

2025 Ingersoll Township ECF Study

Commercial ECF	Land Value	Sale Price	Bld Val. Sale price	Bldg Appraisal	ECF Ratio	Date of sale
060-006-200-045-00	\$14,863	\$44,000	\$29,137	\$35,337	0.82	8/24/2021
060-002-200-201-00	\$152,880	\$400,000	\$247,120	\$279,562	0.88	1/12/2022
060-016-200-295-00	\$17,510	\$80,000	\$62,490	\$54,995	1.14	8/1/2023
			\$338,747	\$369,894	0.92	
					use .92	

Industrial ECF Ratio	Land Value	Sale Price	Bld Val. Sale price	Bldg Appraisal	ECF Ratio	Sale Date
170-003-000-900-00	\$41,620	\$340,000	\$298,380	\$405,897	0.74	5/12/2022
170-003-100-430-00	\$8,160	\$111,000	\$102,840	\$175,845	0.58	4/19/2023
120-029-100-887-00	59,556	375000	315434	455258	0.69	2/17/2023
			\$716,654	\$1,037,000	0.69	
					use .69	

Ag ECF Study	Land value	Sale Price	Bld Val. Sale	Bldg Appraisal	ECF Ratio	Sale date
160-028-200-102-00	209682	400,000	190318	202546	0.94	6/22/2022
060-036-200-300-00	75600	300,000	224400	175245	1.28	12/28/2023
			414718	377,791	1.10	
					use 1.10	

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	138221	0.74	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	418935	0.80	

Neighborhoods Used: 002.MIDLAND PUBLIC RES

4355 SMITH CROSSING RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 060-036-300-080-00 02/16/2024 002 401 200,000 10,786
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 52 189,214 188,810 1.002



3787 LAPORTE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 060-027-400-000-00 12/29/2023 002 401 252,000 31,037
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 56 220,963 198,860 1.111



1799 RIVER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 060-002-400-195-00 11/29/2023 002 401 239,900 28,142
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 56 211,758 190,910 1.109



4805 FREELAND RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 060-013-400-101-00 11/22/2023 002 401 168,000 16,949
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 47 151,051 93,764 1.611



4305 BROOKS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 060-011-400-130-00 10/18/2023 002 401 210,000 20,564
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 58 176,073 117,107 1.504
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 13363 8888 1.504



4640 LAPORTE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 060-036-200-060-00 09/26/2023 002 401 190,000 17,285
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 49 165,750 112,043 1.479
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 6965 4708 1.479



4452 VERNON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 060-075-500-130-00 09/06/2023 002 401 250,000 15,861
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 63 234,139 157,663 1.485



4620 LAPORTE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 060-036-200-070-00 08/15/2023 002 401 84,000 17,919
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 49 66,081 74,429 0.888



Neighborhoods Used: 002.MIDLAND PUBLIC RES

2883 THAYER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 060-014-400-200-00 07/31/2023 002 401 268,000 15,891
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 62 252,109 175,277 1.438



4285 TITTABAWASSEE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 060-035-400-040-00 06/13/2023 002 401 191,000 18,675
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 57 172,325 130,913 1.316



2138 SMITH CROSSING RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 060-011-100-085-00 06/09/2023 002 401 186,000 20,414
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 69 162,534 128,363 1.266
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 3052 2410 1.266



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



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



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	E.C.F.
Single Family	2 STORY	52	96,743	95,847	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	E.C.F.
Single Family	1 STORY	58	114,679	108,498	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	E.C.F.
Single Family	MFG	59	172,096	161,346	1.067
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	6344	5948	1.067		



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	128,363	661,479	186,472
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	175,277	767,966	93,764
BI-LEVEL	0	0	0	157,663	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 : 2,824,693
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 26,735
 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	162,534	722,349	231,831
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	252,109	868,177	151,051
BI-LEVEL	0	0	0	234,139	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 : 3,282,483
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 34,890
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis					
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
19	5	20.22	34.36	1.086	
After Application of E.C.F.s			14.88	30.48	1.077

	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)	1.266(1)	1.092(5)	1.243(2)
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)	1.438(1)	1.130(5)	1.611(1)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.485(1)	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. : 1.162 (19)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.305 (6)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis			
Starting Date:	04/01/2022		
Ending Date:	03/31/2024		
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		

Neighborhoods Used: 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

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

1844 SASSE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-004-400-300-00 03/29/2024 001 401 285,000 25,968
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 259,032 176,076 1.471



1839 PATTERSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-005-300-060-00 03/21/2024 001 401 375,000 33,814
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 77 341,186 276,716 1.233



3004 POSEYVILLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-020-100-010-00 02/27/2024 001 401 120,000 13,775
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 45 106,225 133,616 0.795



1846 POSEYVILLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-005-400-146-00 02/21/2024 001 401 259,000 28,202
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 208,780 159,510 1.309
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 22018 16822 1.309



4289 SASSE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-034-300-010-00 11/30/2023 001 401 240,000 20,173
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 50 211,661 142,398 1.486
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 8166 5493 1.486



2810 GORDONVILLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-005-100-251-00 11/27/2023 001 401 145,000 18,794
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 54 126,206 116,124 1.087



3028 GORDONVILLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-004-200-300-00 10/04/2023 001 401 180,000 18,049
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 56 161,951 120,569 1.343



2901 PINEVIEW DRIVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
060-005-400-015-00 09/05/2023 001 401 290,000 16,779
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 76 273,221 241,231 1.133



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

2877 YODER DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-008-100-260-00	08/29/2023 001	401	310,000	24,870
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	74	285,130	230,671
				E.C.F. 1.236



4460 SASSE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-033-400-125-00	08/23/2023 001	401	80,000	9,477
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	50	70,523	59,739
				E.C.F. 1.181



2770 FREELAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-020-100-165-00	08/18/2023 001	401	425,000	25,828
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	92	399,172	351,203
				E.C.F. 1.137



2033 POSEYVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-009-200-006-00	08/08/2023 001	401	210,000	19,523
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	69	190,477	146,242
				E.C.F. 1.302



3085 MCKINLEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-009-200-550-00	07/17/2023 001	401	326,000	39,439
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	70	286,561	357,018
				E.C.F. 0.803



2933 HILLSIDE DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-005-400-725-00	06/16/2023 001	401	339,400	24,560
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	69	314,840	238,767
				E.C.F. 1.319



1761 GREY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-006-100-340-00	05/26/2023 001	401	181,000	17,328
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	49	161,288	104,515
Agricultural Buildings:			ResidualValue 2384	CostByManual 1545
				E.C.F. 1.543



1758 GREY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
060-006-200-280-00	05/26/2023 001	401	261,000	31,621
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	71	229,379	197,779
				E.C.F. 1.160



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	E.C.F.	
Single Family	MFG	51	102,074	133,796	0.763	
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	E.C.F.	
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	E.C.F.	
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	E.C.F.	
Single Family	1 STORY	61	133,618	107,213	1.246	
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	E.C.F.	
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	E.C.F.	
Single Family	1 STORY	73	164,117	123,045	1.334	
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	E.C.F.	
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	E.C.F.	
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 BADOUR 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



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



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 E.C.F.
 Single Family 2 STORY 68 172,872 150,148 1.151



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

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	E.C.F.	
Single Family	1 STORY	60	136,000	117,926	1.153	



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	351,203	0	1,436,300	677,851	650,407	306,652
1 1/2 STORY	0	0	0	0	120,569	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	579,475	1,051,435	137,312	133,616
BI-LEVEL	0	0	397,444	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 : 5,976,060
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 82,299
 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	399,172	0	1,673,171	894,039	818,221	443,472
1 1/2 STORY	0	0	0	0	161,951	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	647,287	1,110,932	111,014	106,225
BI-LEVEL	0	0	458,421	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 : 6,925,979
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 103,680
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
33	6	13.81	19.41	1.014
After Application of E.C.F.s		9.07	13.83	1.007

Economic Condition Factor Estimates (# of data points)						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.137(1)	1.000(0)	1.165(7)	1.319(4)	1.258(5)	1.446(3)
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.343(1)	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)	1.117(2)	1.057(5)	0.808(1)	0.795(1)
BI-LEVEL	1.000(0)	1.000(0)	1.153(2)	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. : 1.159 (33)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.260 (8)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis	
Starting Date:	04/01/2022
Ending Date:	03/31/2024
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