

01/20/2024

ECF Analysis for: 53 - CITY OF MARSHALL

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01:40 PM

DB: City Of Marshall 2024

Neighborhoods Used: 006.006 - CONDOS BREWER WOODS

210 CHAUNCEY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-940-00	12/16/2022 006	401	335,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	75	300,000	242,240
				E.C.F.
				1.238

117 EASTMAN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-973-00	09/28/2022 006	401	295,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	82	260,000	226,325
				E.C.F.
				1.149

229 CHAUNCEY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-931-00	05/27/2022 006	401	295,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	75	260,000	247,350
				E.C.F.
				1.051

121 EASTMAN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-971-00	04/28/2022 006	401	265,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	82	230,000	224,302
				E.C.F.
				1.025

216 EASTMAN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-957-00	02/09/2022 006	401	285,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	81	250,000	249,768
				E.C.F.
				1.001

122 CHAUNCEY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-901-00	01/31/2022 006	401	307,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	75	272,000	236,621
				E.C.F.
				1.150

127 CHAUNCEY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-908-00	10/08/2021 006	401	310,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	75	275,000	207,648
				E.C.F.
				1.324

131 EASTMAN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-003-966-00	07/16/2021 006	401	285,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	82	250,000	284,217
				E.C.F.
				0.880

Neighborhoods Used: 006.006 - CONDOS BREWER WOODS

<<<<<<<<<<	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	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	
2 STORY	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	
BI LEVEL	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	
BUNGALOW	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	
CONDO	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	
GARAGE ONLY	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	
LAND/MISC IMPRV	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	
MODULAR/PRE-ENG	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	
POLE BARN ONLY	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	
RANCH	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	
TRI-QUAD LEVEL	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	
	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	1,918,470	

Total Single Family Costs by Manual : 1,918,470

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	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	
2 STORY	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	
BI LEVEL	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	
BUNGALOW	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	
CONDO	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	
GARAGE ONLY	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	
LAND/MISC IMPRV	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	
MODULAR/PRE-ENG	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	
POLE BARN ONLY	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	
RANCH	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	
TRI-QUAD LEVEL	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	
	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	2,097,000	

Total Single Family Sale Residual Values : 2,097,000

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	
8	1	8.80	11.17	1.005	
After Application of E.C.F.s		8.84	11.25	1.005	

<<<<<<	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	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	
2 STORY	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	
BI LEVEL	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	
BUNGALOW	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	
CONDO	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	
GARAGE ONLY	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	
LAND/MISC IMPRV	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	
MODULAR/PRE-ENG	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	
POLE BARN ONLY	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	
RANCH	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	
TRI-QUAD LEVEL	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	
	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	1.093(8)	

Single Family E.C.F. : 1.093 (8)

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: 006.006 - CONDOS BREWER WOODS

Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 006 - 006 - CONDOS BREWER WOODS

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