

E.C.F.s for Neighborhood: 001 'SECTION 1,2,11,12'

2024 ECF ALL CLASSES

Residential : 0.882
Town Homes/Duplexes: 0.882
Mobile Homes : 0.882
Agricultural Bldgs : 0.882
Commercial Bldgs : 0.731
Industrial Bldgs : 0.731

(Optional) Gross Rate Multipliers
A: 1.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 029 'SECTION 28-36'

Residential : 0.882
Town Homes/Duplexes: 0.882
Mobile Homes : 0.882
Agricultural Bldgs : 0.882
Commercial Bldgs : 0.731
Industrial Bldgs : 0.731

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 30 'PERSONAL PROPERTY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 600 'NOLD/ALL SUB'

Residential : 0.882
Town Homes/Duplexes: 0.882
Mobile Homes : 0.882
Agricultural Bldgs : 0.882
Commercial Bldgs : 0.731
Industrial Bldgs : 0.731

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 800 '800 COMMERCIAL/INDUSTRIAL'

Residential : 0.882
Town Homes/Duplexes: 0.882
Mobile Homes : 0.882
Agricultural Bldgs : 0.882
Commercial Bldgs : 0.731
Industrial Bldgs : 0.731

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

2024 ECF RESIDENTIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Assd. when Sold	Avsd./Adj. Sale	Cur. Appraisal	Bidg. Residual	Cost. Mean. \$	E.C.F.	\$/Sq.Ft.	ECF Area	Land Value	Other Permits to Sell	CLASS
120-001-100-240-00	4846 E WACKERLEY RD	11/19/21	\$131,000	WD	\$131,000	\$73,400	56.09	\$155,558	\$110,189	\$169,828	0.674	\$49.19	001	\$18,297		401
120-029-100-708-00	2901 E ASHBY ROAD	04/12/22	\$193,500	WD	\$193,500	\$67,700	34.99	\$170,546	\$177,946	\$188,097	0.946	\$122.72	029	\$12,255		401
120-029-100-710-00	2911 E ASHBY ROAD	11/05/21	\$80,000	WD	\$80,000	\$33,100	41.38	\$84,457	\$73,350	\$94,438	0.777	\$87.32	029	\$6,650		401
120-029-200-306-00	680 IRELAN LANE	10/13/21	\$189,900	WD	\$189,900	\$60,900	26.80	\$189,341	\$171,769	\$207,772	0.827	\$146.81	029	\$14,614		401
120-029-200-411-00	2561 GLENWOOD CT	09/13/21	\$135,000	WD	\$135,000	\$54,700	40.52	\$147,748	\$109,609	\$148,493	0.738	\$81.80	029	\$19,000		401
120-029-200-577-00	2603 E ASHBY	05/25/21	\$140,000	WD	\$140,000	\$39,500	28.21	\$129,848	\$117,668	\$130,481	0.902	\$106.01	029	\$11,314		401
120-029-200-591-00	2611 E ASHBY	04/13/22	\$102,000	WD	\$102,000	\$32,500	31.96	\$70,979	\$91,170	\$72,996	1.249	\$98.67	029	\$10,830		401
120-029-200-736-00	2699 E ASHBY RD	07/19/21	\$151,000	WD	\$151,000	\$47,100	28.54	\$151,222	\$136,854	\$166,854	0.823	\$91.36	029	\$12,645		401
120-029-200-776-00	2725 E ASHBY ROAD	12/17/21	\$205,000	WD	\$205,000	\$67,400	32.88	\$164,854	\$190,071	\$181,948	\$79.46	\$116.88	029	\$6,270		401
120-029-300-545-00	2646 E ASHBY ROAD	12/15/21	\$141,000	WD	\$141,000	\$57,200	40.57	\$142,030	\$112,013	\$137,188	0.816	\$93.03	029	\$25,861		401
120-029-400-886-00	2938 E MILLER RD	12/22/22	\$220,000	WD	\$220,000	\$66,000	30.00	\$143,492	\$194,673	\$143,404	1.358	\$97.87	029	\$22,521		401
120-029-400-888-00	2785 E ASHBY ROAD	07/22/22	\$84,000	WD	\$84,000	\$27,100	32.26	\$79,555	\$68,501	\$71,738	0.881	\$85.95	029	\$10,165		401
120-030-100-114-00	2365 CARUSO	01/30/23	\$262,000	WD	\$262,000	\$107,300	40.95	\$246,398	\$203,097	\$227,842	0.893	\$107.63	029	\$58,903	120-030-100-115-00, 12-401	401
120-030-100-115-00	CARUSO	01/30/23	\$262,000	WD	\$262,000	\$107,300	40.95	\$246,398	\$203,097	\$227,842	0.893	\$107.63	029	\$58,903	120-030-100-115-00, 12-401	401
120-030-100-411-00	600 MAPLEWOOD DF	08/19/22	\$260,200	WD	\$260,200	\$111,800	42.97	\$266,118	\$222,574	\$277,296	0.803	\$95.94	029	\$31,725	120-030-100-412-00, 12-401	401
120-030-100-756-00	646 S PATTERSON RD	02/10/23	\$171,000	WD	\$171,000	\$42,800	25.03	\$90,978	\$147,091	\$81,594	1.807	\$155.65	029	\$19,808		401
120-030-100-940-00	562 S PATTERSON RD	09/24/21	\$160,000	PTA	\$160,000	\$55,100	34.44	\$169,621	\$138,964	\$176,681	0.792	\$121.35	029	\$14,290		401
120-030-200-110-00	2196 E PINE RIVER RD	07/20/22	\$550,000	WD	\$550,000	\$173,500	31.55	\$432,775	\$493,824	\$459,465	1.079	\$231.48	029	\$47,650		401
120-030-400-225-00	800 S PATTERSON RD	02/21/22	\$80,000	WD	\$80,000	\$52,200	65.25	\$125,159	\$61,101	\$128,956	0.474	\$58.75	029	\$12,540		401
120-030-400-240-00	2496 E ASHBY ROAD	10/01/21	\$134,000	WD	\$134,000	\$74,500	55.60	\$159,899	\$114,231	\$165,354	0.692	\$70.95	029	\$11,540		401
120-030-400-380-00	2328 E ASHBY ROAD	08/19/22	\$31,250	WD	\$31,250	\$9,400	190.08	\$100,178	\$14,009	\$100,652	0.139	\$6.23	029	\$13,614		401
120-030-400-450-00	849 S GREY RD	06/29/22	\$260,000	WD	\$260,000	\$79,300	30.50	\$192,322	\$246,386	\$128,879	1.136	\$136.73	029	\$13,614		401
120-031-100-154-00	1117 S GREY RD	12/07/21	\$230,000	WD	\$230,000	\$105,900	46.04	\$251,372	\$189,998	\$248,022	0.738	\$96.73	029	\$49,415		401
120-031-100-220-00	2251 E STEWART RD	03/23/23	\$70,000	CD	\$70,000	\$66,900	95.57	\$149,329	\$49,042	\$155,790	0.315	\$31.44	029	\$11,548		401
120-081-100-262-00	2313 S STEWART RD	02/06/23	\$84,460	WD	\$84,460	\$46,600	55.17	\$102,582	\$65,179	\$101,093	0.645	\$55.33	029	\$12,540		401
120-031-200-140-00	2055 S STEWART RD	05/10/22	\$310,000	WD	\$310,000	\$110,900	35.77	\$266,473	\$293,589	\$305,801	0.960	\$156.83	029	\$14,250		401
120-031-200-330-00	2233 E STEWART RD	03/22/23	\$137,000	WD	\$137,000	\$30,700	37.01	\$111,593	\$115,193	\$108,564	1.057	\$113.99	029	\$13,490		401
120-031-300-100-00	1366 S BADOUR RD	09/20/21	\$111,500	CD	\$111,500	\$66,900	60.00	\$149,541	\$71,811	\$133,314	0.539	\$48.19	029	\$32,604		401
120-031-300-471-00	2220 E STEWART RD	02/01/22	\$220,000	WD	\$220,000	\$74,900	34.05	\$180,755	\$202,474	\$198,093	1.022	\$166.65	029	\$11,970		401
120-031-400-045-00	1441 S GREY RD	11/09/22	\$207,500	WD	\$207,500	\$95,600	46.07	\$215,006	\$185,549	\$234,290	0.792	\$114.75	029	\$17,681		401
120-031-400-301-00	2495 E GORDONVILLE	07/19/22	\$91,800	WD	\$91,800	\$28,800	31.37	\$79,432	\$72,663	\$73,174	0.993	\$95.11	029	\$12,540		401
120-031-400-360-00	1320 S PATTERSON R	11/04/22	\$415,000	WD	\$415,000	\$0	0.00	\$367,658	\$401,898	\$430,186	0.934	\$247.17	029	\$7,125		401
120-031-400-460-00	2432 E STEWART RD	05/06/21	\$249,000	WD	\$249,000	\$85,700	34.42	\$225,662	\$185,204	\$196,439	0.943	\$93.21	029	\$46,133		401
120-031-400-543-00	2256 E STEWART RD	07/09/21	\$300,000	WD	\$300,000	\$89,700	29.90	\$278,278	\$274,380	\$306,624	0.895	\$173.99	029	\$14,440		401
120-031-400-546-00	1299 S GREY RD	04/29/22	\$295,000	WD	\$295,000	\$101,100	34.27	\$228,956	\$270,445	\$248,059	1.090	\$173.36	029	\$20,350	120-031-400-546-00	401
120-032-100-450-00	1397 S POSEYVILLE RI	01/08/23	\$195,000	WD	\$195,000	\$0	0.00	\$176,569	\$167,235	\$180,587	0.926	\$138.13	029	\$21,660		401
120-032-100-500-00	1208 S POSEYVILLE RI	09/28/22	\$128,000	WD	\$128,000	\$78,500	33.55	\$203,980	\$206,750	\$216,905	0.953	\$123.76	029	\$22,990		401
120-032-200-500-00	1152 S POSEYVILLE RI	07/02/21	\$63,800	WD	\$63,800	\$30,300	47.49	\$74,192	\$49,625	\$70,409	0.705	\$54.41	029	\$9,405		401
120-032-200-520-00	1088 S POSEYVILLE RI	07/01/22	\$90,000	WD	\$90,000	\$45,200	53.33	\$33,881	\$21,545	\$30,857	0.698	\$8.455	029	\$8,455		401
120-032-200-590-00	1205 S PATTERSON R	10/26/21	\$90,000	PTA	\$90,000	\$52,200	58.00	\$124,834	\$68,262	\$125,117	0.546	\$68.88	029	\$18,300		401
120-032-200-418-00	2533 S STEWART RD	03/18/22	\$100,000	WD	\$100,000	\$51,900	51.90	\$123,306	\$74,707	\$119,191	0.627	\$51.44	029	\$16,240		401
120-032-200-500-00	2679 E STEWART RD	04/01/21	\$175,000	WD	\$175,000	\$72,500	41.43	\$185,903	\$155,648	\$202,125	0.770	\$82.62	029	\$14,345		401
120-032-300-260-00	2688 E STEWART RD	06/29/22	\$165,000	WD	\$165,000	\$54,200	32.85	\$139,877	\$140,471	\$139,985	1.003	\$130.07	029	\$16,923		401
120-032-400-310-00	1342 S POSEYVILLE RI	05/28/21	\$138,000	WD	\$138,000	\$41,000	29.71	\$130,023	\$126,050	\$143,292	0.860	\$94.69	029	\$9,595		401
120-032-400-385-00	2974 E STEWART RD	05/26/21	\$105,000	WD	\$105,000	\$57,800	55.05	\$119,882	\$96,720	\$135,439	0.714	\$91.33	029	\$7,838		401
120-032-400-080-00	2910 E STEWART RD	03/29/22	\$240,000	WD	\$240,000	\$71,000	29.58	\$170,154	\$212,133	\$172,678	1.228	\$151.52	029	\$16,150		401
120-033-200-140-00	3112 E MILLER RD	08/18/22	\$150,000	WD	\$150,000	\$58,100	38.73	\$129,498	\$131,966	\$135,272	0.976	\$127.87	029	\$10,973		401
120-033-200-150-00	3046 E MILLER RD	04/20/22	\$85,000	WD	\$85,000	\$43,200	50.82	\$96,265	\$73,111	\$102,998	0.714	\$68.50	029	\$6,075		401
120-033-200-300-00	3036 E MILLER RD	10/06/21	\$148,000	WD	\$148,000	\$56,500	38.18	\$155,155	\$128,194	\$164,259	0.780	\$96.38	029	\$14,250		401
120-033-200-475-00	3145 E STEWART RD	08/17/22	\$142,000	WD	\$142,000	\$54,000	38.03	\$129,675	\$127,571	\$139,862	0.912	\$144.31	029	\$12,540		401
120-033-300-210-00	1375 S POSEYVILLE RI	09/28/21	\$120,000	WD	\$120,000	\$25,200	21.00	\$120,548	\$129,284	\$117,27	0.816	\$117.27	029	\$12,540		401
120-033-300-240-00	1413 S POSEYVILLE RI	01/09/23	\$120,000	WD	\$120,000	\$58,400	44.50	\$119,454	\$110,595	\$133,555	0.828	\$90.16	029	\$9,405		401
120-033-300-465-00	3185 E GORDONVILLE	06/23/22	\$174,900	WD	\$174,900	\$68,800	39.34	\$170,569	\$139,416	\$163,938	0.850	\$170.638	029	\$30,638		401
120-033-300-660-00	3040 E STEWART RD	01/20/23	\$138,000	WD	\$138,000	\$62,900	45.58	\$140,288	\$123,997	\$152,530	0.809	\$96.48	029	\$12,540		401
120-036-400-085-00	4777 E BAILEY BRIDG	06/24/22	\$230,500	WD	\$230,500	\$97,600	42.34	\$218,544	\$207,947	\$237,732	0.874	\$109.16	029	\$16,635		401
120-036-400-125-00	4877 E BAILEY BRIDG	07/29/22	\$385,000	WD	\$385,000	\$108,100	28.08	\$312,890	\$338,707	\$323,540	1.047	\$188.17	029	\$15,960		401

2024 Commercial ECF Midland

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Yr. when Sold	Adj. \$ Cur. Appraisal	Land + Yax	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ev. by Mean \$	Land Value
090-020-400-251-00	N EASTMAN RD	11/14/14	\$479,850	WD	\$479,850	2014	\$521,294	\$403,246	\$76,584	\$118,048	0.649	6,400	\$11.97	10.7247	\$349,256
130-029-100-845-00	700 S POSEYVILLE RD	08/19/10	\$85,000	WD	\$85,000	2010	\$152,040	\$54,891	\$30,109	\$94,667	0.318	3,120	\$12.58		\$50,938
090-021-300-097-00	2662 N EASTMAN RD	09/23/16	\$690,000	WD	\$690,000	2016	\$422,595	\$123,952	\$566,048	\$323,492	1.750	5,304	\$106.72	174.9805	\$949,256
040-024-200-101-00	4603 SABELLA ST	09/26/14	\$152,500	WD	\$152,500	2014	\$188,172	\$57,080	\$95,420	\$131,092	0.728	7,422	\$12.86	6.2933	\$57,080
010-025-400-450-00	4588 MERIDIAN RD	04/11/15	\$185,000	WD	\$185,000	2015	\$203,832	\$108,144	\$76,856	\$99,571	0.772	2,421	\$31.75	0.0380	\$50,000
170-021-000-650-00	5015 DICKENSON RD	01/09/15	\$325,000	WD	\$325,000	2015	\$469,850	\$110,616	\$214,384	\$399,234	0.597	9,200	\$23.30	95.6781	\$69,400
170-003-000-590-00	801 E RAILWAY ST	01/13/16	\$56,964	LC	\$56,964	2016	\$76,445	\$26,641	\$30,323	\$49,804	0.609	5,304	\$5.72	60.8847	\$14,448
110-033-100-443-00	344 E SAGINAW RD	11/20/15	\$135,000	WD	\$135,000	2015	\$183,068	\$49,031	\$85,969	\$134,037	0.641	1,792	\$47.97	13.0109	\$39,548
Totals:			\$2,109,294		\$2,109,294		\$2,717,236		\$1,175,699	\$1,309,965			\$31.61	14.1500	

E.C.F. => 0.897
 AVERAGE ECF 0.756
Indicated 0.731