

01/20/2024

ECF Analysis for: 53 - CITY OF MARSHALL

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DB: City Of Marshall 2024

Neighborhoods Used: 008.008 - S KAZOO

317 CIRCLE DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-008-632-00		02/27/2023 008	401	175,000	25,090
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	149,910	128,244	1.169

323 CIRCLE DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-008-633-00		01/31/2023 008	401	231,900	29,163
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62	202,737	158,011	1.283

1042 LOWE DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-008-668-00		12/12/2022 008	401	230,000	25,669
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-QUAD LEVEL	65	204,331	163,529	1.250

904 S KALAMAZOO AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-002-577-00		11/28/2022 008	401	149,900	32,229
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	117,671	142,238	0.827

217 CRARY ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-020-017-00		11/08/2022 008	401	182,000	42,368
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	60	139,632	147,517	0.947

901 S KALAMAZOO AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-020-005-00		10/17/2022 008	401	162,000	44,796
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65	117,204	131,771	0.889

912 S KALAMAZOO AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-002-581-00		08/17/2022 008	401	140,000	29,598
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	110,402	137,599	0.802

420 E HUGHES ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-002-708-00		06/23/2022 008	401	160,250	56,852
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 TO 1-3/4	63	103,398	137,600	0.751

217 W HUGHES ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-008-611-00		02/04/2022 008	401	153,000	21,135
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	131,865	148,467	0.888

132 CIRCLE DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-008-620-00		11/18/2021 008	401	131,000	20,693
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	110,307	124,803	0.884

213 CIRCLE DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-008-630-00		11/12/2021 008	401	197,500	26,925
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	170,575	164,467	1.037

217 CIRCLE DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-008-631-00		10/12/2021 008	401	185,000	25,090
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	159,910	148,967	1.073

1245 W HUGHES ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
53-002-615-00		09/08/2021 008	401	201,000	60,215
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	140,785	148,658	0.947

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DB: City Of Marshall 2024

Neighborhoods Used: 008.008 - S KAZOO

323 CIRCLE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-008-633-00		08/10/2021	008	401	194,000	29,163
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		164,837	158,011	1.043

821 JONES ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-007-303-00		07/09/2021	008	401	180,000	29,824
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		149,332	129,030	1.157
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		844		729	1.157	

Neighborhoods Used: 008.008 - S KAZOO

<<<<<<<<<<	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	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	
2 STORY	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	
BI LEVEL	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	
BUNGALOW	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	
CONDO	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	
GARAGE ONLY	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	
LAND/MISC IMPRV	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	
MODULAR/PRE-ENG	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	
POLE BARN ONLY	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	
RANCH	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	
TRI-QUAD LEVEL	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	
	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	2,168,912	

Total Single Family Costs by Manual : 2,168,912

Total Mobile Home Costs by Manual : 0

Total Town Home Costs by Manual : 0

Total Agricultural Costs by Manual : 729

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	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	
2 STORY	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	
BI LEVEL	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	
BUNGALOW	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	
CONDO	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	
GARAGE ONLY	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	
LAND/MISC IMPRV	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	
MODULAR/PRE-ENG	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	
POLE BARN ONLY	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	
RANCH	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	
TRI-QUAD LEVEL	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	
	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	2,172,896	

Total Single Family Sale Residual Values : 2,172,896

Total Mobile Home Sale Residual Values : 0

Total Town Home Sale Residual Values : 0

Total Agricultural Sale Residual Values : 844

Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
15	7	10.63	12.80	1.017	
After Application of E.C.F.s		10.62	12.78	1.017	

<<<<<<	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	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	
2 STORY	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	
BI LEVEL	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	
BUNGALOW	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	
CONDO	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	
GARAGE ONLY	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	
LAND/MISC IMPRV	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	
MODULAR/PRE-ENG	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	
POLE BARN ONLY	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	
RANCH	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	
TRI-QUAD LEVEL	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	
	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	1.002 (15)	

Single Family E.C.F. : 1.002 (15)

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

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

Agricultural E.C.F. : 1.158 (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: 008.008 - S KAZOO

Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 008 - 008 - S KAZOO

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.60 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