

CHASSELL TOWNSHIP

2025 COMMERCIAL ECONOMIC CONDITION FACTOR STUDY FOR 2025 ASSESSMENTS

Sales used in this study are located within Chassell Township. These commercial uses are primarily service related, commercial and retail stores with some small light industry as well.

ECF stands for Economic Condition Factor, which is a multiplier used to adjust the cost manual appraisals to an estimated market value of the buildings on the site.

Chassell Township commercial areas are spread along the US 41 corridor primarily in or around the Village of Chassell which is located seven miles south of the City of Houghton

| Parcel # | Date | Adj. Sale Price | Land Value | Building Value | Bldg. Appr. | ECF |
|----------------|---------|-----------------|------------|----------------|-------------|-------|
| 003-208-010-00 | 10-2021 | \$195,700 | 30,067 | 165,633 | 162,370 | 1.020 |
| 003-005-133-00 | 10-2023 | \$ 80,000 | 34,760 | 45,240 | 49,213 | .919 |
| 003-208-010-10 | 5-2021 | \$ 70,000 | 12,852 | 57,148 | 53,140 | 1.075 |
| TOTALS | | | | 268,021 | 264,723 | 1.012 |

Indicated Economic condition factor 1.012

Used /applied for 2025 1.012