

# What is an Economic Condition Factor?

An Economic Condition Factor (ECF) adjusts the assessor's use of the state mandated cost manual to the local market. The State Tax Commission Assessor's Manual provides costs in which property characteristics are costed out. County multipliers are provided by the State Tax Commission and adjusted annually to reflect change in the market of construction costs by bringing the costs to the County level. ECF's are then analyzed annually and adjusted by the assessor to further improve these costs to our local market.

Elbridge Township  
Oceana County, MI

2026  
Land Analysis

Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Land Table
008-009-200-05	S 136TH ST	05/11/23	\$50,000	\$50,000	\$52,120	20.00	\$2,500	AGRICULTURAL
008-009-300-02	E TYLER & N 128TH	03/21/25	\$141,000	\$141,000	\$123,932	38.00	\$3,711	AGRICULTURAL
008-033-400-04	N 136TH	12/04/24	\$123,000	\$123,000	\$85,250	30.56	\$4,025	AGRICULTURAL
<b>Totals:</b>			<b>\$314,000</b>	<b>\$314,000</b>	<b>\$261,302</b>	<b>88.56</b>		

**\$/ACRE 3,546**

Elbridge Township  
Oceana County, MI

2026  
ECF Analysis

Agri cultural

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
008-002-400-09	3694 E HARRISON I	06/25/23	\$40,000	\$23,575	\$16,425	\$59,929	0.274		RURAL MOBILE
008-007-300-04	354 E TYLER RD	11/18/24	\$300,000	\$56,159	\$243,841	\$258,791	0.942		RURAL 2 STORY
008-007-400-26	792 E TYLER RD	07/21/23	\$340,000	\$21,324	\$318,676	\$305,354	1.044		RURAL RANCH
008-008-300-14	3464 N 120TH AVE	12/30/24	\$183,000	\$48,998	\$134,002	\$169,412	0.791		RURAL MANUFACTURED
008-011-200-01	3695 E HARRISON I	07/21/22	\$110,000	\$102,169	\$7,831	\$8,255	0.949		RURAL
008-022-100-03	2028 N 136TH AVE	05/27/22	\$210,000	\$67,886	\$142,114	\$129,423	1.098		AG 2 STORY
008-022-100-06	2028 N 136TH AVE	08/05/22	\$123,000	\$15,040	\$107,960	\$140,485	0.768		AG 2 STORY
008-025-200-02	4710 E HAZEL RD	08/16/23	\$260,000	\$105,703	\$154,297	\$161,416	0.956		RURAL 2 STORY
008-025-200-04	4752 E HAZEL RD	10/13/23	\$93,000	\$21,269	\$71,731	\$117,856	0.609		RURAL 2 STORY
008-034-100-18	2593 E FILMORE RI	11/04/22	\$45,000	\$28,756	\$16,244	\$16,298	0.997		RURAL DOUBLE WIDE
008-035-100-05	3571 E FILMORE RI	09/26/22	\$100,000	\$41,432	\$58,568	\$105,109	0.557		RURAL RANCH
<b>Totals:</b>			<b>\$1,804,000</b>		<b>\$1,271,689</b>	<b>\$1,472,330</b>			

**E.C.F. => 0.864**

Elbridge Township  
Oceana County, MI

2026  
Land Analysis

Rural Residential

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	
008-008-300-14	3464 N 120TH AVE	12/30/24	\$183,000	\$54,981	\$46,344	2.00	\$27,491	
008-007-300-04	354 E TYLER RD	11/18/24	\$300,000	\$108,843	\$49,566	2.39	\$45,541	
008-015-100-07	2477 E TYLER RD	06/25/23	\$123,000	\$82,815	\$16,713	2.50	\$33,126	
008-022-200-04	2041 N 144TH AVE	06/05/25	\$178,000	\$52,938	\$60,471	2.75	\$19,250	
							<b>\$31,352</b>	0.01- 4.99 Acres
008-025-200-04	4752 E HAZEL RD	10/13/23	\$93,000	\$22,405	\$21,269	5.00	\$4,481	
008-034-100-18	2593 E FILMORE RI	11/04/22	\$45,000	\$32,310	\$27,605	5.30	\$6,096	
008-028-300-03	E FILMORE RD	04/24/25	\$34,000	\$34,000	\$22,669	6.67	\$5,097	
							<b>\$5,225</b>	5-9.99 Acres
008-013-300-04		11/21/22	\$265,000	\$36,250	\$22,610	10.00	\$3,625	
008-008-100-04	1052 E C LOCK RD	07/22/25	\$99,999	\$99,999	\$43,875	20.00	\$5,000	
008-029-200-03	1431 N 128TH AVE	12/01/23	\$69,900	\$58,077	\$112,809	20.00	\$2,904	
							<b>\$3,843</b>	10-39.99 Acres
008-008-400-06	1275 E C LOCK RD	05/05/22	\$300,000	\$224,945	\$106,197	40.00	\$5,624	
008-013-300-01	4177 E DEER RD	12/15/23	\$230,000	\$218,860	\$102,648	40.00	\$5,472	
008-025-200-02	4710 E HAZEL RD	08/16/23	\$260,000	\$162,864	\$103,964	40.00	\$4,072	
							<b>\$5,056</b>	40+ Acres
<b>Totals:</b>			<b>\$2,180,899</b>	<b>\$1,189,287</b>	<b>\$736,740</b>	<b>196.61</b>		

Elbridge Township  
Oceana County, MI

2026  
Land Analysis

Residential  
Wetlands

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	
008-015-100-07	2477 E TYLER RD	06/25/23	\$123,000	\$82,815	\$16,713	2.50	\$33,126	
008-035-100-05	3571 E FILMORE RI	09/26/22	\$100,000	\$35,019	\$39,529	3.50	\$10,005	
							<b>\$21,566</b>	0.01-4.99 Acres
008-025-200-04	4752 E HAZEL RD	10/13/23	\$93,000	\$22,405	\$21,269	5.00	\$4,481	
008-034-100-18	2593 E FILMORE RI	11/04/22	\$45,000	\$32,310	\$27,605	5.30	\$6,096	
008-028-300-03	E FILMORE RD	11/20/24	\$31,000	\$31,000	\$17,802	6.67	\$4,648	
008-013-300-04		11/21/22	\$265,000	\$36,250	\$22,610	10.00	\$3,625	
008-008-100-01	3992 N 120TH AVE	11/08/23	\$110,000	\$72,341	\$135,350	20.00	\$3,617	
008-008-100-04	1052 E C LOCK RD	07/22/25	\$99,999	\$99,999	\$43,875	20.00	\$5,000	
							<b>\$4,578</b>	5-39.99 Acres
008-013-300-01	4177 E DEER RD	12/15/23	\$230,000	\$218,860	\$102,648	40.00	\$5,472	
008-004-300-01	N 128TH AVE	06/14/24	\$120,000	\$120,000	\$93,448	60.00	\$2,000	
							<b>\$3,736</b>	40+ Acres
<b>Totals:</b>			<b>\$1,216,999</b>	<b>\$750,999</b>	<b>\$520,849</b>	<b>172.97</b>		

Elbridge Township  
Hart, MI

2026  
ECF Analysis

Residential  
2 Sty

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg.		E.C.F.
					Residual	Cost Man. \$	
008-007-300-04	354 E TYLER RD	11/18/24	\$300,000	\$56,159	\$243,841	\$258,791	0.942
008-025-200-02	4710 E HAZEL RC	08/16/23	\$260,000	\$105,703	\$154,297	\$161,416	0.956
008-025-200-04	4752 E HAZEL RC	10/13/23	\$93,000	\$21,269	\$71,731	\$117,856	0.609
008-033-400-03	2046 E BASELINI	02/27/25	\$255,000	\$20,163	\$234,837	\$168,333	1.395
<b>Totals:</b>			<b>\$908,000</b>		<b>\$704,706</b>	<b>\$706,397</b>	<b>E.C.F. =&gt; 0.998</b>

Elbridge Township  
Oceana County, MI

2026  
ECF Analysis

Residential  
Ranch

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg.		E.C.F.
					Residual	Cost Man. \$	
008-007-400-10	792 E TYLER RD	07/21/23	\$340,000	\$21,324	\$318,676	\$305,354	1.044
008-022-200-04	2041 N 144TH AVE	06/05/25	\$178,000	\$61,714	\$116,286	\$167,323	0.695
008-026-100-03	3509 E TAYLOR RD	08/06/25	\$160,000	\$29,831	\$130,169	\$139,378	0.934
<b>Totals:</b>			<b>\$678,000</b>		<b>\$565,131</b>	<b>\$612,056</b>	<b>E.C.F. =&gt; 0.923</b>

Elbridge Township  
Oceana County, MI

2026  
ECF Analysis

Rural Residential  
Mobile; Double Wide; Manufactured

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building
								Style
008-003-200-04	4767 N 144TH AVE	11/25/25	\$120,000	\$24,045	\$95,955	\$59,737	1.606	MOBILE
008-008-300-14	3464 N 120TH AVE	12/30/24	\$183,000	\$48,998	\$134,002	\$169,412	0.791	MANUFAC
008-034-100-18	2593 E FILMORE R	11/04/22	\$45,000	\$28,756	\$16,244	\$16,298	0.997	DOUBLE W
<b>Totals:</b>			<b>\$348,000</b>		<b>\$246,201</b>	<b>\$245,447</b>	<b>E.C.F. =&gt; 1.003</b>	

Elbridge Township  
Oceana County, MI

2026  
Land Analysis

Commercial  
Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre
008-008-100-01	3992 N 120TH A	11/08/23	\$110,000	\$173,009	\$70,941	\$135,350	20.00	\$3,547
008-009-200-05	S 136TH ST	05/11/23	\$50,000	\$52,120	\$50,000	\$52,120	20.00	\$2,500
008-029-200-03	1431 N 128TH A	12/01/23	\$69,900	\$124,632	\$58,077	\$112,809	20.00	\$2,904
008-033-400-04	N 136th Ave	12/04/24	\$123,000	\$85,250	\$123,000	\$85,250	30.56	\$4,025
008-009-300-02	N 128th Ave	03/21/25	\$141,000	\$123,932	\$141,000	\$123,932	38.00	\$3,711
008-025-200-02	4710 E HAZEL RD	08/16/23	\$260,000	\$201,100	\$162,864	\$103,964	40.00	\$4,072
008-004-300-01	N 128TH AVE	06/14/24	\$120,000	\$93,448	\$120,000	\$93,448	60.00	\$2,000
<b>Totals:</b>			<b>\$873,900</b>	<b>\$853,491</b>	<b>\$725,882</b>	<b>\$706,873</b>	<b>228.56</b>	
							<b>\$/Acre</b>	<b>3,176</b>

Elbridge Township  
Oceana County, MI

2026  
ECF Analysis

Commercial  
Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Bldg. Residual	Cost Man. \$	E.C.F.
020-211-002-20	109 WASHINGTON	08/21/23	\$75,000	\$38,000	\$119,924	0.317
020-363-004-00	3720 E POLK RD	04/07/21	\$55,000	\$21,834	\$39,222	0.557
43-405-001-00	560 S HANCOCK	06/22/21	\$40,000	\$36,782	\$58,232	0.632
008-025-200-04	4752 E HAZEL RD	10/13/23	\$93,000	\$71,731	\$117,856	0.609
<b>Totals:</b>			<b>\$263,000</b>	<b>\$168,347</b>	<b>\$335,234</b>	
					<b>E.C.F. =&gt;</b>	<b>0.502</b>

\* Sales used outside the township due to lack of commercial/industrial parcels