

01/20/2024

ECF Analysis for: 53 - CITY OF MARSHALL

Page: 1/4

04:18 PM

DB: City Of Marshall 2024

Neighborhoods Used: 001.001 - SHERVEN

752 WRIGHT LN					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-008-084-00		03/22/2023 001	401	354,500	49,111
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	72	305,389	319,025	0.957

303 SHERMAN DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-008-040-00		10/14/2022 001	401	212,500	48,845
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI LEVEL	63	163,655	200,249	0.817

604 VENTURA WAY					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-010-102-00		09/16/2022 001	401	425,000	109,812
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	72	315,188	377,478	0.835

1113 FENNIMORE DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-008-091-00		09/08/2022 001	401	318,000	49,600
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	268,400	303,102	0.886

300 SHERMAN DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-008-027-00		08/23/2022 001	401	245,000	41,674
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI LEVEL	60	203,326	166,850	1.219

413 BRANDI'S PL					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-008-111-00		08/15/2022 001	401	407,000	38,829
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	75	368,171	385,400	0.955

745 WRIGHT LN					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-008-051-00		07/08/2022 001	401	270,000	51,519
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65	195,883	228,443	0.857
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		22598	26354	0.857	

934 SHERMANCT					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-008-032-00		05/16/2022 001	401	220,000	36,657
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	183,343	210,992	0.869

752 WRIGHT LN					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-008-084-00		02/14/2022 001	401	345,000	49,111
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	72	295,889	319,025	0.927

753 WRIGHT LN					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-008-061-00		01/28/2022 001	401	338,600	43,352
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-QUAD LEVEL	65	295,248	280,395	1.053

1103 DEERFIELD LN					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-008-107-00		12/29/2021 001	401	309,000	46,363
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	75	262,637	261,292	1.005

520 WINDING WAY					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-008-121-00		12/23/2021 001	401	385,000	41,356
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	343,644	424,391	0.810

740 WRIGHT LN					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-008-049-00		06/29/2021 001	401	257,300	38,723
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	72	218,577	210,407	1.039

01/20/2024
04:18 PM

ECF Analysis for: 53 - CITY OF MARSHALL

Page: 2/4
DB: City Of Marshall 2024

Neighborhoods Used: 001.001 - SHERVEN

940 SHERMAN CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-008-034-00		06/17/2021	001	401	208,000	41,713
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRI-QUAD LEVEL	61	166,287	184,982	0.899	

Neighborhoods Used: 001.001 - SHERVEN

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1-1/4 TO 1-3/4	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	
2 STORY	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	
BI LEVEL	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	
BUNGALOW	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	
CONDO	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	
GARAGE ONLY	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	
LAND/MISC IMPRV	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	
MODULAR/PRE-ENG	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	
POLE BARN ONLY	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	
RANCH	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	
TRI-QUAD LEVEL	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	
	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	3,872,031	

Total Single Family Costs by Manual : 3,872,031

Total Mobile Home Costs by Manual : 0

Total Town Home Costs by Manual : 0

Total Agricultural Costs by Manual : 26,354

Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1-1/4 TO 1-3/4	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	
2 STORY	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	
BI LEVEL	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	
BUNGALOW	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	
CONDO	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	
GARAGE ONLY	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	
LAND/MISC IMPRV	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	
MODULAR/PRE-ENG	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	
POLE BARN ONLY	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	
RANCH	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	
TRI-QUAD LEVEL	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	
	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	3,585,637	

Total Single Family Sale Residual Values : 3,585,637

Total Mobile Home Sale Residual Values : 0

Total Town Home Sale Residual Values : 0

Total Agricultural Sale Residual Values : 22,598

Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
14	9	7.00	9.12	0.997	
After Application of E.C.F.s		7.03	9.16	0.998	

<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1-1/4 TO 1-3/4	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	
2 STORY	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	
BI LEVEL	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	
BUNGALOW	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	
CONDO	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	
GARAGE ONLY	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	
LAND/MISC IMPRV	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	
MODULAR/PRE-ENG	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	
POLE BARN ONLY	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	
RANCH	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	
TRI-QUAD LEVEL	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	
	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	0.926(14)	

Single Family E.C.F. : 0.926 (14)

Mobile Home E.C.F. : 1.000 (0)

Town Home E.C.F. : 1.000 (0)

Agricultural E.C.F. : 0.857 (1)

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:		

Neighborhoods Used: 001.001 - SHERVEN

Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 001 - 001 - SHERVEN

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.70	
	Maximum E.C.F. (Residential): 1.30	
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50	
	Maximum E.C.F. (Agricultural): 1.50	
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.60	
	Maximum E.C.F. (Commercial): 1.50	