## **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).

**FINAL** 

## Pickford Township Agricultural ECF for 2024 Assessment database

					Land & Imp						Cost New	Indicated
Liber/Page	Parcel Number	<b>Grantor/Grantee</b>	Instr		Sale Price		Value		<u>Sale Pr Bld</u>		Less Dep	ECF
1349/86	17-009-010-007-50	Powers/Garland	WD	\$	215,000	\$	39,326	\$	175,674	\$	209,543	0.8384
1355/1264	17-009-185-002-00	Longson/VanLuven	WD	\$	145,000	\$	68,702	\$	76,298	\$	91,939	0.8299
906/30	49-007-101-001-00	Lamb/Heritage Sus Ene	WD	\$	370,700	\$	175,014	\$	195,686	\$	155,932	1.2549
							TOTALS	\$	447,658	\$	457,414	0.979
	1349/86 1355/1264	1349/86 17-009-010-007-50   1355/1264 17-009-185-002-00	1349/86   17-009-010-007-50   Powers/Garland     1355/1264   17-009-185-002-00   Longson/VanLuven	1349/86   17-009-010-007-50   Powers/Garland   WD     1355/1264   17-009-185-002-00   Longson/VanLuven   WD	1349/86   17-009-010-007-50   Powers/Garland   WD   \$     1355/1264   17-009-185-002-00   Longson/VanLuven   WD   \$	1349/86 17-009-010-007-50 Powers/Garland WD \$ 215,000   1355/1264 17-009-185-002-00 Longson/VanLuven WD \$ 145,000	Liber/Page   Parcel Number   Grantor/Grantee   Instr   Sale Price     1349/86   17-009-010-007-50   Powers/Garland   WD   \$   215,000   \$     1355/1264   17-009-185-002-00   Longson/VanLuven   WD   \$   145,000   \$	Liber/Page   Parcel Number   Grantor/Grantee   Instr   Sale Price   Value     1349/86   17-009-010-007-50   Powers/Garland   WD   \$ 215,000   \$ 39,326     1355/1264   17-009-185-002-00   Longson/VanLuven   WD   \$ 145,000   \$ 68,702     906/30   49-007-101-001-00   Lamb/Heritage Sus Ene   WD   \$ 370,700   \$ 175,014	Liber/Page   Parcel Number   Grantor/Grantee   Instr   Sale Price   Value     1349/86   17-009-010-007-50   Powers/Garland   WD   \$   215,000   \$   39,326   \$     1355/1264   17-009-185-002-00   Longson/VanLuven   WD   \$   145,000   \$   68,702   \$     906/30   49-007-101-001-00   Lamb/Heritage Sus Ene   WD   \$   370,700   \$   175,014   \$	Liber/Page   Parcel Number   Grantor/Grantee   Instr   Sale Price   Value   Sale Pr Bld     1349/86   17-009-010-007-50   Powers/Garland   WD   \$ 215,000   \$ 39,326   \$ 175,674     1355/1264   17-009-185-002-00   Longson/VanLuven   WD   \$ 145,000   \$ 68,702   \$ 76,298     906/30   49-007-101-001-00   Lamb/Heritage Sus Ene   WD   \$ 370,700   \$ 175,014   \$ 195,686	Liber/Page   Parcel Number   Grantor/Grantee   Instr   Sale Price   Value   Sale Pr Bld     1349/86   17-009-010-007-50   Powers/Garland   WD   \$ 215,000   \$ 39,326   \$ 175,674   \$ 1355/1264     1355/1264   17-009-185-002-00   Longson/VanLuven   WD   \$ 145,000   \$ 68,702   \$ 76,298   \$ 906/30     906/30   49-007-101-001-00   Lamb/Heritage Sus Ene   WD   \$ 370,700   \$ 175,014   \$ 195,686   \$ 195,686	Liber/Page Parcel Number Grantor/Grantee Instr Sale Price Value Sale Pr Bld Less Dep   1349/86 17-009-010-007-50 Powers/Garland WD \$ 215,000 \$ 39,326 \$ 175,674 \$ 209,543   1355/1264 17-009-185-002-00 Longson/VanLuven WD \$ 145,000 \$ 68,702 \$ 76,298 91,939   906/30 49-007-101-001-00 Lamb/Heritage Sus Ene WD \$ 370,700 \$ 175,014 \$ 195,686 \$ 155,932

CONCLUSION: 0.979 Applied as calculated.