

## **Economic Condition Factor (ECF) Calculation**

The mass appraisal techniques used by assessors to estimate the market value for each structure on a parcel require the assessor to keep a record of the improvements on a 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). The attached pages contain the analysis performed by the Burt Township assessor to determine current ECF's. These calculated ECF's have been applied in the determination of 2026 assessed values. As required, the sales gathered and analyzed cover the period from 4/1/2023 – 3/31/2025. Sales used have been determined to be arm's length transactions and do not include outliers that possibly have unusual sales circumstances or do not represent current market values adequately.



Neighborhoods Used: 01.ACREAGE

2921 S EXTENSION RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-024-200-008-04	03/06/2025 01	401	205,000	26,741
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	71	178,259	106,007
				E.C.F.
				1.682

3337 S EXTENSION RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-013-400-003-02	12/31/2024 01	401	80,000	29,911
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	35	47,511	40,243
				E.C.F.
				1.181
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	2578	2184	1.181	

6654 NUMBERS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-025-100-007-04	12/11/2024 01	401	515,000	40,124
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	87	417,706	272,241
				E.C.F.
				1.534
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	57170	37260	1.534	

4063 CRUMP RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-012-316-159-00	11/04/2024 01	401	229,000	12,460
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	RANCH	53	216,540	84,399
				E.C.F.
				2.566

3379 S EXTENSION RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-013-406-060-00	07/27/2024 01	401	55,000	10,473
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	35	44,527	23,763
				E.C.F.
				1.874

2979 S EXTENSION RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-024-200-008-01	05/03/2024 01	401	320,000	23,354
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MOBILE HOME	79	244,301	196,752
				E.C.F.
				1.242
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	52345	42157	1.242	

3240 TOPINABEE MAIL RTE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-013-400-004-00	05/02/2024 01	401	35,000	27,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	RANCH	82	7,500	8,237
				E.C.F.
				0.911

7148 MULLETT-BURT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-011-400-003-00	10/20/2023 01	401	140,000	48,336
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	91,664	80,718
				E.C.F.
				1.136

2550 SERVICE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-024-211-109-00	07/31/2023 01	401	149,000	10,792
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	57	138,208	54,550
				E.C.F.
				2.534

Neighborhoods Used: PLAT.PLATTED

1406 E GRAND BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
130-030-400-008-03	11/27/2024 00017	401	220,000	13,857
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	83	206,143	238,733
				E.C.F. 0.863

1467 CHAPMAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
130-P15-015-004-00	05/17/2024 00017	401	150,875	11,429
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	71	139,446	109,652
				E.C.F. 1.272

2196 BENNETT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
130-020-300-008-00	10/10/2023 00017	401	220,000	31,281
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	61	188,719	146,828
				E.C.F. 1.285

1326 E GRAND BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
130-030-400-009-00	09/22/2023 00017	401	73,500	28,820
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	2,759	3,051
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.
		41921	46347	0.904

ECF established and applied from the above data = **1.081**

Due to the lack of improved sales in this ECF neighborhood, sales from an adjacent township with like neighborhoods and a similar sales market were used.

Neighborhoods Used: 09.UNPLATTED

7358 W BIRCHWOOD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
120-002-200-002-00	06/26/2023 09	401	150,000	9,473
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 57	122,550	125,148	0.979
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	17977	18358	0.979	

4088 WOODMANSEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
130-016-300-006-08	08/25/2023 00001	401	910,000	143,890
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 97	766,110	584,064	1.312

4887 MULLETT BURT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
130-017-100-002-00	11/15/2023 00001	401	183,000	39,601
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 71	143,399	163,357	0.878

5915 MULLETT BURT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
130-018-100-001-05	11/04/2024 00001	401	335,000	22,902
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 85	312,098	255,998	1.219

795 S BROWN TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
130-025-300-005-02	10/30/2024 00001	401	158,000	20,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 71	138,000	124,744	1.106

ECF established and applied from the above data = **1.098**

Due to the lack of improved sales in this ECF neighborhood, sales from an adjacent township with like neighborhoods and a similar sales market were used.



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DB: Burt Twp 2026

Neighborhoods Used: LAKE.EAST BURT LAKE

## 5090 NORTH BAY WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
120-003-413-126-00	12/03/2024 LAKE	401	1,320,000	408,437	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	76	911,563	468,155	1.947

## 1923 NIPPISSING TR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
120-026-200-002-00	09/03/2024 LAKE	401	***,***	305,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84	1,284,500	527,153	2.437

## 7617 FEATHER LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
120-W41-000-017-00	07/16/2024 LAKE	401	***,***	315,390	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82	834,610	529,915	1.575

## 7521 FEATHER LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
120-W41-000-007-00	12/15/2023 LAKE	401	800,000	245,305	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84	554,695	306,518	1.810

## 1219 EAGLES NEST RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
120-026-400-030-00	06/08/2023 LAKE	401	1,600,000	443,649	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84	1,141,889	849,136	1.345
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	14462	10754	1.345		

!!MULTI-PARCEL SALE!!



Neighborhoods Used: 1001.WEST BURT LAKE

3216 W BURT LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
120-H34-000-005-00	09/06/2024 1001	401	210,000	168,337	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	22	41,663	17,269	2.413

4720 W BURT LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
120-008-400-012-00	02/01/2024 1001	401	1,250,000	397,860	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	77	852,140	410,409	2.076

10634 CHICKAGAMI TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
120-B09-000-003-00	11/03/2023 1001	401	407,000	92,930	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	76	314,070	228,636	1.374

!!MULTI-PARCEL SALE!!