

City of Mt Morris

2024 Residential land analysis

Study to determine % of sale price to use for land (allocation method)

neighborhoods with vacant land sales		
land table	% land to value	
1000	4%	
2500	5%	
4000	9%	
Use	5% for all tables except 4000	

Below is backup for establishing the % allocation of price for land. It is not the rates used.

table 4000 use land sales of 225/ff

** 4000 is different than all of the rest because it is a newer subdivision with newer houses

class	parcel	Table	date	price	5% price	23 land value	23 ff rate	adj ff	4%/adj ff
401	57-01-577-022	1000	12/9/2022	89900	4495	3560	65	55	82
401	57-01-577-093	1000	11/18/2022	130000	6500	5035	65	77	84
401	57-01-577-039	1000	10/20/2022	74100	3705	4748	65	73	51
401	57-01-577-158	1000	10/13/2022	150000	7500	5035	65	77	97
401	57-01-577-161	1000	9/9/2022	115000	5750	5035	65	77	74
401	57-01-583-036	1000	4/11/2022	119000	5950	4423	65	68	87
401	57-01-577-025	1000	3/2/2022	127000	6350	4360	65	67	95
401	57-01-581-025	1000	2/11/2022	134900	6745	6209	65	96	71
401	57-01-581-026/027	1000	11/22/2021	150000	7500	7170	65	110	68
401	57-01-577-011	1000	11/4/2021	101000	5050	3585	65	55	92
401	57-01-577-143	1000	11/1/2021	53900	2695	3900	65	60	45
401	57-01-577-053	1000	9/30/2021	145000	7250	5070	65	78	93
401	57-01-577-152	1000	9/17/2021	85000	4250	7170	65	110	39
401	57-01-577-045	1000	9/9/2021	69900	3495	4242	65	65	54
401	57-01-581-023	1000	6/25/2021	94000	4700	4113	65	63	74
401	57-01-577-089/091	1000	5/17/2021	117500	5875	8565	65	132	45
401	57-01-577-165	1000	4/2/2021	160000	8000	7914	65	122	66
							average		71
							median		74

vacant land sale

class	parcel	Table	date	price		23 land value	23 ff rate	adj ff	price/adj ff
402	57-01-577-148	1000	2/11/2022	4500		5035	65	77	58

class	parcel	Table	date	price	5% price	23 land value	23 ff rate	adj ff	5%/adj ff
401	57-12-529-052	2500	3/3/2023	109000	5450	4025	65	62	88
401	57-12-527-126	2500	12/2/2022	142000	7100	5281	65	81	87
401	57-12-527-085	2500	12/1/2022	56000	2800	4457	65	69	41
401	57-12-529-009	2500	11/21/2022	75000	3750	3646	65	56	67
401	57-12-527-155	2500	11/17/2022	120000	6000	3734	65	57	104
401	57-12-527-046	2500	11/14/2022	100000	5000	4642	65	71	70
401	57-12-527-158	2500	10/17/2022	69000	3450	5281	65	81	42
401	57-12-527-175	2500	9/28/2022	86900	4345	5281	65	81	53
401	57-12-529-019	2500	9/20/2022	61000	3050	3795	65	58	52
401	57-12-529-018	2500	8/18/2022	61000	3050	3795	65	58	52
401	57-12-200-042	2500	6/30/2022	52000	2600	3670	65	56	46
401	57-12-529-031/030	2500	6/21/2022	134500	6725	7590	65	117	58

401	57-12-528-007	2500	4/22/2022	86000	4300	5287	65	81	53
401	57-12-527-123	2500	4/12/2022	74500	3725	5957	65	92	41
401	57-12-530-001	2500	3/31/2022	89000	4450	3750	65	58	77
401	57-12-200-065	2500	2/17/2022	45000	2250	4855	65	75	30
401	57-12-527-249	2500	12/3/2021	76000	3800	5281	65	81	47
401	57-12-530-004	2500	12/1/2021	119000	5950	4005	65	62	97
401	57-12-527-240	2500	10/8/2021	155000	7750	7031	65	108	72
401	57-12-527-102	2500	9/29/2021	102000	5100	4642	65	71	71
401	57-12-527-029	2500	9/24/2021	102000	5100	3734	65	57	89
401	57-12-200-043	2500	9/21/2021	137000	6850	5190	65	80	86
401	57-12-527-131	2500	9/3/2021	105000	5250	5281	65	81	65
401	57-12-529-024	2500	8/27/2021	100000	5000	3795	65	58	86
401	57-12-529-033/032	2500	7/28/2021	110000	5500	7590	65	117	47
401	57-12-527-061	2500	7/13/2021	93500	4675	3734	65	57	81
401	57-12-527-151/242	2500	7/8/2021	126000	6300	9923	65	153	41
401	57-12-200-070	2500	6/16/2021	133000	6650	4037	65	62	107
401	57-12-527-170	2500	6/7/2021	112500	5625	3734	65	57	98
401	57-12-527-198	2500	6/4/2021	90000	4500	4331	65	67	68
401	57-12-527-067	2500	5/12/2021	80000	4000	3734	65	57	70
401	57-12-529-014	2500	5/12/2021	65000	3250	4015	65	62	53
401	57-12-527-217/216	2500	4/6/2021	92500	4625	8464	65	130	36
							average		66
							median		67

vacant land sale

class	parcel	Table	date	price		23 land value	23 ff rate	adj ff	price/adj ff
402	57-12-527-176	2500	7/9/2021	3500		3734	65	57	61

class	parcel	Table	date	price	9% price	23 land value	23 ff rate	adj ff	9%/adj ff
401	57-12-100-008	4000	6/18/2021	128000	11520	5638	115	49	235

vacant land sale

class	parcel	Table	date	price		23 land value	23 ff rate	adj ff	price/adj ff
401	57-12-601-009	4000	5/1/2023	15000		8647	115	75	199
401	57-12-601-010	4000	5/1/2023	15000		10925	115	95	158
401	57-12-601-011	4000	5/1/2023	15000		8831	115	77	195
401	57-12-601-012	4000	5/1/2023	15000		7719	115	67	223
401	57-12-601-013	4000	5/1/2023	15000		6900	115	60	250
401	57-12-601-014	4000	5/1/2023	15000		6900	115	60	250
401	57-12-601-015	4000	5/1/2023	15000		6900	115	60	250
401	57-12-601-016	4000	5/1/2023	15000		6900	115	60	250
401	57-12-601-017	4000	5/1/2023	15000		6900	115	60	250
							average		225

City of Mt Morris
2024 Residential land analysis
Allocation Method

class	parcel	Table	date	price	5% price	23 land value	23 ff rate	adj ff	5%/adj ff
401	57-01-577-022	1000	12/9/2022	89900	4495	3560	65	55	82
401	57-01-577-093	1000	11/18/2022	130000	6500	5035	65	77	84
401	57-01-577-039	1000	10/20/2022	74100	3705	4748	65	73	51
401	57-01-577-158	1000	10/13/2022	150000	7500	5035	65	77	97
401	57-01-577-161	1000	9/9/2022	115000	5750	5035	65	77	74
401	57-01-583-036	1000	4/11/2022	119000	5950	4423	65	68	87
401	57-01-577-025	1000	3/2/2022	127000	6350	4360	65	67	95
401	57-01-581-025	1000	2/11/2022	134900	6745	6209	65	96	71
401	57-01-581-026/027	1000	11/22/2021	150000	7500	7170	65	110	68
401	57-01-577-011	1000	11/4/2021	101000	5050	3585	65	55	92
401	57-01-577-143	1000	11/1/2021	53900	2695	3900	65	60	45
401	57-01-577-053	1000	9/30/2021	145000	7250	5070	65	78	93
401	57-01-577-152	1000	9/17/2021	85000	4250	7170	65	110	39
401	57-01-577-045	1000	9/9/2021	69900	3495	4242	65	65	54
401	57-01-581-023	1000	6/25/2021	94000	4700	4113	65	63	74
401	57-01-577-089/091	1000	5/17/2021	117500	5875	8565	65	132	45
401	57-01-577-165	1000	4/2/2021	160000	8000	7914	65	122	66
							average		71
							median		74
							USE		72

class	parcel	Table	date	price	5% price	23 land value	23 ff rate	adj ff	5%/adj ff
401	57-06-300-031	2000	10/24/2022	154000	7700	8099	80	101	76
401	57-06-554-019	2000	8/12/2021	100000	5000	4812	80	60	83
401	57-06-554-013	2000	8/12/2021	95000	4750	3989	80	50	95
401	57-06-554-014	2000	5/19/2021	65000	3250	4125	80	52	63
							average		79
							median		80
							USE		80

class	parcel	Table	date	price	5% price	23 land value	23 ff rate	adj ff	5%/adj ff
401	57-12-529-052	2500	3/3/2023	109000	5450	4025	65	62	88
401	57-12-527-126	2500	12/2/2022	142000	7100	5281	65	81	87
401	57-12-527-085	2500	12/1/2022	56000	2800	4457	65	69	41
401	57-12-529-009	2500	11/21/2022	75000	3750	3646	65	56	67
401	57-12-527-155	2500	11/17/2022	120000	6000	3734	65	57	104
401	57-12-527-046	2500	11/14/2022	100000	5000	4642	65	71	70
401	57-12-527-158	2500	10/17/2022	69000	3450	5281	65	81	42
401	57-12-527-175	2500	9/28/2022	86900	4345	5281	65	81	53
401	57-12-529-019	2500	9/20/2022	61000	3050	3795	65	58	52
401	57-12-529-018	2500	8/18/2022	61000	3050	3795	65	58	52
401	57-12-200-042	2500	6/30/2022	52000	2600	3670	65	56	46
401	57-12-529-031/030	2500	6/21/2022	134500	6725	7590	65	117	58
401	57-12-528-007	2500	4/22/2022	86000	4300	5287	65	81	53
401	57-12-527-123	2500	4/12/2022	74500	3725	5957	65	92	41
401	57-12-530-001	2500	3/31/2022	89000	4450	3750	65	58	77
401	57-12-200-065	2500	2/17/2022	45000	2250	4855	65	75	30
401	57-12-527-249	2500	12/3/2021	76000	3800	5281	65	81	47
401	57-12-530-004	2500	12/1/2021	119000	5950	4005	65	62	97

[illegible]

class	parcel	Table	date	price	5% price	23 land value	23 ff rate	adj ff	5%/adj ff
401	57-01-576-045	3000	11/18/2022	100000	5,000	3286	60	55	91
401	57-01-576-042	3000	9/12/2022	105000	5,250	3286	60	55	96
401	57-01-580-001	3000	7/22/2022	130000	6,500	4609	60	77	85
401	57-01-576-064	3000	5/31/2022	133000	6,650	5526	60	92	72
401	57-01-583-100	3000	4/21/2022	43900	2,195	4390	60	73	30
401	57-01-583-087/086	3000	2/24/2022	139900	6,995	8140	60	136	52
401	57-01-576-027	3000	10/13/2021	50000	2,500	3388	60	56	44
401	57-01-583-073	3000	10/8/2021	113000	5,650	5070	60	85	67
401	57-01-400-014	3000	6/17/2021	100000	5,000	8809	60	147	34
401	57-01-582-004	3000	5/21/2021	90000	4,500	4901	60	82	55
401	57-01-583-081	3000	5/12/2021	110000	5,500	6231	60	104	53
401	57-01-576-102	3000	4/20/2021	60000	3,000	4409	60	73	41
							average		60
							median		54
							USE		60

[illegible]

vacant land sales

class	parcel	Table	date	price		23 land value	23 ff rate	adj ff	price/adj ff
401	57-12-601-009	4000	5/1/2023	15000		8647	115	75	199
401	57-12-601-010	4000	5/1/2023	15000		10925	115	95	158
401	57-12-601-011	4000	5/1/2023	15000		8831	115	77	195
401	57-12-601-012	4000	5/1/2023	15000		7719	115	67	223
401	57-12-601-013	4000	5/1/2023	15000		6900	115	60	250
401	57-12-601-014	4000	5/1/2023	15000		6900	115	60	250
401	57-12-601-015	4000	5/1/2023	15000		6900	115	60	250
401	57-12-601-016	4000	5/1/2023	15000		6900	115	60	250
401	57-12-601-017	4000	5/1/2023	15000		6900	115	60	250
							average		225
							USE		225

[illegible]

class	parcel	Table	date	price	5% price	23 land value	23 ff rate	adj ff	5%/adj ff
401	57-07-501-015	5000	2/15/2023	102500	5125	4956	85	58	88
401	57-07-504-039	5000	11/30/2022	96000	4800	6512	85	77	63
401	57-07-504-001	5000	11/3/2022	75000	3750	6562	85	77	49
401	57-06-552-032	5000	10/24/2022	121000	6050	4247	85	50	121
401	57-06-553-030	5000	10/21/2022	92000	4600	3832	85	45	102
401	57-06-553-020	5000	7/20/2022	76900	3845	4956	85	58	66
401	57-07-504-056	5000	2/16/2022	122600	6130	4330	85	51	120
401	57-07-504-066	5000	1/26/2022	135000	6750	5514	85	65	104
401	57-07-504-037	5000	1/24/2022	109000	5450	5074	85	60	91
401	57-06-552-013	5000	12/27/2021	184000	9200	5385	85	63	145
401	57-06-553-036	5000	12/10/2021	50000	2500	3832	85	45	55
401	57-07-501-024	5000	11/23/2021	115000	5750	6660	85	78	73
401	57-06-300-074	5000	11/22/2021	86500	4325	8394	85	99	44
401	57-06-553-012	5000	10/22/2021	114000	5700	6611	85	78	73
401	57-06-300-048	5000	10/1/2021	82000	4100	5720	85	67	61
401	57-07-501-030	5000	9/22/2021	97500	4875	4656	85	55	89
401	57-06-551-025	5000	7/19/2021	124900	6245	4277	85	50	124
401	57-06-553-026	5000	7/2/2021	77900	3895	5390	85	63	61
401	57-07-501-039	5000	4/16/2021	95000	4750	4656	85	55	87
							average		85
							median		87
							USE		85

City of Mt Morris 2024
Commercial land analysis (used for commercial & industrial)

vacant land sales

Parcel	Date	Amount	Adj FF	\$ Adj FF
57-06-551-022 & 023	6/9/2021	25,000	108	231
57-12-528-033	9/22/2021	150000	334	449
59-11-100-001 & 002	11/28/2022	100000	356	281
55-27-580-044	9/30/2022	25000	77	325
			avg	322

	USE	
Saginaw St	\$320/ff	
Mt Morris St	\$320/ff	
Side Streets	\$160/ff	use 50% of main streets

City of Mt Morris 2024
Land value analysis - Multifamily (Apartments) - Residential & Commercial

Mt Morris City	
Multiple	
Time	1.00
Adjusted per acre	
Population 5 mile R	8,516
Ave household income	-
Adjustments	
Location	
Total Adj	0
VALUE PER ACRE USE	64,000

Sale	
13-09-3-08-1219-003	Chesaning
1500 W Brady	
Multiple	
10/25/2016	5240,000
3.79	63,325
Time	1.05
Adjusted per acre	66,491
Population 5 mile R	2,415
Ave household income	49,800
Adjustments	
Location	14
Total Adj	14
VALUE PER ACRE USE	75,799

Sale	
58-36-400-010	Swartz Creek
4276 Kruger Dr	
Multiple	
10/1/2015	5270,000
3.69	73,171
Time	1.12
Adjusted per acre	81,951
Population 5 mile R	5,839
Ave household income	57,200
Adjustments	
Location	-20
Total Adj	-20
VALUE PER ACRE USE	65,561

Sale	
53-20-553-021	Fenton
440 N Fenway	
Multiple	
9/29/2020	5725,000
7.90	91,772
Time	1.04
Adjusted per acre	95,443
Population 5 mile R	11,900
Ave household income	70,400
Adjustments	
Location	-45
Total Adj	-45
VALUE PER ACRE USE	55

Sale	
06-29-200-012	
5050 Amelia Earhart	
Multiple	
9/24/2021	5725,000
8.26	87,772
Time	1.03
Adjusted per acre	90,406
Population 5 mile R	4,124
Ave household income	48,800
Adjustments	
Location	-24
Total Adj	-24
VALUE PER ACRE USE	76

Sale	
12-06-400-002	
1481 E Hill	
Multiple	
10/13/2016	5385,000
5.27	73,069
Time	1.10
Adjusted per acre	80,376
Population 5 mile R	11,900
Ave household income	70,400
Adjustments	
Location	-20
Total Adj	-20
VALUE PER ACRE USE	80

City of Mt Morris 2024

Land value analysis - Multifamily (Apartments) - Residential & Commercial
Smaller parcels valued on a per unit basis:

Mt. Morris density			
Parcel	Acres	Units	Density (units/acre)
01-400-014	1.17	3	2.57
01-576-001	0.24	5	20.83
01-576-083	0.13	2	15.87
06-300-002	0.49	6	12.35
06-551-001	0.20	6	30.00
06-551-004	0.24	5	20.66
06-551-024	0.22	2	9.05
06-553-003	0.29	4	14.04
06-553-004	0.18	4	22.73
06-553-009	0.16	5	31.06
06-553-016	0.87	37	42.73
07-100-004	0.16	2	12.82
07-100-022	0.12	5	43.48
12-200-023	0.16	4	25.16
12-200-076	0.16	2	12.20
12-528-017	0.30	8	26.49
12-529-014	0.16	2	12.35
12-532-084	0.43	7	16.24

avg 20.59

Acerage Value (from above)

average unit/acre

value / unit used

64,000

20

3,200

City of Mt Morris 2024
Commercial & Industrial ECF Analysis

Commercial Table (commercial & industrial) and Downtown Commercial									
parcel(s)	sale date	price	land	LI	residual	bldg cost	ecf	ECF table	
57-07-501-057, 072, 075	8/20/2021	130,000	73,100	2,204	54,696	318,500	0.17	c	
57-01-576-006 & 007	6/1/2021	50000	21555	3940	24,505	132,891	0.18	c	
57-01-576-008 & 009	6/1/2021	80000	22732	2205	55,063	252,804	0.22	c	
57-12-529-069 & 068	5/10/2021	75000	37334	5926	31,740	119,592	0.27	c	
57-06-551-010	10/29/2020	100,000	17,226		82,774	606,749	0.14	dt	
57-07-503-004	3/30/2021	65,000	5,676		59,324	127,009	0.47	dt	
57-12-526-001	12/11/2020	153,000	8,485	-	144,515	343,665	0.42		
					452,617	1,901,210	0.24		
					USE		0.24		

*** use same ECF - no real industrial, just commercial type buildings currently used for industrial

Multi-family commercial buildings									
parcel(s)	sale date	price	land	LI	residual	bldg cost	ecf	building type	
57-06-553-016	Mar-22	1,300,000	102,400	11,910	1,185,690	1,381,388	0.86	com	
57-12-533-001	May-21	645,000	70,400	2,640	571,960	845,611	0.68	com	
57-06-553-016	Sep-20	950,000	102,400	11,910	835,690	1,381,388	0.60	com	
					2,593,340	3,608,387	0.72		
					USE		0.72		

Multi-family residential buildings									
parcel(s)	sale date	price	land	LI	residual	bldg cost	ecf	building type	
57-01-400-014	6/17/2021	100000	9600	0	90,400	166,455	0.54	res	
57-01-576-001 & 002	12/4/2020	170000	20561	5566	143,873	329,638	0.44	res	
57-12-529-014	5/12/2021	65000	6400	3894	54,706	121,005	0.45	res	
					288,979	617,098	0.47		
					USE		0.47		

Commercial modern									
parcel	date	price	Land Value	Land Impr	Residual	Bldg Cost	ECF	Notes	
57-12-526-001	12/11/2020	153,000	8,485	-	144,515	343,665	0.42	bought for marijuana-burnt down	
55-36-528-004	8/12/2022	610,000	259,847	25,624	324,529	703,027	0.46	shopping center	
55-26-576-005	7/30/2021	375,000	140,239	16,025	218,736	536,314	0.41	real estate office	
					687,780	1,583,006	0.43		
					USE		0.43		

City of Mt Morris
2024 Residential ECF Analysis
Neighborhood:

1000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
57-01-581-023	337 W MT MORRIS ST	06/25/21	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$46,000	48.94	\$91,911	\$4,555	\$89,445	\$113,155	0.790
57-01-581-025	11856 HIGHLAND AVE	02/11/22	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$74,500	55.23	\$149,046	\$6,878	\$128,022	\$184,155	0.695
57-01-581-026/027	11864 HIGHLAND AVE	11/22/21	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$67,600	45.07	\$135,123	\$11,933	\$138,067	\$159,999	0.863
57-01-583-036	12333 W WASHINGTON AVE	04/11/22	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$45,200	37.98	\$90,459	\$5,224	\$113,776	\$110,408	1.031
	Totals:		\$497,900			\$497,900	\$233,300		\$466,539		\$469,310	\$567,717	
												E.C.F. =>	0.827
												Ave. E.C.F. =>	0.845

USED 0.827

1100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Curr. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blg. Residual	Cost Man. \$	E.C.F.
57-01-577-011	12154 BENSON RD	11/04/21	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$40,600	40.20	\$81,236	\$5,735	\$95,265	\$109,438	0.870
57-01-577-022	12169 HIGHLAND AVE	12/09/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$36,700	40.82	\$73,378	\$6,661	\$83,239	\$96,706	0.861
57-01-577-025	12137 HIGHLAND AVE	07/01/22	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$70,800	55.75	\$141,662	\$4,830	\$122,170	\$198,338	0.616
57-01-577-039	12072 HIGHLAND AVE	10/20/22	\$74,100	WD	03-ARM'S LENGTH	\$74,100	\$34,000	45.88	\$67,949	\$5,259	\$68,841	\$90,869	0.758
57-01-577-045	12329 OAKLAND AVE	09/09/21	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$40,300	57.65	\$80,588	\$4,699	\$65,201	\$110,001	0.593
57-01-577-053	12064 OAKLAND AVE	09/30/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$68,600	47.31	\$137,235	\$5,616	\$139,384	\$190,781	0.731
57-01-577-059	405 ROOSEVELT AVE	04/06/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$19,000	54.29	\$38,039	\$4,741	\$30,259	\$48,265	0.627
57-01-577-089/091	439 ROOSEVELT AVE	05/17/21	\$117,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$117,500	\$43,400	36.94	\$86,799	\$15,813	\$101,687	\$104,777	0.971
57-01-577-093	11997 HOWELL AVE	11/18/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$57,200	44.00	\$114,477	\$5,577	\$124,423	\$157,850	0.788
57-01-577-152	12057 PARKLANE AVE	09/17/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$38,900	45.76	\$77,894	\$7,942	\$77,058	\$101,395	0.760
57-01-577-158	11977 HOWELL AVE	10/13/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$45,100	30.07	\$90,299	\$9,518	\$140,482	\$152,253	0.923
57-01-577-161	12043 BARBER AVE	09/09/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$74,200	64.52	\$148,367	\$7,660	\$107,340	\$203,954	0.526
57-01-577-165	12025 PARKLANE AVE	04/02/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$84,100	52.56	\$168,149	\$11,244	\$148,756	\$227,433	0.654
Totals:		\$1,399,400				\$1,399,400	\$652,900		\$1,306,072		\$1,304,105	\$1,792,062	0.728
													Ave. E.C.F. => 0.744

City of Mt Morris
2024 Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Ast/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
57-06-300-031	12330 N SAGINAW ST	10/24/22	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$61,000	39.61	\$121,925	\$10,599	\$143,401	\$187,767	0.764
57-06-554-013	772 LOUISA ST	08/12/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$46,700	49.16	\$93,487	\$3,989	\$91,011	\$107,183	0.849
57-06-554-019	736 LOUISA ST	08/12/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$45,400	45.40	\$90,845	\$7,299	\$92,701	\$100,055	0.926
Totals:			\$349,000			\$349,000	\$153,100		\$306,257		\$327,113	\$395,005	
											E.C.F. =>	0.828	
											Ave. E.C.F. ==>	0.846	
											USED	0.828	

City of Mt Morris
2024 Residential ECF Analysis
Neighborhood: 2500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
57-12-200-042	507 WALNUT ST	06/30/22	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$31,400	60.38	\$62,869	\$3,726	\$48,274	\$74,865	0.645
57-12-200-043	501 WALNUT ST	09/21/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$52,800	38.54	\$105,646	\$6,124	\$130,876	\$141,382	0.926
57-12-200-070	380 ELM ST	06/16/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$72,900	54.81	\$145,748	\$4,099	\$128,901	\$179,303	0.719
57-12-527-029	480 WALNUT ST	09/24/21	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$53,900	52.84	\$107,863	\$4,635	\$97,365	\$130,668	0.745
57-12-527-046	309 SPRUCE ST	11/14/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$57,000	57.00	\$114,097	\$6,952	\$93,048	\$135,627	0.686
57-12-527-061	461 SPRUCE ST	07/13/21	\$93,500	WD	03-ARM'S LENGTH	\$93,500	\$41,900	44.81	\$83,748	\$3,791	\$89,709	\$101,211	0.886
57-12-527-067	555 SPRUCE ST	05/12/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$39,700	49.63	\$79,335	\$3,791	\$76,209	\$95,625	0.797
57-12-527-085	611 BEACH ST	12/01/22	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$26,900	48.04	\$53,850	\$4,838	\$51,162	\$62,041	0.825
57-12-527-102	374 SPRUCE ST	09/29/21	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$44,600	43.73	\$89,201	\$5,103	\$96,897	\$106,453	0.910
57-12-527-123	415 OAK ST	04/12/22	\$74,500	WD	03-ARM'S LENGTH	\$74,500	\$42,300	56.78	\$84,640	\$8,049	\$66,451	\$96,951	0.685
57-12-527-126	455 OAK ST	12/02/22	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$78,300	55.14	\$156,664	\$7,223	\$134,777	\$189,166	0.712
57-12-527-131	521 OAK ST	09/03/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$60,200	57.33	\$120,410	\$5,362	\$99,638	\$145,630	0.684
57-12-527-151	380 OAK ST	07/08/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$48,800	38.73	\$97,470	\$15,359	\$110,641	\$122,554	0.903
57-12-527-155	346 OAK ST	11/17/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$44,300	36.92	\$88,624	\$3,791	\$116,209	\$121,152	0.959
57-12-527-158	322 OAK ST	10/17/22	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$44,300	64.20	\$88,684	\$5,698	\$63,302	\$105,046	0.603
57-12-527-170	347 BEACH ST	06/07/21	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$54,500	48.44	\$109,017	\$3,791	\$108,709	\$133,197	0.816
57-12-527-175	455 BEACH ST	09/28/22	\$86,900	WD	03-ARM'S LENGTH	\$86,900	\$41,800	48.10	\$83,583	\$5,362	\$81,538	\$99,014	0.824
57-12-527-198	434 BEACH ST	06/04/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$35,300	39.22	\$70,681	\$4,398	\$85,602	\$97,557	0.877
57-12-527-217	369 ELM ST	04/06/21	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$38,900	42.05	\$77,803	\$11,720	\$80,780	\$98,631	0.819
57-12-527-240	416 OAK ST	10/08/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$72,800	46.97	\$145,594	\$9,124	\$145,876	\$172,747	0.844
57-12-527-249	605 SPRUCE ST	12/03/21	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$34,900	45.92	\$69,705	\$5,362	\$70,638	\$81,447	0.867
57-12-528-007	609 WALKER ST	04/22/22	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$54,400	63.26	\$108,877	\$5,369	\$80,631	\$131,023	0.615
57-12-529-009	676 MAPLE ST	11/21/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$44,300	59.07	\$88,696	\$4,189	\$70,811	\$106,971	0.662
57-12-529-018	627 MAPLE ST	08/18/22	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$43,900	71.97	\$87,890	\$5,196	\$55,804	\$97,197	0.574
57-12-529-019	651 MAPLE ST	09/20/22	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$31,000	50.82	\$61,984	\$3,853	\$57,147	\$73,584	0.777
57-12-529-024	628 ELM ST	08/27/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$37,700	37.70	\$75,463	\$4,778	\$95,222	\$108,181	0.880
57-12-529-031	654 ELM ST	06/21/22	\$134,500	WD	03-ARM'S LENGTH	\$126,000	\$43,000	34.13	\$105,936	\$5,254	\$120,746	\$127,446	0.947
57-12-529-033	662 ELM ST	07/28/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$39,100	35.55	\$78,338	\$10,508	\$99,492	\$101,239	0.983
57-12-529-052	675 ELM ST	03/03/23	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$60,600	55.60	\$121,287	\$4,087	\$104,913	\$148,354	0.707
57-12-530-001	674 SPRUCE ST	03/31/22	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$41,200	46.29	\$82,374	\$4,733	\$84,267	\$98,280	0.857
57-12-530-004	662 SPRUCE ST	12/01/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$53,900	45.29	\$107,818	\$4,067	\$114,933	\$131,330	0.875
Totals:						\$3,040,900	\$1,466,600		\$2,953,895		\$2,860,568	\$3,613,870	
													0.792
													0.794

City of Mt Morris
2024 Residential ECF Analysis
Neighborhood: 3000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
57-01-576-027	649 MONROE AVE	10/13/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$24,700	49.40	\$49,476	\$3,388	\$46,612	\$61,451	0.759
57-01-576-042	591 GARFIELD AVE	09/12/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$45,300	43.14	\$90,682	\$5,106	\$99,894	\$114,101	0.875
57-01-576-064	590 ROOSEVELT AVE	05/31/22	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$56,700	42.63	\$113,395	\$7,646	\$125,354	\$140,999	0.889
57-01-583-081	570 WILSON AVE	05/12/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$56,700	51.55	\$113,403	\$8,731	\$101,269	\$139,563	0.726
57-01-583-086/087	586 WILSON AVE	02/24/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$68,000	48.61	\$136,024	\$18,055	\$121,845	\$184,558	0.660
Totals:						\$537,900	\$251,400		\$502,980		\$494,974	\$640,671	
E.C.F. =>													0.773
Ave. E.C.F. =>													0.782

USED 0.773

City of Mt Morris
2024 Residential ECF Analysis
Neighborhood: 4000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
57-12-100-007	11619 READ AVE	07/07/20	\$99,900	WD	03-ARM'S LENGTH	\$108,891	\$60,100	55.19	\$120,238	\$14,268	\$94,623	\$124,087	0.763
57-12-100-008	11603 READ AVE	06/18/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$64,200	50.16	\$128,405	\$11,392	\$116,608	\$137,018	0.851
Totals:			\$227,900			\$236,891	\$124,300		\$248,643		\$211,231	\$261,104	
												E.C.F. =>	0.809
												Ave. E.C.F. =>	0.807

time adj to bring sale 57-12-100-007 into time period (4/1/21)													
parcel	1st date	2nd date	time in mths	1st price	2nd price	% inc in price	%/mth						
57-12-100-008	6/18/2021	09/13/23	27	\$128,000	\$159,000	24%	1%						

There was only 1 sale in time period so the closest sale was adjusted for time and used for ECF

USED

0.809

5000

0.802