

**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 RESIDENTIAL ECF

**Assessment Database Year 2024**

**Residential Home ECF**

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
007-101-010-10	7724 N M-129	04/22/21	WD	\$154,000	\$22,572	\$131,428	\$172,537	0.762
007-101-014-00	6985 TOWNLINE	05/27/22	WD	\$207,000	\$27,582	\$179,418	\$204,913	0.876
007-113-002-00	6935 1 MILE	07/30/21	WD	\$87,000	\$26,011	\$60,989	\$69,675	0.875
007-113-007-12	6855 1 MILE RD	07/07/21	WD	\$219,000	\$12,163	\$206,837	\$253,571	0.816
007-124-015-00	6330 M-129	07/27/22	WD	\$210,000	\$19,917	\$190,083	\$135,617	1.402
007-125-004-00	ACCESS FR DRWAY M-129	01/19/23	WD	\$175,000	\$139,968	\$35,032	\$57,939	0.605
007-130-005-10	5261 SIMMONS	07/18/22	WD	\$520,000	\$64,000	\$456,000	\$426,671	1.069
007-132-009-20	5340 POGLESE	07/19/21	WD	\$102,500	\$10,120	\$92,380	\$141,166	0.654
007-134-006-20	5505 3 MILE	08/17/21	WD	\$142,000	\$32,056	\$109,944	\$168,402	0.653
007-307-008-00	2455 ST IGNACE	02/08/23	WD	\$130,000	\$18,447	\$111,553	\$137,212	0.813
007-307-017-30	4796 PONTCHARTRAIN SHORES	03/24/22	WD	\$45,900	\$10,356	\$35,544	\$37,819	0.940
007-309-001-00	3467 ST IGNACE RD	04/12/21	WD	\$150,000	\$45,270	\$104,730	\$148,990	0.703
007-327-010-00	4261 ST MARTINS PTE	09/28/21	WD	\$275,000	\$68,108	\$206,892	\$117,326	1.763
007-334-001-10	3911 ST MARTIN'S POINT	08/06/21	WD	\$105,000	\$35,905	\$69,095	\$124,887	0.553
007-334-001-30	4065 ST MARTINS POINT	01/28/22	CD	\$41,000	\$29,163	\$11,837	\$79,719	0.148
007-334-006-00	4083 ST MARTINS POINT	12/16/21	WD	\$135,000	\$23,965	\$111,035	\$102,547	1.083
007-334-006-10	4089 ST MARTINS POINT	12/14/22	WD	\$134,900	\$12,960	\$121,940	\$119,928	1.017
007-401-003-10	7897 FISH	09/29/21	WD	\$54,900	\$29,051	\$25,849	\$33,084	0.781
007-405-007-00	7718 BAY	12/03/21	WD	\$50,000	\$19,112	\$30,888	\$38,482	0.803
007-427-006-00	3578 SIMMONS	08/25/21	WD	\$45,000	\$20,276	\$24,724	\$23,842	1.037
007-430-003-10	2621 E SIMMONS	09/08/22	WD	\$135,000	\$72,400	\$62,600	\$46,331	1.351
007-430-012-10	2473 SIMMONS	02/07/22	LC	\$80,000	\$38,376	\$41,624	\$76,122	0.547
007-431-006-00	5605 SIMMONS	07/27/21	WD	\$60,000	\$40,731	\$19,269	\$34,512	0.558
007-600-013-00	7178 JAMES ST	09/03/21	WD	\$55,000	\$5,600	\$49,400	\$79,955	0.618

007-600-025-00	7157 TOWNLINE RD	09/30/21 WD	\$55,000	\$6,778	\$48,222	\$75,763	0.636	
007-600-026-00	7165 TOWNLINE	09/26/22 WD	\$69,500	\$5,892	\$63,608	\$88,263	0.721	
007-600-028-00	7168 CHARLES	08/25/21 WD	\$119,000	\$12,989	\$106,011	\$134,340	0.789	
007-700-009-00	7106 CHARLES	04/11/22 WD	\$85,000	\$8,649	\$76,351	\$101,162	0.755	
007-750-178-00	2792 OGEMAW	12/07/22 WD	\$105,700	\$25,360	\$80,340	\$62,802	1.279	
007-800-002-00	3898 ST MARTINS POINT	09/07/22 WD	\$335,000	\$66,062	\$268,938	\$143,063	1.880	
007-800-021-00	3852 ST MARTINS POINT	08/25/21 WD	\$225,000	\$67,324	\$157,676	\$90,904	1.735	
<b>Totals:</b>			<b>\$4,307,400</b>		<b>\$3,290,237</b>	<b>\$3,527,546</b>		
							E.C.F. =>	<b>0.933</b>
							Ave. E.C.F. =>	<b>0.910</b>

**Residential Home CONCLUSION = .933 as calculated**

**Mobile Home ECF**

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
007-113-005-30	6762 N M 129	10/11/22 WD		\$29,000	\$12,407	\$16,593	\$20,549	0.808
007-401-003-10	7897 FISH	09/29/21 WD		\$54,900	\$29,051	\$25,849	\$33,084	0.781
007-405-007-00	7718 BAY	12/03/21 WD		\$50,000	\$19,112	\$30,888	\$38,482	0.803
<b>Totals:</b>				<b>\$133,900</b>		<b>\$73,330</b>	<b>\$92,115</b>	
							E.C.F. =>	<b>0.796</b>
							Ave. E.C.F. =>	<b>0.797</b>

**Mobile Home CONCLUSION = .796 as calculated**