

02/08/2025

ECF Analysis for: 003 - MCMILLAN TOWNSHIP

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11:59 AM

DB: Mcmillan Township 2025

Neighborhoods Used: 2000 - 2000 COMMERCIAL , 2001 - COMMERCIAL VACANT

508 W JOHN ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
041-003-260-2410	06/09/2023	2000	201	40,000	22,500
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		17500	17307	1.011	

110 E AVE C					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
041-226-290-0500	12/20/2022	2000	201	215,000	12,000
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		203000	250825	0.809	

1002 NEWBERRY AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
041-206-250-0100	09/21/2022	2001	201	75,000	21,900
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		53100	79334	0.669	

18568 CO RD 407					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
003-006-006-0900	08/22/2022	2000	201	230,000	8,000
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		222000	185203	1.199	

9325 CO RD 407					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
003-003-002-0500	08/16/2022	2000	201	75,000	22,880
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		52120	46217	1.128	

320 NEWBERRY AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
041-100-100-0750	07/21/2022	2001	201	110,000	16,200
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		93800	70401	1.332	

215 E VICTORY WAY					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
041-226-280-1000	07/07/2022	2000	201	294,000	120,880
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		173120	169585	1.021	

!!MULTI-PARCEL SALE!!

Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00