

Economic Condition Factors – Mellen Township, Michigan

An Economic Condition Factor (ECF) is used to adjust the assessor's use of the Assessor's Manual to the local market.

ECFs:

- represent the relationship between the appraised value of a building and the sale value of that building.
- are adjusted annually by the assessor to further refine these costs to the local market.
- must be determined and used in all cost appraisal situations where the Assessor's Manual is used.

ECF for RESIDENTIAL Properties is:	0.70
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ECF for COMMERCIAL Properties is:	0.75
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ECF for INDUSTRIAL Properties is:	0.75
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ECF for AGRICULTURAL Properties is:	0.83
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*Prepared by the Office of Robert Desjarlais, Assessor
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