

01/04/2023

ECF Analysis for: 09 - ISABELLA TOWNSHIP

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06:07 PM

DB: Isabella Twp 2023

Neighborhoods Used: 201 c.commercial isa twp *Industrial*

4637 N MISSION RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
91-010-00-004-00	12/30/2020 201 c	201	105,000	31,058
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	73942	141214	0.524	

4011 E ROSEBUSH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
91-110-00-001-00	07/03/2020 201 c	201	128,500	16,748
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	111752	172321	0.649	

2020 N MISSION

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-023-30-003-00	04/30/2020 201 c	201	275,000	39,893
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	235107	161849	1.453	

Neighborhoods Used: 201 c.commercial isa twp

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
Default2	0	0	0	0	0	0
Default3	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 : 475,384

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
Default2	0	0	0	0	0	0
Default3	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 : 420,801

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	1	20.55	34.09	1.158
After Application of E.C.F.s		20.75	33.59	1.157

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)
Default2	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
Default3	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. : 0.885 (3)

Settings for this Analysis

Starting Date: 04/01/2020  
 Ending Date: 03/31/2022  
 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): 201 c - commercial isa twp

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 2.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 2.00