

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 2025

Residential Home ECF

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
007-101-014-00	6985 TOWNLINE	05/27/22	WD	\$207,000	\$33,501	\$173,499	\$200,731	0.864
007-110-003-00	6393 BLAIR	11/14/23	WD	\$158,000	\$14,027	\$143,973	\$141,234	1.019
007-116-006-00	ACCESS THROUGH 6792 3 MIL	11/01/23	MLC	\$387,500	\$128,000	\$259,500	\$245,471	1.057
007-130-005-10	5261 SIMMONS	07/18/22	WD	\$520,000	\$66,000	\$454,000	\$418,465	1.085
007-133-007-78	5500 N 3 MILE	04/26/23	WD	\$54,500	\$34,976	\$19,524	\$24,320	0.803
007-316-007-10	3524 E M-134	04/26/23	WD	\$117,340	\$23,000	\$94,340	\$91,195	1.034
007-334-006-10	4089 ST MARTINS POINT	12/14/22	WD	\$134,900	\$21,600	\$113,300	\$117,626	0.963
007-428-009-00	SIMMONS	12/01/23	WD	\$233,500	\$102,000	\$131,500	\$147,562	0.891
007-600-020-00	7852 POPLAR	11/10/23	WD	\$95,000	\$9,597	\$85,403	\$91,059	0.938
007-850-032-00	3985 STONY POINT	05/22/23	WD	\$130,000	\$65,102	\$64,898	\$66,486	0.976

Totals: \$2,037,740 \$1,539,937 \$1,544,148

E.C.F. => 0.997

Ave. E.C.F. => 0.963

Residential Home CONCLUSION = .997 as calculated

Mobile Home ECF

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
007-401-003-10	7897 FISH	09/29/21	WD	\$54,900	\$31,938	\$22,962	\$31,559	0.728
007-113-005-30	6762 N M 129	10/11/22	WD	\$29,000	\$15,358	\$13,642	\$20,339	0.671
007-405-007-00	7718 Bay Rd	12/03/21	WD	\$50,000	\$25,351	\$24,649	\$38,026	0.648

Totals: \$54,900 \$36,604 \$51,898

E.C.F. => 0.705

Ave. E.C.F. => 0.699

Mobile Home CONCLUSION = .705 as calculated