

02:19 PM

DB: Mcmillan Township 2025

Neighborhoods Used: 4010 - 4010 MOBILE HOMES, 4100 - 4100 RECREATIONAL CABINS, 4050 - 4050 EBSC, 4001 - 4001 RURAL RESIDENTIAL, 4120 - 4120 RECREATIONAL CABINS

14444 CO RD 428
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-003-035-4400 01/02/2024 4001 401 205,000 18,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family DEFAULT 86 186,500 256,354 0.728

13878 SHELL RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-003-036-6710 12/21/2023 4001 401 107,500 11,450
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family DEFAULT 89 96,050 114,819 0.837

19703 BIRCHWOOD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-008-035-1510 09/12/2023 4120 401 45,000 20,336
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family DEFAULT 63 24,664 33,229 0.742

28193 DRESSER PTE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-013-015-2410 09/01/2023 4100 401 425,000 204,237
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family DEFAULT 88 220,763 293,115 0.753

16439 CO RD 505
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-006-018-0600 07/24/2023 4010 401 130,000 22,260
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family DEFAULT 79 107,740 128,181 0.841

14458 CO RD 446
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-003-011-0600 02/10/2023 4100 401 110,000 14,200
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family DEFAULT 65 95,800 125,797 0.762

19649 M-123
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-008-034-0500 10/21/2022 4100 401 50,000 22,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family DEFAULT 54 27,500 41,055 0.670

13435 M-123
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-006-035-0450 09/29/2022 4010 401 23,000 3,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family DEFAULT 45 19,500 30,448 0.640

19512 TREELAND RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-008-035-1720 09/23/2022 4100 401 30,000 22,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family DEFAULT 55 7,500 9,438 0.795

7896 N CO 403 RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-002-031-1000 06/15/2022 4100 401 90,000 11,848
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family DEFAULT 64 78,152 116,687 0.670

14653 CO RD 448
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-003-011-1100 04/14/2022 4100 401 110,000 24,830
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family DEFAULT 81 85,170 107,232 0.794

Neighborhoods Used: 4010 - 4010 MOBILE HOMES, 4100 - 4100 RECREATIONAL CABINS, 4050 - 4050 EBSC, 4001 - 4001 RURAL RESIDENTIAL, 4120 - 4120 RECREATIONAL CABINS

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
DEFAULT	1,256,354	1,256,354	1,256,354	1,256,354	1,256,354	1,256,354
	1,256,354	1,256,354	1,256,354	1,256,354	1,256,354	1,256,354
Total Single Family Costs by Manual : 1,256,354						
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
DEFAULT	949,339	949,339	949,339	949,339	949,339	949,339
	949,339	949,339	949,339	949,339	949,339	949,339
Total Single Family Sale Residual Values : 949,339						
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
11	26	7.81	10.22	1.015
After Application of E.C.F.s				
		5.50	7.13	1.014

Economic Condition Factor Estimates (# of data points)						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
DEFAULT	0.756(11)	0.756(11)	0.756(11)	0.756(11)	0.756(11)	0.756(11)
	0.756(11)	0.756(11)	0.756(11)	0.756(11)	0.756(11)	0.756(11)
Single Family E.C.F. : 0.756 (11)						
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

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): 4010 - 4010 MOBILE HOMES, 4100 - 4100 RECREATIONAL CABINS, 4050 - 4050 EBSC, 4001 - 4001 RURAL RESIDENTIAL, 4120 - 4120 RECREATIONAL CABINS

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