\$84,805	0.860

009-402-002-00	240 N PLEASANT	07/14/22 WD	\$115,000	\$6,864	\$108,136	\$95,353	1.134
009-404-001-50	121 N MANILA	02/02/23 WD	\$165,000	\$13,358	\$151,642	\$186,938	0.811
009-407-010-00	260 N MANILA	07/08/22 WD	\$150,000	\$16,570	\$133,430	\$146,833	0.909
009-408-001-00	445 E MAIN	06/01/23 WD	\$140,000	\$8,000	\$132,000	\$150,970	0.874
009-420-001-00	340 N MANILA	12/01/23 WD	\$130,000	\$19,410	\$110,590	\$103,499	1.069
009-420-025-00	355 N DEWEY	08/18/22 WD	\$140,000	\$10,000	\$130,000	\$153,983	0.844
009-420-104-00	281 E HAROLD STREET	12/06/22 WD	\$170,000	\$4,155	\$165,845	\$134,366	1.234
009-440-062-00	160 E SCHOOL	10/06/22 WD	\$118,000	\$10,213	\$107,787	\$130,808	0.824
009-464-003-00	340 E CHURCH	07/08/22 WD	\$130,000	\$10,473	\$119,527	\$152,492	0.784
009-464-016-00	351 E SCHOOL	11/21/23 WD	\$129,000	\$31,336	\$97,664	\$124,178	0.786
009-500-003-00	230 W JOHN	08/02/22 WD	\$165,000	\$25,435	\$139,565	\$122,820	1.136

Totals: **\$5,684,200** **\$4,612,513** **\$4,811,216**

E.C.F. => 0.959

Ave. E.C.F. => 0.958

Residential Home Conclusion = .959 as calculated

MOBILE HOME ECF

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
009-013-008-30	5969 E M-48	09/08/23 WD		\$60,000	\$37,400	\$22,600	\$38,389	0.589
009-053-016-00	18638 S RIVERSIDE	01/10/24 WD		\$73,000	\$40,116	\$32,884	\$35,024	0.939
009-053-016-00	18638 S RIVERSIDE	04/10/23 WD		\$76,900	\$40,116	\$36,784	\$35,024	1.050
009-086-006-00	4999 E GOGOMAIN	11/06/23 WD		\$112,900	\$6,000	\$106,900	\$165,969	0.644
009-163-004-30	20155 S ROE	11/10/23 WD		\$101,000	\$8,250	\$92,750	\$92,860	0.999
009-163-009-50	152 W 21 MILE	12/30/22 WD		\$51,000	\$8,120	\$42,880	\$44,978	0.953

Totals: **\$8,879,000** **\$7,122,890** **\$7,685,331**

E.C.F. => 0.927

Ave. E.C.F. => 0.903

Mobile Home Conclusion = .927 as calculated