

01/20/2024

ECF Analysis for: 53 - CITY OF MARSHALL

Page: 1/5

04:30 PM

DB: City Of Marshall 2024

Neighborhoods Used: 010.010 - MID EAST

116 LINCOLN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-024-507-00	03/31/2023 010	401	165,000	27,509
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW 72	137,491	109,710	1.253

310 EAST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-004-002-00	03/24/2023 010	401	150,000	19,800
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 TO 1-3/4 65	130,200	172,949	0.753

619 E PROSPECT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-924-00	12/08/2022 010	401	210,000	27,800
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY 60	182,200	255,130	0.714

422 FERGUSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-004-022-00	10/25/2022 010	401	170,069	24,717
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 65	145,352	125,734	1.156

863 E MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-962-02	10/21/2022 010	401	140,000	40,960
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 65	98,502	121,715	0.809
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	538	664	0.809	

218 EAST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-959-01	09/29/2022 010	401	148,000	23,650
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 TO 1-3/4 70	124,350	126,517	0.983

840 E MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-002-426-00	09/14/2022 010	401	220,000	23,085
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 TO 1-3/4 65	196,915	166,408	1.183

224 S LIBERTY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-094-00	09/01/2022 010	401	154,900	23,904
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 TO 1-3/4 60	130,996	120,307	1.089

827 E GREEN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-002-414-00	08/30/2022 010	401	148,500	27,494
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 65	121,006	112,860	1.072

313 EAST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-004-009-00	08/10/2022 010	401	130,000	31,023
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 60	98,977	131,010	0.755

211 S MARSHALL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-086-00	07/18/2022 010	401	275,000	25,562
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY 70	249,438	297,074	0.840

604 E MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-112-00	06/22/2022 010	401	169,900	19,800
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 63	150,100	138,720	1.082

320 N LIBERTY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-919-00	04/19/2022 010	401	190,000	27,117
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 TO 1-3/4 60	162,883	137,304	1.186

01/20/2024

ECF Analysis for: 53 - CITY OF MARSHALL

Page: 2/5

04:30 PM

DB: City Of Marshall 2024

Neighborhoods Used: 010.010 - MID EAST

320 EAST DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 53-004-005-00 03/15/2022 010 401 82,000 24,998
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BUNGALOW 65 57,002 71,342 0.799

732 E GREEN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 53-001-157-00 03/01/2022 010 401 115,000 24,389
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BUNGALOW 68 90,611 103,128 0.879

860 E MICHIGAN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 53-002-408-00 01/07/2022 010 401 185,000 38,778
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1-1/4 TO 1-3/4 62 146,222 169,545 0.862

313 FERGUSON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 53-001-937-08 11/19/2021 010 401 165,000 16,411
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 148,589 133,482 1.113

602 E MICHIGAN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 53-001-111-00 10/12/2021 010 401 180,000 25,648
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1-1/4 TO 1-3/4 65 154,352 184,443 0.837

340 N LIBERTY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 53-009-272-00 10/08/2021 010 401 175,000 23,527
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1-1/4 TO 1-3/4 64 151,473 155,626 0.973

518 E MICHIGAN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 53-001-079-01 09/15/2021 010 401 128,100 9,900
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 60 118,200 95,625 1.236

E GREEN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 53-002-428-00 09/09/2021 010 001 65,000 15,349
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BUNGALOW 60 49,651 57,378 0.865

701 E MANSION ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 53-001-941-00 09/09/2021 010 401 240,000 42,135
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1-1/4 TO 1-3/4 60 197,865 177,038 1.118

849 E GREEN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 53-002-428-01 09/09/2021 010 401 65,000 19,666
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BUNGALOW 60 45,334 57,378 0.790

219 EXCHANGE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 53-001-060-04 07/01/2021 010 401 162,000 13,874
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1-1/4 TO 1-3/4 65 148,126 125,118 1.184

318 S LIBERTY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 53-001-169-00 06/22/2021 010 401 145,000 22,792
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1-1/4 TO 1-3/4 60 122,208 107,538 1.136

439 FERGUSON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 53-009-294-00 06/21/2021 010 401 160,000 28,482
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 70 131,518 127,096 1.035

01/20/2024

ECF Analysis for: 53 - CITY OF MARSHALL

Page: 3/5

04:30 PM

DB: City Of Marshall 2024

Neighborhoods Used: 010.010 - MID EAST

610 N LIBERTY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-009-253-00		04/29/2021	010	401	135,000	24,032
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		110,968	135,670	0.818

211 EAST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-001-955-02		04/07/2021	010	401	135,000	21,840
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60		113,160	110,080	1.028

Neighborhoods Used: 010.010 - MID EAST

<<<<<<<<<<	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	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	
2 STORY	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	
BI LEVEL	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	
BUNGALOW	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	
CONDO	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	
GARAGE ONLY	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	
LAND/MISC IMPRV	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	
MODULAR/PRE-ENG	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	
POLE BARN ONLY	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	
RANCH	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	
TRI-QUAD LEVEL	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	
	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	3,825,926	

Total Single Family Costs by Manual : 3,825,926
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 664
 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	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	
2 STORY	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	
BI LEVEL	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	
BUNGALOW	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	
CONDO	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	
GARAGE ONLY	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	
LAND/MISC IMPRV	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	
MODULAR/PRE-ENG	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	
POLE BARN ONLY	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	
RANCH	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	
TRI-QUAD LEVEL	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	
	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	3,713,689	

Total Single Family Sale Residual Values : 3,713,689
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 538
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
28	25	13.08	14.61	1.007	
After Application of E.C.F.s		13.11	14.63	1.008	

<<<<<<	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	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	
2 STORY	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	
BI LEVEL	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	
BUNGALOW	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	
CONDO	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	
GARAGE ONLY	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	
LAND/MISC IMPRV	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	
MODULAR/PRE-ENG	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	
POLE BARN ONLY	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	
RANCH	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	
TRI-QUAD LEVEL	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	
	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	0.971 (28)	

Single Family E.C.F. : 0.971 (28)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.810 (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: 010.010 - MID EAST

Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 010 - 010 - MID EAST

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