

## ST. IGNACE TOWNSHIP RESIDENTIAL ECF

**Assessment Database Year 2024**

**Residential Home ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
011-102-003-30	5463 RIVERVIEW	03/16/23	\$215,000	WD	\$215,000	\$239,523	\$111,143	\$103,857	\$136,597	0.760	
011-103-004-30	5347 RIVERVIEW	11/08/21	\$227,500	WD	\$227,500	\$213,281	\$68,435	\$159,065	\$154,116	1.032	
011-111-012-00	1985 M-134	03/17/22	\$434,000	WD	\$434,000	\$391,968	\$241,379	\$192,621	\$172,032	1.120	
011-111-017-00	4830 LOUIES	09/24/21	\$347,000	WD	\$347,000	\$375,974	\$154,060	\$192,940	\$236,117	0.817	
011-113-002-64	2371 M-134	08/11/21	\$395,000	WD	\$395,000	\$391,690	\$110,603	\$284,397	\$299,077	0.951	
011-113-021-00	2061 M-134	05/06/21	\$195,000	WD	\$195,000	\$185,172	\$122,855	\$72,145	\$66,305	1.088	
011-129-010-15	4221 GORMAN	01/17/23	\$223,000	WD	\$223,000	\$201,705	\$10,000	\$213,000	\$203,975	1.044	
011-130-004-00	4203 MACKINAC	06/22/21	\$167,200	WD	\$167,200	\$187,704	\$26,628	\$140,572	\$171,385	0.820	
011-130-031-00	212 GORMAN	10/21/22	\$225,000	WD	\$225,000	\$214,103	\$21,457	\$203,543	\$204,976	0.993	
011-204-002-00	7749 W 16 MILE	06/30/22	\$150,000	WD	\$150,000	\$158,127	\$117,968	\$32,032	\$42,729	0.750	
011-214-018-00	6853 MACKINAC	04/21/21	\$125,000	LC	\$125,000	\$178,153	\$43,593	\$81,407	\$143,172	0.569	
011-227-002-00	6228 MACKINAC	02/18/22	\$35,000	WD	\$35,000	\$43,396	\$24,000	\$11,000	\$17,993	0.611	
011-312-004-30	3661 BELONGA	01/20/23	\$194,500	WD	\$194,500	\$190,256	\$20,574	\$173,926	\$180,542	0.963	
011-336-019-00	783 W LANT	05/20/22	\$175,000	WD	\$175,000	\$173,720	\$20,626	\$154,374	\$173,970	0.887	
011-436-001-00	303 CHARLES MORAN	08/01/22	\$50,000	WD	\$50,000	\$54,536	\$40,000	\$10,000	\$15,466	0.647	
011-550-112-00	125 PINE	11/12/21	\$94,500	WD	\$94,500	\$109,094	\$16,250	\$78,250	\$98,786	0.792	
011-550-112-00	125 PINE	10/06/22	\$112,000	WD	\$112,000	\$109,094	\$16,250	\$95,750	\$98,786	0.969	
011-550-165-00	129 MICHIGAN	04/25/22	\$110,000	WD	\$110,000	\$134,784	\$18,399	\$91,601	\$123,834	0.740	
011-550-168-00	147 MICHIGAN	01/23/23	\$138,000	WD	\$138,000	\$143,351	\$18,833	\$119,167	\$132,487	0.899	
011-700-006-00	5354 N PINE RIVER	07/09/21	\$131,500	WD	\$131,500	\$172,823	\$31,975	\$99,525	\$149,863	0.664	
<b>Totals:</b>			<b>\$3,744,200</b>		<b>\$3,744,200</b>	<b>\$3,868,454</b>		<b>\$2,509,172</b>	<b>\$2,822,209</b>		
										<b>E.C.F. =&gt;</b>	<b>0.889</b>
										<b>Ave. E.C.F. =&gt;</b>	<b>0.856</b>

**Residential Home Conclusion = .889 as calculated**

**MOBILE HOME ECF**

011-103-015-20	5200 RIVERVIEW	08/01/22	\$116,000	WD	\$116,000	\$108,569	\$26,407	\$89,593	\$76,217	1.175
011-129-010-12	4215 GORMAN	01/26/22	\$108,500	WD	\$108,500	\$120,204	\$19,332	\$89,168	\$93,573	0.953
011-223-014-00	6397 MACKINAC	08/05/22	\$50,000	WD	\$50,000	\$67,465	\$26,105	\$23,895	\$38,367	0.623
<b>Totals:</b>			<b>\$5,184,200</b>		<b>\$5,184,200</b>	<b>\$5,473,899</b>		<b>\$3,626,828</b>	<b>\$4,165,267</b>	
										<b>E.C.F. =&gt; 0.871</b>
										<b>Ave. E.C.F. =&gt; 0.816</b>

**Mobile Home Conclusion = .871 as calculated**

**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).