

01/20/2024

ECF Analysis for: 53 - CITY OF MARSHALL

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DB: City Of Marshall 2024

Neighborhoods Used: 005.005 - CONDOS BREWER FARMS

313 WESTBROOK CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-895-00	03/30/2023 005	401	174,000	25,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	81	149,000	167,727	0.888

364 BUTLER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-833-00	03/03/2023 005	401	180,000	25,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	83	155,000	174,392	0.889

356 BOYER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-855-00	02/27/2023 005	401	175,000	25,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	150,000	157,581	0.952

325 BOYER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-873-00	02/15/2023 005	401	177,000	25,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	152,000	149,928	1.014

356 BUTLER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-829-00	01/20/2023 005	401	175,000	25,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	150,000	155,799	0.963

384 BOYER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-849-00	11/04/2022 005	401	180,000	25,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	155,000	159,553	0.971

308 BUTLER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-823-00	10/14/2022 005	401	135,000	25,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	110,000	142,304	0.773

327 BOYER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-874-00	10/14/2022 005	401	167,000	25,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	142,000	155,799	0.911

304 BUTLER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-821-00	09/21/2022 005	401	180,000	25,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	155,000	163,808	0.946

307 BOYER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-882-00	08/22/2022 005	401	179,500	25,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	154,500	155,876	0.991

322 BUTLER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-804-00	07/15/2022 005	401	175,000	25,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	150,000	149,076	1.006

394 WESTBROOK CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-900-20	07/11/2022 005	401	170,000	25,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	83	145,000	166,690	0.870

383 BOYER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-863-00	06/10/2022 005	401	175,000	25,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	150,000	141,375	1.061

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DB: City Of Marshall 2024

Neighborhoods Used: 005.005 - CONDOS BREWER FARMS

382 BOYER CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-848-00		05/27/2022	005	401	165,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	75	140,000	143,158	0.978
370 WESTBROOK CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-900-24		05/16/2022	005	401	175,400
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	83	150,400	163,392	0.920
342 WESTBROOK CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-900-33		03/10/2022	005	401	147,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	84	122,000	157,786	0.773
331 WESTBROOK CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-900-03		02/03/2022	005	401	160,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	81	135,000	168,897	0.799
321 BOYER CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-871-00		01/13/2022	005	401	149,900
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	75	124,900	141,375	0.883
360 BUTLER CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-831-00		12/22/2021	005	401	136,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	75	111,000	142,304	0.780
303 BOYER CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-880-00		12/20/2021	005	401	165,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	75	140,000	137,718	1.017
329 WESTBROOK CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-900-02		11/12/2021	005	401	150,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	81	125,000	152,156	0.822
309 WESTBROOK CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-893-00		11/12/2021	005	401	140,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	81	115,000	152,156	0.756
380 WESTBROOK CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-900-13		11/05/2021	005	401	150,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	83	125,000	153,942	0.812
312 BUTLER CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-825-00		09/24/2021	005	401	165,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	75	140,000	157,581	0.888
307 WESTBROOK CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-892-00		09/20/2021	005	401	150,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	81	125,000	159,460	0.784
353 WESTBROOK CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-900-07		08/31/2021	005	401	170,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	81	145,000	165,803	0.875

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DB: City Of Marshall 2024

Neighborhoods Used: 005.005 - CONDOS BREWER FARMS

372 BOYER CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-843-00		07/21/2021	005	401	129,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	75	104,000	141,375	0.736

302 BUTLER CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-820-00		07/13/2021	005	401	133,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	75	108,000	140,523	0.769

334 BUTLER CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-810-00		06/08/2021	005	401	135,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	75	110,000	140,523	0.783

305 BOYER CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-881-00		06/07/2021	005	401	135,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	75	110,000	151,710	0.725

325 WESTBROOK CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-900-00		05/28/2021	005	401	138,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	81	113,000	156,760	0.721

364 BUTLER CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-833-00		05/26/2021	005	401	180,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	83	155,000	174,392	0.889

350 BUTLER CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-818-00		05/04/2021	005	401	150,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	75	125,000	163,942	0.762

385 BOYER CT					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
53-003-864-00		04/26/2021	005	401	135,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	75	110,000	141,375	0.778

Neighborhoods Used: 005.005 - CONDOS BREWER FARMS

<<<<<<<<<<	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	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	
2 STORY	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	
BI LEVEL	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	
BUNGALOW	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	
CONDO	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	
GARAGE ONLY	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	
LAND/MISC IMPRV	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	
MODULAR/PRE-ENG	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	
POLE BARN ONLY	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	
RANCH	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	
TRI-QUAD LEVEL	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	
	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	5,246,238	

Total Single Family Costs by Manual : 5,246,238

Total Mobile Home Costs by Manual : 0

Total Town Home Costs by Manual : 0

Total Agricultural Costs by Manual : 0

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	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	
2 STORY	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	
BI LEVEL	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	
BUNGALOW	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	
CONDO	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	
GARAGE ONLY	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	
LAND/MISC IMPRV	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	
MODULAR/PRE-ENG	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	
POLE BARN ONLY	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	
RANCH	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	
TRI-QUAD LEVEL	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	
	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	4,550,800	

Total Single Family Sale Residual Values : 4,550,800

Total Mobile Home Sale Residual Values : 0

Total Town Home Sale Residual Values : 0

Total Agricultural Sale Residual Values : 0

Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
34	6	8.20	9.36	1.009	
After Application of E.C.F.s		8.23	9.39	1.009	

<<<<<<	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	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	
2 STORY	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	
BI LEVEL	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	
BUNGALOW	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	
CONDO	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	
GARAGE ONLY	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	
LAND/MISC IMPRV	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	
MODULAR/PRE-ENG	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	
POLE BARN ONLY	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	
RANCH	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	
TRI-QUAD LEVEL	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	
	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	0.867 (34)	

Single Family E.C.F. : 0.867 (34)

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

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

Agricultural E.C.F. : 1.000 (0)

Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<	Settings for this Analysis	>>>>>>>>>>
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Starting Date: 04/01/2021

Ending Date: 03/31/2023

Terms Selected: 1

Analyze by Style:

Neighborhoods Used: 005.005 - CONDOS BREWER FARMS

Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 005 - 005 - CONDOS BREWER FARMS

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.70	
	Maximum E.C.F. (Residential): 1.40	
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	