

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
Commercial & Industrial ECF for 2024 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>
7/14/2021	1354/628	17-009-340-001-00	Green/Massongill	WD	\$ 42,500	\$ 7,500	\$ 35,000	\$ 40,059	0.8737
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	\$ 188,985	1.0212
						TOTALS \$	291,500 \$	330,825	0.881

CONCLUSION: 0.881 Applied as calculated.