

01/20/2024

ECF Analysis for: 53 - CITY OF MARSHALL

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DB: City Of Marshall 2024

Neighborhoods Used: 011.011 - FAIR GROUNDS

209 E SPRUCE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-277-00	03/14/2023 011	401	180,000	29,112
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 TO 1-3/4 60	150,888	128,507	1.174

330 EXCHANGE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-182-00	02/02/2023 011	401	170,000	29,496
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY 60	140,504	123,254	1.140

320 S HAMILTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-272-00	12/05/2022 011	401	127,000	37,038
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 TO 1-3/4 60	89,962	116,078	0.775

306 EXCHANGE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-177-01	11/21/2022 011	401	200,000	25,080
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY 65	174,920	161,351	1.084

410 MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-379-02	11/04/2022 011	401	90,000	18,272
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 TO 1-3/4 60	71,728	93,280	0.769

409 MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-308-00	08/26/2022 011	401	150,000	17,734
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 TO 1-3/4 65	132,266	113,011	1.170

301 E HANOVER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-045-01	08/18/2022 011	401	110,000	19,728
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 TO 1-3/4 60	90,272	90,749	0.995

313 S HAMILTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-188-01	08/18/2022 011	401	98,000	15,872
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW 60	82,128	82,682	0.993

323 E SPRUCE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-183-00	04/08/2022 011	401	138,000	30,076
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 TO 1-3/4 65	107,924	104,968	1.028

612 CLINTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-745-00	03/22/2022 011	401	134,000	29,675
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 62	104,325	109,088	0.956

116 PEARL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-305-01	02/09/2022 011	401	130,000	37,110
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 60	92,890	92,633	1.003

503 MAPLE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-705-00	01/14/2022 011	401	208,900	53,918
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 60	154,982	164,617	0.941

307 LOCUST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-422-00	10/05/2021 011	401	89,900	23,702
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW 60	65,967	81,033	0.814
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	231	284	0.814	

Neighborhoods Used: 011.011 - FAIR GROUNDS

314 LOCUST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-432-00	08/20/2021 011	401	120,000	27,745
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	91,438	89,975
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	817	804	1.016	

609 CLINTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-739-00	07/22/2021 011	401	134,000	29,675
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	104,325	119,423
				0.874

501 MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-298-00	07/13/2021 011	401	163,000	11,985
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	60	151,015	136,316
				1.108

703 WARREN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-677-00	06/18/2021 011	401	145,000	29,675
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR/PRE-ENG	75	115,325	107,629
				1.072

601 CLINTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-001-741-00	04/06/2021 011	401	105,000	29,675
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/4 TO 1-3/4	60	75,325	97,199
				0.775

Neighborhoods Used: 011.011 - FAIR GROUNDS

<<<<<<<<<<	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	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	
2 STORY	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	
BI LEVEL	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	
BUNGALOW	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	
CONDO	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	
GARAGE ONLY	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	
LAND/MISC IMPRV	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	
MODULAR/PRE-ENG	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	
POLE BARN ONLY	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	
RANCH	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	
TRI-QUAD LEVEL	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	
	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	2,011,794	

Total Single Family Costs by Manual : 2,011,794

Total Mobile Home Costs by Manual : 0

Total Town Home Costs by Manual : 0

Total Agricultural Costs by Manual : 1,088

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	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	
2 STORY	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	
BI LEVEL	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	
BUNGALOW	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	
CONDO	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	
GARAGE ONLY	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	
LAND/MISC IMPRV	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	
MODULAR/PRE-ENG	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	
POLE BARN ONLY	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	
RANCH	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	
TRI-QUAD LEVEL	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	
	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	1,996,184	

Total Single Family Sale Residual Values : 1,996,184

Total Mobile Home Sale Residual Values : 0

Total Town Home Sale Residual Values : 0

Total Agricultural Sale Residual Values : 1,048

Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
18	24	9.00	11.34	1.017	
After Application of E.C.F.s		9.01	11.36	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	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	
2 STORY	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	
BI LEVEL	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	
BUNGALOW	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	
CONDO	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	
GARAGE ONLY	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	
LAND/MISC IMPRV	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	
MODULAR/PRE-ENG	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	
POLE BARN ONLY	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	
RANCH	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	
TRI-QUAD LEVEL	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	
	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	0.992(18)	

Single Family E.C.F. : 0.992 (18)

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

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

Agricultural E.C.F. : 0.963 (2)

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: 011.011 - FAIR GROUNDS

Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 011 - 011 - FAIR GROUNDS

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