

**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 2026

#### 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	\$204,437	\$160,563	\$201,116	0.798
011-101-003-00	2204 ST IGNACE	10/20/23	WD	\$115,000	\$20,720	\$94,280	\$74,822	1.260
011-102-004-00	5408 N PINE RIVER	10/31/23	LC	\$129,900	\$78,159	\$51,741	\$62,263	0.831
011-103-012-00	5220 N PINE RIVER	06/19/24	WD	\$276,500	\$64,200	\$212,300	\$117,273	1.810
011-103-014-00	5237 RIVERVIEW	07/17/23	WD	\$321,000	\$67,500	\$253,500	\$275,898	0.919
011-110-008-00	5036 S PINE RIVER	05/17/24	WD	\$315,000	\$40,059	\$274,941	\$224,789	1.223
011-111-011-10	1981 E M-134	08/17/23	WD	\$421,000	\$124,311	\$296,689	\$299,374	0.991
011-111-036-85	5019 S PINE RIVER	06/15/23	WD	\$168,000	\$44,903	\$123,097	\$147,072	0.837
011-113-002-20	2379 M-134	07/09/24	WD	\$600,000	\$125,779	\$474,221	\$334,014	1.420
011-129-010-15	4221 GORMAN	07/10/24	WD	\$240,000	\$15,000	\$225,000	\$243,358	0.925
011-130-003-00	4223 MACKINAC	11/13/24	WD	\$125,000	\$17,438	\$107,562	\$123,371	0.872
011-130-017-30	4120 MACKINAC	11/26/24	WD	\$210,000	\$11,345	\$198,655	\$130,027	1.528
011-130-017-30	4120 MACKINAC	05/11/23	WD	\$179,900	\$11,345	\$168,555	\$130,027	1.296
011-131-009-20	4021 ACKLAND	06/23/23	WD	\$260,000	\$23,322	\$236,678	\$201,837	1.173
011-201-001-10	7754 MACKINAC	06/03/24	WD	\$200,000	\$35,208	\$164,792	\$177,928	0.926
011-224-005-00	6638 N SERVICE	04/17/24	WD	\$150,000	\$58,733	\$91,267	\$71,202	1.282
011-225-002-00	2325 E PETES	05/10/24	WD	\$125,000	\$68,676	\$56,324	\$31,602	1.782

011-550-035-00	115 VICTORIA	12/04/23	WD	\$148,000	\$14,250	\$133,750	\$130,726	1.023	
011-550-107-00	221 PINE	05/29/24	WD	\$179,000	\$17,208	\$161,792	\$122,684	1.319	
011-550-123-00	237 S MACKINAC	06/27/24	WD	\$135,000	\$15,000	\$120,000	\$101,353	1.184	
<b>Totals:</b>				<b>\$4,663,300</b>		<b>\$3,605,707</b>	<b>\$3,200,735</b>		
								<b>E.C.F. =&gt;</b>	<b>1.127</b>
								<b>Ave. E.C.F. =&gt;</b>	<b>1.170</b>

**Residential Home Conclusion = 1.127 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	\$31,368	\$84,632	\$132,880	0.637	
011-201-011-00	7511 MACKINAC	06/15/22	WD	\$134,900	\$44,000	\$90,900	\$122,398	0.743	
011-425-005-12	37210 CHARLES MORAN RD	09/13/24	WD	\$180,000	\$23,250	\$156,750	\$148,485	1.056	
<b>Totals:</b>				<b>\$430,900</b>		<b>\$332,282</b>	<b>\$403,763</b>		
								<b>E.C.F. =&gt;</b>	<b>0.823</b>
								<b>Ave. E.C.F. =&gt;</b>	<b>1.118</b>

**Mobile Home Conclusion = .823 as calculated**