

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).
The date range is 4/1/2023 - 3/31/2025 unless noted.

Pickford Township
Agricultural ECF for 2026 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>
8/1/2023	1392/1022	17-009-013-006-25	Reppert/Burns	WD	\$ 175,000	\$ 33,793	\$ 141,207	\$ 129,446	1.0909
8/25/2023	1394/269	17-009-026-001-00	Miller/Dekoski	WD	\$ 650,000	\$ 223,521	\$ 426,479	\$ 352,019	1.2115
5/28/2025	1408/624	17-009-186-002-00	Fick/Barowski	WD	\$ 68,000	\$ 53,396	\$ 14,604	\$ 14,042	1.0400
10/3/2024	1415/241	17-009-082-001-00	Pennington/Crimin	WD	\$ 165,000	\$ 143,200	\$ 21,800	\$ 18,395	1.1851
						TOTALS	\$ 604,090	\$ 513,902	1.175

CONCLUSION: 1.175 Applied as calculated.