

**2025 Appraisal Study
Rural Commercial/Industrial ECF
Storage Buildings**

County Multipliers - 17 Chippewa			
Year for Eq studies/Year base			
	2024	2025	adj
Farm	1.34	1.34	1.000
Comm D	1.33	1.32	0.992
Comm S	1.31	1.30	0.992

Storage Buildings	25SSBG	1.17
<i>Mini Storage Units</i>	25SMU	0.76
<i>finished shop , office, etc</i>	25SBH	1.90
<i>unfinished/utility building</i>	25SBL	0.97

2024
2023
2022
2021
2020
2019
2018
2017
Legend
Sale Year

Storage buildings are a common structure on residential, commercial and industrial parcels. Construction quality varies and exceeds storage structures typically utilized for agricultural production. Construction may be wood frame or pole construction, structures typically have a metal exterior wall and roof, concrete floor and sidewall height exceeds 8 feet. Architectural design is utilitarian and simple. Commercial/Industrial storage buildings often have additional interior finish that accommodates an office area and/or a specific use (shop, warehouse). Residential/recreation use storage buildings vary in quality of construction, and usually are for storage of recreational vehicles and equipment.

For 2025, the storage building economic condition factor (ECF) is only used when storage structures are the only improvements to the land. It is noted in current market sales that additional storage buildings (not residential garage buildings) are having a greater influence on sale price. This may require the development of a separate ECF for residential parcels with multiple storage units in the near future as the number of available sales is increasing that will ensure a more credible analysis.

Where multiple storage buildings are on site, and the functional use or quality of construction varies - the general storage building ECF (25SSBG) is applied. When the storage building/s on site exhibit a more specialized use, the economic condition factor is selected to best reflect the utility and quality of construction (low quality storage 25SBL; storage with interior finish - 25SBH or mini storage units 25SMU)

Sales of storage buildings occurring between 2016 and 2024 are used in the analysis. Sale data is taken from Chippewa and Mackinac Counties. The wider geographic market allows for the use of more sales data increasing the reliability and credibility of the analysis. The depreciated building cost on the right side of the spreadsheet is updated annually using the most current cost data and multipliers for sales prior to 2024. Sale prices between 2020 and 2024 reflect an active market with low supply and high demand. The analysis has been tempered with older sales to avoid an artificial escalation of value for storage buildings. Older sales will be removed as current sales are added confirming market price levels in the ECF study for 2026.

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Depreciation Rates	Parcel Number	Liber Page	Sale Date	Sale Price	Age	Occupancy	Personal Property	Land Value @sale	Site Imp Value @ sale	Building Residual	Current Bldg Dep Cost	Factor
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Storage Building ECF for 2025 Assessments

Storage Buildings - all units

13 sales

warehs/off/strg 2,5%	17-012-019-038-25	1387.578	4/28/23	\$257,000	1991	warehs/office	\$0	\$0	\$16,056	\$240,944	\$160,087	1.5051
warehs/distrib 2.5%	1711-005-021-00	1375.667	8/25/22	\$165,000	1994	warehs/office/cooler	\$4,323	\$64,887	\$0	\$95,790	\$191,359	0.5006
shed Lt Ut 4%	17-012-021-036-25	1373.1214	8/12/22	\$110,000	2012	storage, res site	\$0	\$25,304	\$10,368	\$74,328	\$44,034	1.6880
Fl/Eq shop 70% good	17-002-072-008-00	1346.1277	5/26/21	\$40,000	unk	storage	\$0	\$16,665	\$76	\$23,259	\$23,747	0.9795
Shed eq 4%	17-002-133-016-00	1352.789	8/27/21	\$185,000	unk	storage-boats	\$0	\$13,095	\$0	\$171,905	\$149,347	1.1510
shed util 4%	49-004-317-007-50	902.477	12/31/20	\$31,000	unk/1999	shed/repair shop	\$0	\$10,380	\$0	\$20,620	\$23,603	0.8736
wrhs mini 4%	49-008-078-053-00	898.182	10/28/20	\$75,000	1940/92/94	storage units	\$0	\$31,080	\$15,950	\$27,970	\$47,078	0.5941
shed util 4%	49-003-715-010-00+	888.15	6/8/20	\$240,000		Storage units	\$0	\$78,250	\$0	\$161,750	\$119,846	1.3496
wh mini;shed utltcm4%	49-009-219-008-20	884/203	4/20/20	\$200,000	1998-2000	Storage units	\$0	\$67,820	\$4,033	\$128,147	\$130,148	0.9846
shed eq 4w 4%	49-002-132-029-00	879.101	1/2/20	\$125,000		Storage/Warehouse/Shop	\$0	\$35,960	\$0	\$89,040	\$71,374	1.2475
warehs/office 4%	17-002-057-002-20+	1312.813	11/18/19	\$500,000	1998	office/repair/storage	\$0	\$14,000	\$0	\$486,000	\$297,076	1.6359
maint strg 3%	17-012-022-023-50	1313.1311	12/19/19	\$55,000	1980	storage	\$0	\$9,000	\$169	\$45,831	\$75,861	0.6041
ag Ut D/P A 4%	49-002-436-004-00	870.205	9/17/19	\$24,000	1983	Storage - pole bldg	\$0	\$15,635	\$0	\$8,365	\$9,060	0.9233

\$1,573,949

\$1,342,621 1.1723

Storage Building General

25SBG 1.17

range: .5006 - 1.6880

Storage Buildings - minimal interior finish - shop/office

4 sales

warehs/off/coolrm	17-011-005-021-00	1395.823	9/16/23	\$265,000	1994	warehs/office/cooler	\$0	\$4,323	\$0	\$260,677	\$95,790	2.7213
warehs/off/strg 2,5%	17-012-019-038-25	1387.578	4/28/23	\$257,000	1991	warehs/office	\$0	\$0	\$16,056	\$240,944	\$160,087	1.5051
shed util 4%	49-004-317-007-50	902.477	12/31/20	\$31,000	unk/1999	shed/repair shop	\$0	\$10,380	\$0	\$20,620	\$25,603	0.8054
warehs/office 4%	1702-057-002-20	132.813	11/18/19	\$500,000	1998	warehouse/office	\$0	\$14,000	\$0	\$486,000	\$235,402	2.0646

\$1,008,241

\$516,881 1.9506

Minimal Interior Fin

25SBH 1.90

range: .8054 - 2.0646

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Storage Buildings - unfinished

5 sales

Fl/Eq shop 70% good	17-002-072-008-00	1346.1277	5/26/21	\$40,000	unk	storage	\$0	\$16,665	\$76	\$23,259	\$23,747	0.9795
Shed eq 4%	17-002-133-016-00	1352.789	8/27/21	\$185,000	unk	storage-boats	\$0	\$13,095	\$0	\$171,905	\$149,347	1.1510
shed eq 4w 4%	49-002-132-029-00	879.101	1/2/20	\$125,000		Storage/Warehouse/Shop	\$0	\$35,960	\$0	\$89,040	\$91,313	0.9751
wrhs mini 4%	49-008-078-053-00	898.182	10/28/20	\$75,000	1940/92/94	storage units	\$0	\$31,080	\$15,950	\$27,970	\$51,066	0.5477
ag Ut D/P A 4%	49-002-436-004-00	870.205	9/17/19	\$24,000	1983	Storage - pole bldg	\$0	\$15,635	\$0	\$8,365	\$9,827	0.8512

\$320,539 \$325,300 0.9854

Storage/Unfinished 25SBL 0.97

range: .5477 - 1.1510

Storage Buildings

Mini Storage Units - unfinished interior

4 sales

wh mini;shed utltcm4%	49-009-219-008-20	884.203	4/20/20	\$200,000	1998-2000	Storage units	\$0	\$67,820	\$4,033	\$128,147	\$120,661	1.0535
strg mini 2.5%	49-011-104-004-00	840.151	10/19/17	\$70,000	2001	18 units	\$0	\$8,560	\$4,761	\$56,679	\$48,586	1.1572
strg mini/strg bldg 2.5%	17-002-057-008-00	1239.879	9/29/16	\$225,000		mini storage units	\$0	\$10,600	\$7,296	\$207,104	\$379,554	0.5413
strg mini 2.5%	49-008-015-024-10	816.166	6/23/16	\$175,000	1988	mini storage units	\$0	\$73,750	\$0	\$101,250	\$88,002	1.1413

\$493,180 \$636,803 0.7745

Mini Storage Units 25SMU 0.76

range: .5413 - 1.1413