

## HANCOCK TOWNSHIP

### 2024 COMMERCIAL ECONOMIC CONDITION FACTOR STUDY FOR 2025 ASSESSMENTS

Sales used are considered comparable as they are located in Chassell which is a similar distance to the Houghton Hancock urban areas of Houghton County being primarily service related, commercial retail stores and some small light industry as well.

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