

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 2026

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	04/25/23	WD	\$270,000	\$191,596	\$78,404	\$86,654	0.905
009-001-003-00	5604 E GOGOMAIN	11/25/24	WD	\$269,900	\$191,596	\$78,304	\$86,654	0.904
009-001-011-50	24147 S FAIRVIEW	10/04/24	WD	\$290,000	\$15,400	\$274,600	\$266,637	1.030
009-002-020-10	24548 S FAIRVIEW	07/01/24	WD	\$325,000	\$36,355	\$288,645	\$329,806	0.875
009-002-020-15	24586 S FAIRVIEW	02/28/24	WD	\$279,000	\$29,061	\$249,939	\$198,393	1.260
009-002-020-25	24724 S FAIRVIEW	05/20/24	WD	\$283,000	\$27,600	\$255,400	\$192,844	1.324
009-004-004-25	24115 S PENNINGTON	08/28/24	WD	\$290,000	\$28,874	\$261,126	\$220,720	1.183
009-008-006-25	25794 S PORTICE DR	08/02/24	WD	\$195,000	\$13,000	\$182,000	\$180,128	1.010
009-012-011-75	5515 E 26 MILE	11/21/24	WD	\$230,000	\$25,000	\$205,000	\$224,723	0.912
009-057-006-00	19177 S M129	05/23/24	WD	\$255,000	\$41,032	\$213,968	\$198,774	1.076
009-057-012-75	167 E HUYCK ROW	12/08/23	WD	\$159,000	\$26,274	\$132,726	\$118,756	1.118
009-064-002-50	4292 E CLAUSS	04/22/24	CD	\$198,500	\$80,895	\$117,605	\$106,356	1.106
009-065-006-50	20030 S RIVERSIDE	06/21/24	WD	\$141,000	\$28,007	\$112,993	\$85,991	1.314
009-066-004-00	20241 S LIBBY	01/31/24	WD	\$224,500	\$64,621	\$159,879	\$155,557	1.028
009-162-003-00	19104 S M129	07/06/23	WD	\$159,000	\$23,982	\$135,018	\$114,835	1.176
009-162-008-00	19400 S M-129	05/23/23	WD	\$174,900	\$29,310	\$145,590	\$136,333	1.068
009-164-003-00	1147 W 20 MILE	09/29/23	WD	\$349,900	\$49,707	\$300,193	\$247,430	1.213
009-167-004-00	OFF OF PEALINE	10/12/23	WD	\$165,000	\$86,949	\$78,051	\$70,551	1.106
009-167-005-00	20603 S PEA LINE	07/26/23	WD	\$205,000	\$82,565	\$122,435	\$103,579	1.182
009-225-001-55	16158 S M129	07/31/24	WD	\$274,500	\$33,366	\$241,134	\$213,491	1.129

Residential Home ECF- Continued

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
009-322-020-00	155 E CHURCH	03/03/25	WD	\$129,900	\$9,192	\$120,708	\$90,396	1.335	
009-340-019-00	145 E SCHOOL	11/10/23	WD	\$85,000	\$7,285	\$77,715	\$77,080	1.008	
009-402-002-00	240 N PLEASANT	06/19/24	WD	\$136,000	\$10,593	\$125,407	\$92,616	1.354	
009-404-011-00	136 N DEWEY	12/29/23	WD	\$135,000	\$15,274	\$119,726	\$130,139	0.920	
009-404-013-00	321 E MAIN	11/15/24	WD	\$170,000	\$13,173	\$156,827	\$168,804	0.929	
009-407-013-00	270 N MANILA	11/19/24	WD	\$155,000	\$13,077	\$141,923	\$142,785	0.994	
009-408-001-00	445 E MAIN	06/01/23	WD	\$140,000	\$13,000	\$127,000	\$144,964	0.876	
009-420-001-00	340 N MANILA	12/01/23	WD	\$130,000	\$19,410	\$110,590	\$103,499	1.069	
009-467-006-00	330 E SCHOOL ST	09/17/24	WD	\$235,000	\$29,102	\$205,898	\$192,334	1.071	
Totals:				\$6,054,100		\$4,818,804	\$4,480,827		
								E.C.F. =>	1.075
								Ave. E.C.F. =>	1.085

Residential Home Conclusion = 1.075 as calculated

MOBILE HOME ECF

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
009-003-002-75	3428 E GOGOMAIN	10/23/24	WD	\$65,000	\$45,242	\$19,758	\$17,956	1.100	
009-035-007-00	4216 E 29 MILE	07/31/24	WD	\$72,000	\$29,000	\$43,000	\$30,188	1.424	
009-053-016-00	18638 S RIVERSIDE	04/10/23	WD	\$76,900	\$46,070	\$30,830	\$35,629	0.865	
009-053-016-00	18638 S RIVERSIDE	01/10/24	WD	\$73,000	\$46,070	\$26,930	\$35,629	0.756	
009-066-017-00	2501 21 MILE	08/11/23	WD	\$135,000	\$85,845	\$49,155	\$26,515	1.854	
009-066-017-00	2501 21 MILE	12/11/24	WD	\$170,000	\$101,632	\$68,368	\$26,024	2.627	
009-079-003-20	22154 S PENNINGTON	11/11/24	WD	\$51,000	\$21,147	\$29,853	\$30,807	0.969	
009-086-006-00	4999 E GOGOMAIN	11/06/23	WD	\$112,900	\$13,000	\$99,900	\$152,056	0.657	
009-163-004-30	20155 S ROE	11/10/23	WD	\$101,000	\$17,325	\$83,675	\$91,454	0.915	
009-163-010-00	20640 S M-129	08/09/24	WD	\$70,000	\$49,500	\$20,500	\$18,401	1.114	
Totals:				\$926,800		\$471,969	\$464,658		
								E.C.F. =>	1.016
								Ave. E.C.F. =>	1.228

Mobile Home Conclusion = 1.016 as calculated