

2025 Bois Blanc ECF Narrative

While it is necessary to sometimes use historical data to help determine and set land values, Bois Blanc is fortunate in that it "generally" has sufficient sales of residential properties to help calculate and determine proper Economic Condition Factors (ECFs) annually. While the number of ECF tables is less, each ECF is used over a larger geographical area of the island.

Some items of consideration in building on the island include, but are not limited to: availability of builders and materials on the island, transportation of materials, State permits, seasonal passage and scheduling, surveyors availability (if/when required), utilities, clearing of land, health department permits, etc... the cost of building on Bois Blanc is not necessarily out of line from the mainland, but is definitely unique in the process of planning and should be (is) considered when setting value.

The process of developing ECF's is done by analyzing verified sales of like properties. The land value (from the developed land value table) and land improvements (i.e. sheds, sidewalks, etc...) are deducted from the adjusted sales price. The resulting value is the residual value of the building(s) which is then divided by the appraised value of the buildings (developed using the State approved Assessors Cost Manual, the State calculated County Multiplier, minus depreciation) resulting in an indicated ECF. (i.e. $\text{Adj Sales Price} - \text{Land \& Land Improvements} = \text{Bldg Res} / \text{Bldg App} = \text{Indicated ECF}$.) This ECF is similar to the County Multiplier in that, while the State developed County Multiplier localizes the cost manual to our "Mackinac" county, the developed ECFs localize the cost manual to the different areas on Bois Blanc. This is necessary as building costs differ around the State and must be localized for fair and equitable assessments.

100 Residential ECF

Parcel	Date of Sale	Sale Price	Land	Land Imp	Bldg Res	Bldg App	Ind ECF	
001-700-017-00	12/6/2021	\$105,000	\$40,375	\$0	\$64,625	\$59,764	1.08	
001-720-021-00	6/24/2022	\$52,000	\$10,080	\$1,498	\$40,422	\$38,088	1.06	
001-660-079-22	8/3/2022	\$200,000	\$14,450	\$1,165	\$184,385	\$172,335	1.07	
001-660-049-00	10/29/2022	\$385,000	\$95,000	\$0	\$290,000	\$263,735	1.10	
001-660-089-00	9/22/2023	\$200,000	\$34,400	\$3,135	\$162,465	\$148,703	1.09	
					741,897	682,625	1.081	Avg
						1.090	1.087	(BR/BA)

100 - Mobile Home/Trailer

Parcel	Date of Sale	Sale Price	Land	Land Imp	Bldg Res	Bldg App	Ind ECF	
001-800-064-00	8/11/2021	\$10,000	\$8,500	\$0	\$1,500	\$4,896	0.31	
001-720-021-00	6/24/2022	\$52,000	\$10,080	\$1,498	\$40,422	\$38,088	1.06	
					\$41,922	\$42,984	0.684	Avg
						0.980	0.975	(BR/BA)

300 ECF Neighborhood

Used township-wide MH ECF of 0.98

Used the 400 ECF rate for the 5 residential buildings 1.46

400 Residential ECF

Parcel	Date of Sale	Sale Price	Land	Land Imp	Bldg Res	Bldg App	Ind ECF	
001-820-002-00	5/27/2022	\$335,000	\$199,304	\$1,946	\$133,750	\$136,353	0.981	2 Sty
001-034-016-20	5/31/2023	\$150,000	\$70,000	\$2,298	\$77,702	\$27,636	2.812	
001-820-009-30	1/11/2023	\$174,900	\$31,416		\$143,484	\$43,272	3.316	
001-015-005-00	8/10/2021	\$315,000	\$70,000	\$0	\$245,000	\$208,470	1.175	1 1/2 Sty
					\$599,936	\$415,731	2.071	Avg
						1.460	1.443	(BR/BA)

800 Residential ECF

Parcel	Date of Sale	Sale Price	Land	Land Imp	Bldg Res	Bldg App	Ind ECF	
001-027-005-30	9/8/2020	\$225,000	\$75,480	\$0	\$149,520	\$105,015	1.424	
001-027-001-10	11/23/2020	\$170,000	\$20,300	\$1,458	\$148,242	\$217,282	0.682	
001-027-003-50	12/23/2020	\$220,000	\$47,729	\$0	\$172,271	\$144,672	1.191	
001-028-001-00	10/15/2021	\$720,000	\$137,800	\$14,213	\$567,987	\$228,734	2.483	
					\$1,038,020	\$695,703	1.445	Avg
						1.492	1.492	(BR/BA)

900 Residential ECF

Parcel	Date of Sale	Sale Price	Land	Land Imp	Bldg Res	Bldg App	Ind ECF	
001-031-006-20	9/2/2022	\$265,500	\$88,440	\$320	\$176,740	\$152,573	1.158	
001-860-035-00	10/13/2023	\$230,000	\$20,000		\$210,000	\$109,079	1.925	
001-840-011-00	10/4/2023	\$210,000	\$35,912		\$174,088	\$117,110	1.487	
001-860-038-50	10/21/2022	\$350,000	\$40,000	\$3,896	\$306,104	\$198,694	1.541	
001-840-040-00	11/10/2022	\$127,500	\$12,302	\$236	\$114,962	\$146,707	0.784	
001-031-006-40	9/9/2022	\$400,000	\$96,956	\$0	\$303,044	\$201,978	1.500	
					\$1,284,938	\$926,141	1.399	Avg
						1.40	1.387	(BR/BA)

998 & 999 Comm ECF

Parcel	Date of Sale	Sale Price	Land	Land Imp	Bldg Res	Bldg App	Ind ECF	
001-590-012-00	8/11/2021	\$43,245	\$7,124	\$1,220	\$34,901	\$57,031	0.61	
001-590-002-00	7/22/2022	\$83,500	\$7,124	\$1,442	\$74,934	\$40,914	1.83	
001-590-013-00	9/9/2022	\$85,000	\$7,124	\$1,249	\$76,627	\$48,335	1.59	
					\$186,462	\$146,280	1.34	Avg
						1.20	1.275	(BR/BA)