

01/20/2024

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ECF Analysis for: 53 - CITY OF MARSHALL

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DB: City Of Marshall 2024

Neighborhoods Used: 012.012 - O'KEEFE

1213 COLGROVE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-025-107-00		09/23/2022	012	401	252,375	26,074
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	87		226,301	264,259	0.856

1208 COMSTOCK DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-025-134-00		09/22/2022	012	401	254,620	26,897
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 TO 1-3/4	88		227,723	254,644	0.894

514 SIBLEY LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-004-054-00		07/22/2022	012	401	133,965	31,167
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		102,798	112,528	0.914

614 EAST DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-004-150-00		06/22/2022	012	401	329,900	33,779
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65		296,121	293,123	1.010

1207 O'KEEFE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-003-304-03		06/20/2022	012	401	385,000	41,571
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	75		343,429	287,255	1.196

617 SIBLEY LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-004-164-00		06/01/2022	012	401	204,900	37,750
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		167,150	174,629	0.957

533 HILL RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-004-103-00		05/20/2022	012	401	140,000	34,517
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		105,483	155,414	0.679

403 JULIA'S PL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-004-210-00		02/18/2022	012	401	350,000	37,232
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 TO 1-3/4	75		312,768	284,288	1.100

816 WOODED LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-004-041-00		01/21/2022	012	401	260,000	38,304
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 TO 1-3/4	63		221,696	209,875	1.056

1206 O'KEEFE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-004-201-00		12/21/2021	012	401	287,000	35,885
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	75		251,115	304,087	0.826

828 FOREST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-004-126-00		12/07/2021	012	401	144,000	29,805
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		114,195	117,395	0.973

1201 O'KEEFE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-004-227-00		11/23/2021	012	401	295,000	59,731
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72		235,269	270,529	0.870

820 WOODED LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
53-004-078-00		10/14/2021	012	401	150,000	18,869
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	61		131,131	194,123	0.676

Neighborhoods Used: 012.012 - O'KEEFE

1408 O'KEEFE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-004-185-00	09/24/2021 012	401	279,900	37,636
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 70	242,264	262,653	0.922

517 SIBLEY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-004-064-00	08/20/2021 012	401	170,000	29,350
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 65	140,650	179,490	0.784

529 HILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-004-104-00	07/12/2021 012	401	210,000	34,714
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 63	175,286	172,430	1.017

915 O'KEEFE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-004-218-00	06/09/2021 012	401	225,000	41,618
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 70	183,382	296,837	0.618

542 HILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-004-106-00	05/21/2021 012	401	215,000	35,509
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 65	179,491	158,811	1.130

403 JULIA'S PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-004-210-00	05/13/2021 012	401	330,000	37,232
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 TO 1-3/4 75	292,768	284,288	1.030

604 SIBLEY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-004-169-00	05/07/2021 012	401	170,000	34,536
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 72	135,464	165,542	0.818

1214 COLGROVE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-025-118-00	04/29/2021 012	401	273,000	27,023
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 89	245,977	238,207	1.033

628 EAST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-004-154-00	04/02/2021 012	401	201,550	34,329
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 65	167,221	184,632	0.906

1102 O'KEEFE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
53-004-207-01	04/02/2021 012	401	330,000	53,084
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 70	276,916	384,663	0.720

Neighborhoods Used: 012.012 - O'KEEFE

<<<<<<<<<<	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	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	
2 STORY	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	
BI LEVEL	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	
BUNGALOW	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	
CONDO	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	
GARAGE ONLY	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	
LAND/MISC IMPRV	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	
MODULAR/PRE-ENG	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	
POLE BARN ONLY	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	
RANCH	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	
TRI-QUAD LEVEL	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	
	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	5,249,699	

Total Single Family Costs by Manual : 5,249,699

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	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	
2 STORY	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	
BI LEVEL	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	
BUNGALOW	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	
CONDO	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	
GARAGE ONLY	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	
LAND/MISC IMPRV	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	
MODULAR/PRE-ENG	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	
POLE BARN ONLY	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	
RANCH	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	
TRI-QUAD LEVEL	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	
	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	4,774,598	

Total Single Family Sale Residual Values : 4,774,598

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	
23	8	12.05	15.34	1.019	
After Application of E.C.F.s		11.90	15.15	1.019	

<<<<<<	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	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	
2 STORY	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	
BI LEVEL	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	
BUNGALOW	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	
CONDO	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	
GARAGE ONLY	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	
LAND/MISC IMPRV	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	
MODULAR/PRE-ENG	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	
POLE BARN ONLY	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	
RANCH	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	
TRI-QUAD LEVEL	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	
	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	0.909 (23)	

Single Family E.C.F. : 0.909 (23)

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: 012.012 - O'KEEFE

Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 012 - 012 - O'KEEFE

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