

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 2026 Assessment Database

<u>Sale Date</u>	<u>Liber/Pag</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	\$ 27,419	\$ 222,581	\$ 237,205	0.9383	
8/19/2021	1352/566	17-009-186-027-00	Green/Galer	WD	\$ 76,000	\$ 16,250	\$ 59,750	\$ 97,698	0.6116	
11/10/2022	1379/1275	17-009-322-003-00	Taylor/Marantz	WD	\$ 199,000	\$ 7,800	\$ 191,200	\$ 188,986	1.0117	
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	\$ 26,650	\$ 128,350	\$ 232,163	0.5528	
							TOTALS \$	1,767,002 \$	1,786,181	0.989

CONCLUSION: .989 Applied as calculated