

02/08/2025

ECF Analysis for: 003 - MCMILLAN TOWNSHIP

Page: 1/2

10:58 AM

DB: Mcmillan Township 2025

Neighborhoods Used: 2001 - COMMERCIAL VACANT

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	

Neighborhoods Used: 2001 - COMMERCIAL VACANT

	Single Family Computed Costs by Manual					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
DEFAULT	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 0
 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 : 79,334

	Single Family Sale Residual Values					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
DEFAULT	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 0
 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 : 53,100

		Statistics for this Analysis		
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	0	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

	Economic Condition Factor Estimates (# of data points)					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
DEFAULT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
 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. : 0.669 (1)

Settings for this Analysis	
Starting Date: 04/01/2022	
Ending Date: 03/31/2024	
Terms Selected: 2	
Analyze by Style:	
Analyze by %Good:	
Show Valid Data : X	
Show Invalid Data :	
Show Costs and Residuals: X	
Use Infl. Adj. Sale Prices:	
Neighborhood(s): 2001 - COMMERCIAL VACANT	

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00