

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).*

ST. IGNACE TOWNSHIP RESIDENTIAL AND MOBILE HOME ECFs

Assessment Database Year 2025

Residential Home ECF

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
011-030-019-10	150 RABBITS BACK	09/15/23	WD	\$365,000	\$202,263	\$162,737	\$186,774	0.871	
011-102-003-30	5463 RIVERVIEW	03/16/23	WD	\$215,000	\$111,143	\$103,857	\$136,597	0.760	
011-102-004-00	5408 N PINE RIVER	10/31/23	LC	\$129,900	\$65,638	\$64,262	\$59,807	1.074	
011-103-012-00	5220 N PINE RIVER	05/26/22	WD	\$179,900	\$53,500	\$126,400	\$114,094	1.108	
011-103-014-00	5237 RIVERVIEW	07/17/23	WD	\$321,000	\$56,250	\$264,750	\$273,890	0.967	
011-111-011-10	1981 E M-134	08/17/23	WD	\$421,000	\$108,888	\$312,112	\$267,937	1.165	
011-113-011-00	2212 M-134	09/16/22	WD	\$103,300	\$45,195	\$58,105	\$76,154	0.763	
011-129-010-15	4221 GORMAN	01/17/23	WD	\$223,000	\$10,000	\$213,000	\$199,562	1.067	
011-130-001-40	4266 MACKINAC	10/14/22	WD	\$195,000	\$26,214	\$168,786	\$147,910	1.141	
011-130-031-00	212 GORMAN	10/21/22	WD	\$225,000	\$21,308	\$203,692	\$200,606	1.015	
011-312-004-30	3661 BELONGA	01/20/23	WD	\$194,500	\$20,390	\$174,110	\$176,618	0.986	
011-336-019-00	783 W LANT	05/20/22	WD	\$175,000	\$20,573	\$154,427	\$170,792	0.904	
011-550-035-00	115 VICTORIA	12/04/23	WD	\$148,000	\$12,350	\$135,650	\$124,747	1.087	
011-550-112-00	125 PINE	10/06/22	WD	\$112,000	\$16,250	\$95,750	\$96,454	0.993	
011-550-165-00	129 MICHIGAN	04/25/22	WD	\$110,000	\$18,301	\$91,699	\$121,286	0.756	
011-550-168-00	147 MICHIGAN	01/23/23	WD	\$138,000	\$18,715	\$119,285	\$129,934	0.918	
Totals:				\$3,255,600		\$2,448,622			
								E.C.F. =>	0.986
								Ave. E.C.F. =>	0.974

Residential Home Conclusion = .986 as calculated

MOBILE HOME ECF

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
011-103-015-20	5200 RIVERVIEW	08/01/22	WD	\$116,000	\$26,358	\$89,642	\$94,578	0.948
011-129-010-12	4215 GORMAN	01/26/22	WD	\$108,500	\$40,000	\$94,900	\$116,052	0.818
Totals:				\$224,500		\$184,542		
							E.C.F. =>	0.822
							Ave. E.C.F. =>	0.883

Mobile Home Conclusion = .822 as calculated