

2024 Ingersoll Township ECF Study

Commercial ECF	Land Value	Sale Price	Bld Val. Sale price	Bldg Appraisal	ECF Ratio	Date of sale
060-025-300-190-00	\$3,028	\$52,500	\$49,472	\$53,254	0.93	6/12/2018
060-025-300-170-00	\$17,100	\$85,000	\$67,900	\$68,524	0.99	8/10/2020
060-006-200-045-00	\$14,863	\$44,000	\$29,137	\$68,527	0.43	8/24/2021
			\$146,509	\$190,305	0.77	
					use .77	

Industrial ECF Ratio	Land Value	Sale Price	Bld Val. Sale price	Bldg Appraisal	ECF Ratio	Sale Date
010-027-404-001-10	\$28,890	\$115,000	\$86,110	\$125,245	0.69	7/11/2017
29-13-3-22-2015-000	\$40,571	\$110,000	\$69,429	\$105,254	0.66	9/29/2017
29-13-3-21-4110-000	115,100	725000	835600	1225000	0.68	10/30/2020
060-002-200-201	128,190	400000	271810	336589	0.81	1/11/2022
			\$1,262,949	\$1,792,088	0.70	
					use .70	

Ag ECF Study	Land value	Sale Price	Bld Val. Sale	Bldg Appraisal	ECF Ratio	Sale date
22-12-2-16-1003-000	210000	342500	59400	65,450	0.91	1/19/2018
060-014-300-210-00	175768	240,000	64232	67310	0.95	5/29/2019
060-012-300-151-00	215000	215,000	95000	92864	1.02	7/23/2019
060-034-100-005-00	180013	219,000	40000	44000	0.91	5/26/2019
29-13-3-33-1004-000	451600	572,165	120565	135525	0.89	1/24/2020
160-028-200-102-00	209682	400,000	190318	182584	1.04	6/22/2022
060-036-200-300-00	75600	300,000	224400	149634	1.50	12/28/2023
			793915	737,367	1.08	
					use 1.00	

M/H, Manufact ECF	Land value	Sale Price	Bld Val. Sale price	Bldg Appraisal	ECF Ratio	Sale date
017-300-121-00	22181	125,000	102074	148521	0.69	3/28/2023
012-200-155-00	12554	77,500	59763	87860	0.68	12/5/2022
001-300-060-00	192900	192,900	172096	192854	0.89	4/29/2022
			333933	429235	0.78	

*Neighborhoods Used: 001.BC/HEM/FREE/MER RES

2951 PATTERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-017-300-121-00	03/28/2023 001	401	125,000	22,181
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MFG	51	102,074	133,796
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	745	976	0.763	



2722 LAPORTE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-032-200-081-00	03/06/2023 001	401	185,000	26,296
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	59	158,704	123,567
				1.284



2901 PINEVIEW DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-005-400-015-00	11/30/2022 001	401	275,000	17,688
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	77	257,312	228,693
				1.125



2302 FREELAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-019-100-130-00	11/18/2022 001	401	180,000	39,761
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	61	133,618	107,213
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	6621	5313	1.246	



1780 POSEYVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-005-400-200-00	11/07/2022 001	401	127,000	15,986
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	56	111,014	137,312
				0.808



3007 POSEYVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-021-200-070-00	10/19/2022 001	401	195,000	22,942
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	73	164,117	123,045
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	7941	5954	1.334	



2979 E HILLSIDE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-005-400-060-00	10/14/2022 001	401	240,500	15,666
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	54	224,834	138,887
				1.619



1715 PATTERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-005-200-275-00	10/13/2022 001	401	200,000	23,181
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	78	176,819	242,203
				0.730



Neighborhoods Used: 001.BC/HEM/FREE/MER RES

2885 MARTIN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-045-500-100-00	10/12/2022 001	401	272,500	20,258	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	68	252,242	238,517	1.058

!!MULTI-PARCEL SALE!!



1850 POSEYVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-005-400-140-00	10/06/2022 001	401	250,000	20,958	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	74	229,042	199,664	1.147



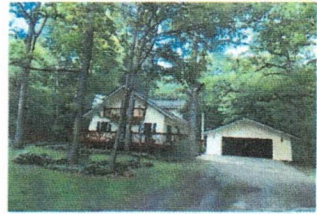
3771 KENT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-022-400-011-00	09/27/2022 001	401	184,900	12,423	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57	172,477	153,902	1.121



1946 GREY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-006-300-161-00	09/23/2022 001	401	280,000	21,022	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	71	258,978	177,729	1.457



2231 FREELAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-018-300-220-00	08/04/2022 001	401	249,900	16,268	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	73	201,538	146,685	1.374
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	32094	23359	1.374		



1699 BADOOR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-006-200-215-00	07/07/2022 001	401	435,500	49,632	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	77	362,157	348,804	1.038
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	23711	22837	1.038		



3058 POSEYVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-020-100-085-00	05/25/2022 001	401	150,000	16,505	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	49	133,495	134,603	0.992



1670 POSEYVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-055-500-070-00	05/06/2022 001	401	200,000	13,451	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	186,549	155,794	1.197



Neighborhoods Used: 001.BC/HEM/FREE/MER RES

3328 MCKINLEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-009-100-140-00	04/25/2022 001	401	220,000	47,128
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	68	172,872	150,148
				E.C.F. 1.151



2868 FREELAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-020-100-120-00	04/21/2022 001	401	195,000	15,144
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	60	179,856	134,252
				E.C.F. 1.340



1604 POSEYVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-005-100-030-00	04/14/2022 001	401	150,000	14,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	60	136,000	117,926
				E.C.F. 1.153



3544 LAPORTE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-034-200-040-00	03/23/2022 001	401	160,000	17,620
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	74	142,380	198,866
				E.C.F. 0.716



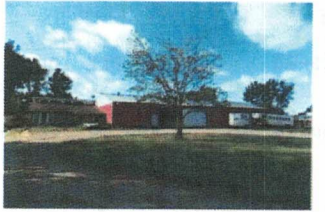
1624 POSEYVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-055-500-110-00	03/22/2022 001	401	115,000	13,832
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	52	101,168	100,408
				E.C.F. 1.008



3248 FREELAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-021-100-200-00	03/01/2022 001	401	220,000	54,658
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	55	124,809	114,527
Agricultural Buildings:			ResidualValue	CostByManual
			40533	37194
				E.C.F. 1.090



2959 LYDIA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-056-500-180-00	12/03/2021 001	401	80,000	10,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	58	70,000	82,248
				E.C.F. 0.851



2516 POSEYVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-017-100-000-00	09/21/2021 001	401	100,000	15,379
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	50	84,621	100,163
				E.C.F. 0.845



Neighborhoods Used: 001.BC/HEM/FREE/MER RES

1776 POSEYVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-005-400-255-00	08/31/2021 001	401	160,000	17,772	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	142,228	122,420	1.162



2889 PINEVIEW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-005-400-014-00	07/29/2021 001	401	362,000	12,312	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	79	349,688	330,475	1.058



2938 MARTIN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-045-500-180-00	07/16/2021 001	401	220,000	11,634	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	72	208,366	190,675	1.093



*Neighborhoods Used: 001.BC/HEM/FREE/MER RES

<<<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>>>>>>>						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	1,117,220	385,427	965,718	0
1 1/2 STORY	0	0	0	0	0	234,766
1 1/4 STORY	0	0	0	0	0	0
1 3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	869,954	388,665	137,312	0
BI-LEVEL	0	0	199,664	0	0	0
DUPLEX	0	0	0	0	0	0
MFG	0	0	0	0	133,796	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 4,432,523
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 95,632
 Total Commercial Costs by Manual : 0

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>>>>>						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	1,201,144	462,395	1,167,848	0
1 1/2 STORY	0	0	0	0	0	218,116
1 1/4 STORY	0	0	0	0	0	0
1 3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	920,211	425,114	111,014	0
BI-LEVEL	0	0	229,042	0	0	0
DUPLEX	0	0	0	0	0	0
MFG	0	0	0	0	102,074	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 4,836,958
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 111,645
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>>>				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
27	16	14.81	19.68	1.028
After Application of E.C.F.s				
		10.94	16.45	1.022

<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	1.000(0)	1.075(6)	1.200(3)	1.209(8)	1.000(0)
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.929(2)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.058(3)	1.094(2)	0.808(1)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.147(1)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MFG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.763(1)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.091 (27)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.167 (6)
 Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>	
Starting Date:	04/01/2021
Ending Date:	03/31/2023
Terms Selected:	1
Analyze by Style:	
Analyze by %Good:	X
Show Valid Data :	X
Show Invalid Data :	
Show Costs and Residuals:	X
Use Infl. Adj. Sale Prices:	
Neighborhood(s):	001 - BC/HEM/FREE/MER RES

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 002.MIDLAND PUBLIC RES

2244 SMITH CROSSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-075-500-150-00	02/08/2023 002	401	35,000	12,554	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	51	22,446	63,147	0.355



2177 SMITH CROSSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-012-200-155-00	12/05/2022 002	401	77,500	17,737	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MFG	57	59,763	80,860	0.739



4750 KENT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-025-100-000-00	09/15/2022 002	401	147,000	17,150	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	54	129,850	105,720	1.228



1799 RIVER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-002-400-195-00	09/14/2022 002	401	223,000	25,607	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57	197,393	181,816	1.086



4903 SAGINAW RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-001-100-712-00	08/12/2022 002	401	206,500	16,342	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	51	188,932	153,537	1.231
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	1226	996	1.231		



4341 BROOKS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-011-400-140-00	07/27/2022 002	401	200,000	17,049	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	58	182,951	135,538	1.350



3973 SMITH CROSSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-025-300-160-00	07/25/2022 002	401	200,000	14,661	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	66	185,339	140,587	1.318



3670 SOUTHGATE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-010-100-195-00	06/06/2022 002	401	476,500	44,126	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	428,434	411,503	1.041
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	3940	3785	1.041		



Neighborhoods Used: 002.MIDLAND PUBLIC RES

2108 SMITH CROSSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-011-100-070-00	06/01/2022 002	401	112,500	15,757
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	52	96,743	95,847
			E.C.F.	1.009



4402 VERNON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-075-500-100-00	05/03/2022 002	401	129,900	15,221
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	58	114,679	108,498
			E.C.F.	1.057



4539 RIVER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-001-300-060-00	04/29/2022 002	401	192,900	14,460
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MFG	59	172,096	161,346
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	6344	5948	1.067	



1825 SMITH CROSSING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-001-300-050-00	02/03/2022 002	401	187,500	19,033
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	61	167,313	169,170
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1154	1166	0.989	



4420 LAPORTE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-035-100-060-00	01/14/2022 002	401	95,000	10,720
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	58	84,280	62,419
			E.C.F.	1.350



4747 SAGINAW RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-001-100-300-00	01/07/2022 002	401	200,000	31,951
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	55	168,049	121,297
			E.C.F.	1.385



4533 TITABAWASSEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-036-300-150-00	11/23/2021 002	401	145,000	36,504
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	45	108,406	117,630
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	90	97	0.922	



Neighborhoods Used: 002.MIDLAND PUBLIC RES

Single Family Computed Costs by Manual

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	411,503	169,170	610,298	0
1 1/2 STORY	0	0	0	0	0	0
1 1/4 STORY	0	0	0	0	0	0
1 3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	0	140,587	417,523	117,630
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
MFG	0	0	0	0	242,206	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,108,916
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 11,993
 Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	428,434	167,313	685,518	0
1 1/2 STORY	0	0	0	0	0	0
1 1/4 STORY	0	0	0	0	0	0
1 3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	0	185,339	499,805	108,406
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
MFG	0	0	0	0	231,859	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,306,674
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 12,754
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
15	10	19.45	34.25	1.084
After Application of E.C.F.s		16.08	34.16	1.087

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	1.000(0)	1.041(1)	0.989(1)	1.123(5)	1.000(0)
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.318(1)	1.197(4)	0.922(1)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MFG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.957(2)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.094 (15)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.063 (5)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
 Ending Date: 03/31/2023
 Terms Selected: 1
 Analyze by Style:
 Analyze by %Good: X
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals: X
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): 002 - MIDLAND PUBLIC RES

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

