

**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**  
*Commercial & Industrial ECF for 2026 Assessment Year*

FINAL

<u>Sale Date</u>	<u>Liber/Pag</u>	<u>Parcel Number</u>	<u>Grantor/Grantee</u>	<u>Instr</u>	<u>Sale Price</u>	<u>Land &amp; Imp Value</u>	<u>Sale Pr Bld</u>	<u>Cost New Less Dep</u>	<u>Indicated ECF</u>	
10/25/2021	922/03	49-011-550-121-00	Nolan/AGF	WD	\$ 209,000	\$ 32,025	\$ 176,975	\$ 156,766	1.1289	
6/29/2022	937/418	49-011-550-081-00	Marchwinski/Woods	WD	\$ 350,000	\$ 88,044	\$ 261,956	\$ 317,734	0.8245	
6/17/2022	936/456	49-011-550-021-00	Taylor/Guru	WD	\$ 280,000	\$ 61,377	\$ 218,623	\$ 234,794	0.9311	
							<b>TOTALS</b>	<b>\$ 657,554</b>	<b>\$ 709,294</b>	<b>0.927</b>

**CONCLUSION: ECF of .927 as calculated has been applied.**