

01/20/2024

ECF Analysis for: 53 - CITY OF MARSHALL

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04:28 PM

DB: City Of Marshall 2024

Neighborhoods Used: 009.009 - SCHOOL

557 COSMOPOLITAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
53-011-010-00 03/30/2023 009 401 197,000 27,398
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 169,602 196,359 0.864

325 N LIBERTY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
53-001-915-00 11/02/2022 009 401 165,000 24,987
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 140,013 123,044 1.138

538 COSMOPOLITAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
53-011-024-00 07/27/2022 009 401 228,200 23,088
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-QUAD LEVEL 65 205,112 216,060 0.949

327 HIGH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
53-002-346-00 06/16/2022 009 401 226,000 63,418
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-1/4 TO 1-3/4 60 162,582 231,289 0.703

428 HIGH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
53-002-234-00 06/01/2022 009 401 150,000 32,619
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-1/4 TO 1-3/4 65 117,381 109,811 1.069

580 N MADISON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
53-025-010-00 03/18/2022 009 401 210,000 24,732
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-1/4 TO 1-3/4 65 185,268 172,088 1.077

342 N MARSHALL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
53-009-207-00 02/14/2022 009 401 254,000 36,998
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-1/4 TO 1-3/4 61 217,002 194,890 1.113

209 NORTH DRIVE EAST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
53-025-007-00 01/31/2022 009 401 165,000 29,600
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 70 135,400 162,232 0.835

604 N GORDON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
53-009-300-03 01/19/2022 009 401 150,000 22,516
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 127,484 115,629 1.103

313 N LIBERTY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
53-001-912-00 01/14/2022 009 401 106,000 25,624
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-1/4 TO 1-3/4 60 80,376 83,586 0.962

101 NORTH DRIVE EAST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
53-025-001-00 01/05/2022 009 401 200,000 29,085
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 169,729 198,980 0.853
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1186 1391 0.853

548 COSMOPOLITAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
53-011-027-00 12/29/2021 009 401 170,000 25,987
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 144,013 163,475 0.881

407 N LIBERTY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
53-009-210-00 12/02/2021 009 401 175,000 27,691
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-1/4 TO 1-3/4 62 147,309 188,614 0.781

Neighborhoods Used: 009.009 - SCHOOL

414 N MARSHALL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-009-219-00		09/03/2021	009	401	190,000	35,984
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65		154,016	179,990	0.856

101 NORTH DRIVE EAST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-025-001-00		07/20/2021	009	401	220,000	29,085
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65		189,590	198,980	0.953
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		1325		1391	0.953	

214 FOREST ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-002-253-02		07/15/2021	009	401	295,000	32,344
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 TO 1-3/4	75		262,656	259,140	1.014

403 N MARSHALL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-003-515-00		06/25/2021	009	401	135,000	22,521
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		112,479	107,114	1.050

320 HIGH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-002-351-00		05/07/2021	009	401	280,000	18,927
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	75		261,073	254,257	1.027

566 N MARSHALL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-009-330-00		04/29/2021	009	401	175,000	28,549
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		146,451	151,943	0.964

719 GORHAM ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-009-405-00		04/28/2021	009	401	112,000	23,556
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		88,444	124,606	0.710

Neighborhoods Used: 009.009 - SCHOOL

<<<<<<<<<<	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	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	
2 STORY	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	
BI LEVEL	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	
BUNGALOW	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	
CONDO	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	
GARAGE ONLY	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	
LAND/MISC IMPRV	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	
MODULAR/PRE-ENG	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	
POLE BARN ONLY	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	
RANCH	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	
TRI-QUAD LEVEL	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	
	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	3,432,087	

Total Single Family Costs by Manual : 3,432,087

Total Mobile Home Costs by Manual : 0

Total Town Home Costs by Manual : 0

Total Agricultural Costs by Manual : 2,782

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	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	
2 STORY	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	
BI LEVEL	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	
BUNGALOW	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	
CONDO	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	
GARAGE ONLY	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	
LAND/MISC IMPRV	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	
MODULAR/PRE-ENG	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	
POLE BARN ONLY	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	
RANCH	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	
TRI-QUAD LEVEL	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	
	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	3,215,980	

Total Single Family Sale Residual Values : 3,215,980

Total Mobile Home Sale Residual Values : 0

Total Town Home Sale Residual Values : 0

Total Agricultural Sale Residual Values : 2,511

Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
20	23	9.81	11.89	1.006	
After Application of E.C.F.s		9.78	11.94	1.006	

<<<<<<	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	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	
2 STORY	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	
BI LEVEL	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	
BUNGALOW	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	
CONDO	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	
GARAGE ONLY	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	
LAND/MISC IMPRV	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	
MODULAR/PRE-ENG	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	
POLE BARN ONLY	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	
RANCH	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	
TRI-QUAD LEVEL	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	
	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	0.937 (20)	

Single Family E.C.F. : 0.937 (20)

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

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

Agricultural E.C.F. : 0.903 (2)

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: 009.009 - SCHOOL

Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 009 - 009 - SCHOOL

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.70 Maximum E.C.F. (Residential): 1.20
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