

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).

MARQUETTE TOWNSHIP

Commercial & Industrial ECF for 2024 Assessment Year

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>
11/15/2016	824/50	49-007-650-008-10	Great Lakes/Blarney	WD	\$ 390,000	\$ 89,709	\$ 300,291	\$ 481,949	0.623
6/5/2018	851/475	49-007-101-009-10	PAH/Groover	WD	\$ 135,000	\$ 18,000	\$ 117,000	\$ 216,791	0.540
8/31/2020	1327/576	17-009-381-003-00	Lynn/Superior	WD	\$ 250,000	\$ 25,485	\$ 224,515	\$ 237,205	0.947
7/14/2021	1354/628	17-009-340-001-00	Green/Massongill	WD	\$ 42,500	\$ 9,000	\$ 33,500	\$ 61,132	0.548
8/19/2021	1352/566	17-009-186-027-00	Green/Galer	WD	\$ 76,000	\$ 15,000	\$ 61,000	\$ 91,439	0.667
11/10/2022	1379/1275	17-009-322-003-00	Taylor/Marantz	WD	\$ 199,000	\$ 6,000	\$ 193,000	\$ 188,985	1.021
TOTALS							\$ 929,306	\$ 1,277,501	0.727

Marquette and Pickford Townships share a Commercial District. Marquette Township is the west side of M-129 and Pickford Township is on the east side of M-129 and the downtown area is mostly in Pickford Township. Marquette Township does not have many commercial or industrial sales therefore, sales outside of the 2 year date range were included. Pickford Township Commercial and Industrial sales are also included to properly represent the market area.