

2026 CUSTER TOWNSHIP ECONOMIC CONDITION FACTOR (ECF) TABLES

CUSTER COMMERCIAL 2026 ECF
MASON COUNTY MI

Parcel Number	Sale Date	(Verified) Sale Price	Estimated Value of Land and Land Improvements	Sale Value of Buildings	Cost New Less Depreciation of Buildings (After Applying County Multipliers)	Indicated Economic Condition Factor	Class	Location
				\$ -		#DIV/0!		
				\$ -		#DIV/0!		
				\$ -		#DIV/0!		
				\$ -		#DIV/0!		
41-115-001-50	6/9/2023	\$ 8,000	3604	\$ 4,396	\$7,500	0.59	201	Vlg of Custer
13-031-016-00	1/31/2024	\$ 250,000	\$ 48,245	\$ 201,755	\$281,392	0.72	201	Sherman Twp
14-018-012-00	5/12/2023	\$ 75,000	\$ 28,168	\$ 46,832	\$81,913	0.57	201	Riverton Twp
52-214-011-50	9/24/2007	\$ 85,000	5580	\$ 79,420	\$156,200	0.51	201	Cty Scottville
52-122-011-40	10-15-24	\$ 125,000	\$ 4,272	\$ 120,728	\$210,169	0.57	201	Cty Scottville
						#DIV/0!	201	Cty Scottville

ECF 2026

Used .61

TOTALS: \$ 453,131 \$737,174 0.61

All comparables are from Mason County of similar commercial properties
4-1-23 to 3-31-2025

CUSTER 2026 ECF
VILLAGE OF CUSTER

2026 ECF ANALYSIS
CUSTER RESIDENTIAL
VILLAGE OF CUSTER

Parcel Number	Sale Date	(Verified) Sale Price	Estimated Value of Land and Land Improvements	Sale Value of Buildings	Cost New Less Depreciation of Buildings (After Applying County Multipliers)	Indicated Economic Condition Factor	Twp
041-216-026-00	2/28/2024	\$ 132,000	8/27/1937	\$ 118,246	\$85,076	1.39	Custer
041-216-033-50	1/26/2024	\$ 377,000	\$ 32,561	\$ 344,439	\$368,406	0.93	Custer
042-327-001-00	5/8/2024	\$ 200,000	\$120,000	\$ 82,000	\$84,440	0.94	Sherman

CUSTER VILLAGE

ECF

Used 1.01

NEIGHBORHOOD:

CUSTER VILLAGE RESIDENTIAL

\$ 544,685

\$537,922

1.01

All comparables are classed as 401 (Residential Improved)
No Time, Location adjustments were needed as the comparables are from similar areas, all located in Mason County.

The first two sales are located in the Village of Custer and the last one is located in the Village of Free Soil - Mason County, MI 4-1-2023 to 3-31-2025

CUSTER MOBILE 2026 ECF

	Sale Date	(Verified) Sale Price	Estimated Value of Land and Land Improvements	Sale Value of Buildings	Cost New Less Depreciation of Buildings (After Applying County Multipliers)	Indicated Economic Condition Factor	Twp.
013-032-001-10	7/31/2024	\$ 135,000	51000	\$ 84,000	\$93,333	0.90	Sherman
005-002-003-00	6/14/2024	\$ 75,000	\$ 43,132	\$ 31,868	\$36,984	0.86	F Soil
012-033-027-00	8/25/2023	\$ 26,000	\$ 4,655	\$ 21,345	\$29,706	0.71	Sheridan
003-017-017-00	4/19/2024	\$ 118,000	\$ 33,900	\$ 73,000	\$80,941	1.03	Custer
012-033-027-00	8/25/2023	\$ 26,000	\$ 4,655	\$ 21,345	\$29,706	0.71	Sheridan
custer mobile							
ECF							
Used .85							
NEIGHBORHOOD: RESIDENTIAL				\$ 231,558	\$270,670	0.85	
MOBILE							
4-1-23 to 3-31-2025							

CUSTER 2026 ECF
ANALYSIS
CUSTER RURAL/UNPLATTED

2026 CUSTER ECF
ANALYSIS
CUSTER RURAL

Parcel Number	Sale Date	(Verified) Sale Price	Estimated Value of Land and Land Improvements	Sale Value of Buildings	Cost New Less Depreciation of Buildings (After Applying County Multipliers)	Indicated Economic Condition Factor	Twp
004-011-004-40	11/23/2023	\$ 74,900	\$ 49,071	\$ 25,829	\$24,234	1.07	Eden
004-012-001-75	10/17/2024	\$ 406,000	93328	\$ 313,672	\$244,323	1.28	Eden
003-032-010-50	7/26/2023	\$ 275,000	\$ 31,348	\$ 243,652	\$222,627	1.09	Custer
003-004-007-65	4/26/2023	\$ 365,000	\$ 70,050	\$ 294,950	\$313,542	0.94	Custer
013-028-015-00	12/29/2023	\$ 185,000	\$ 44,300	\$ 140,700	\$142,642	0.98	Sherman
013-030-007-00	10/18/2023	\$ 135,000	\$ 42,000	\$ 93,000	\$98,999	0.93	Sherman
012-529-006-00	12/3/2024	\$ 143,000	\$ 9,400	\$ 133,600	\$88,648	1.50	Sheridan
003-017-014-00	4/21/2023	\$ 130,000	\$ 62,461	\$ 67,539	\$100,533	0.67	Custer
003-025-001-00	12/6/2024	\$ 290,000	\$ 100,920	\$ 189,080	\$123,946	1.52	Custer
005-009-009-00	8/20/2024	\$ 2,595,000	\$ 49,512	\$ 245,488	\$221,405	1.10	F Soil
				\$ 1,747,510	\$1,580,899	1.10	
Used 1.10							
All comparables are located in Mason County. No location adjustments were needed as all comparables are from similar areas of Custer Township 4-1-23 to 3-31-25							
CUSTER ECF 2026 CUSTER RURA & UNPLATTED							