

Economic Condition Factors – City of Stephenson Michigan

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

Economic condition factors are adjusted annually by the assessor to further refine these costs to the local market.

An ECF must be determined and used in all cost appraisal situations where the *Assessor's Manual* is used.

Economic Condition Factor – Residential Properties is: .71

Economic Condition Factor – Commercial Properties is: .84

Economic Condition Factor – Industrial Properties is: .86