

2024 Commercial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	
Totals:			\$0		\$0	\$0		\$0	\$0	\$0		
							Sale. Ratio =>	0.00			E.C.F. =>	0.000
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	#DIV/0!

Due to no sales in Stronach Township for Several years...the use of rural & city sales in Manistee County were utilized

See analysis for Commercial Rural & Commercial City of the County which determined to be an ECF of .711

Because Stronach Township has very few commercial parcels the use of 10% below the County ECF was used

Use **0.611**