

City of Mt Morris Residential Land Analysis

2023

neighborhoods with vacant land sales		
land table	% land to building	
1000	5%	
2000	4%	
2500	5%	
Use	5%	

City of Mt Morris Residential Land Analysis

2023

class	parcel	land table	sale date	adj price	5% price	2022 land value	2022 ff rate	adj ff	5%/adj ff
	401 57-01-577-025	1000	3/2/2022	127,000	6,350	8050	120	67	95
	401 57-01-581-025	1000	2/11/2022	134,900	6,745	11463	120	96	71
	401 57-01-577-011	1000	11/4/2021	101,000	5,050	6618	120	55	92
	401 57-01-577-143	1000	11/1/2021	53,900	2,695	7200	120	60	45
	401 57-01-577-053	1000	9/30/2021	145,000	7,250	9360	120	78	93
	401 57-01-577-152	1000	9/17/2021	85,000	4,250	13237	120	110	39
	401 57-01-577-045	1000	9/9/2021	69,900	3,495	7831	120	65	54
	401 57-01-581-023	1000	6/25/2021	94,000	4,700	7592	120	63	74
	401 57-01-577-165	1000	4/2/2021	160,000	8,000	14611	120	122	66
	401 57-01-577-058	1000	3/22/2021	80,000	4,000	7748	120	65	62
	401 57-01-577-164	1000	2/18/2021	60,000	3,000	10518	120	88	34
	401 57-01-577-042	1000	2/12/2021	90,000	4,500	6944	120	58	78
	401 57-01-577-048 & 038	1000	2/2/2021	150,000	7,500	16906	120	141	53
	401 57-01-583-041	1000	1/25/2021	65,000	3,250	8424	120	70	46
	401 57-01-577-037 & 049	1000	1/22/2021	94,000	4,700	15978	120	133	35
	401 57-01-583-060	1000	1/15/2021	74,000	3,700	6638	120	55	67
	401 57-01-577-026	1000	12/30/2020	121,900	6,095	8050	120	67	91
	401 57-01-583-037	1000	12/22/2020	118,000	5,900	9285	120	77	76
	401 57-01-577-078	1000	12/17/2020	55,000	2,750	6573	120	55	50
	401 57-01-577-164	1000	12/2/2020	56,500	2,825	10518	120	88	32
	401 57-01-583-061	1000	11/20/2020	82,300	4,115	6638	120	55	74
	401 57-01-577-025	1000	11/16/2020	127,000	6,350	8050	120	67	95
	401 57-01-583-013	1000	11/10/2020	117,000	5,850	12482	120	104	56
	401 57-01-577-160	1000	10/23/2020	60,000	3,000	7791	120	65	46
	401 57-01-577-114	1000	10/15/2020	114,814	5,741	10989	120	92	63
	401 57-01-583-051	1000	9/28/2020	124,900	6,245	8106	120	68	92
	401 57-01-583-099	1000	8/13/2020	131,000	6,550	12663	120	106	62
	401 57-01-581-017 & 018	1000	6/26/2020	83,000	4,150	13146	120	110	38
	401 57-01-577-054	1000	6/24/2020	127,900	6,395	11839	120	99	65

vacant land sales

class	parcel	land table	sale date	adj price	2022 land value	2022 ff rate	adj ff	\$/adj ff
	402 57-01-577-148	1000	2/11/2022	4,500	9295	120	77	58
for sale	402 57-01-577-148	1000	12/9/2022	5,500	9295	120	77	71

class	parcel	land table	sale date	adj price	5% price	2022 land value	2022 ff rate	adj ff	5%/adj ff
	401 57-06-554-019	2000	8/12/2021	100,000	5,000	8662	144	60	83
	401 57-06-554-013	2000	8/12/2021	95,000	4,750	7181	144	50	95
	401 57-06-554-014	2000	5/19/2021	65,000	3,250	7424	144	52	63
	401 57-06-554-019	2000	12/18/2020	86,900	4,345	8662	144	60	72
							avg		78
							Use		80

vacant land sales

class	parcel	land table	sale date	adj price	2022 land value	2022 ff rate	adj ff	\$/adj ff
	402 57-06-300-070	2000	7/24/2020	4,900	12506	144	87	56

class	parcel	land table	sale date	adj price	5% price	2022 land value	2022 ff rate	adj ff	5%/adj ff
	401 57-12-530-001	2500	3/31/2022	89,000	4,450	5192	90	58	77
	401 57-12-200-065	2500	2/17/2022	45,000	2,250	6723	90	75	30
	401 57-12-527-249	2500	12/3/2021	76,000	3,800	7312	90	81	47
	401 57-12-530-004	2500	12/1/2021	119,000	5,950	5546	90	62	97
	401 57-12-527-240	2500	10/8/2021	155,000	7,750	9735	90	108	72
	401 57-12-527-102	2500	9/29/2021	102,000	5,100	6427	90	71	71
	401 57-12-527-029	2500	9/24/2021	102,000	5,100	5170	90	57	89
	401 57-12-200-043	2500	9/21/2021	137,000	6,850	7186	90	80	86
	401 57-12-527-131	2500	9/3/2021	105,000	5,250	7312	90	81	65
	401 57-12-529-024	2500	8/27/2021	100,000	5,000	5254	90	58	86
	401 57-12-529-033	2500	7/28/2021	103,700	5,185	10508	90	117	44
	401 57-12-528-007	2500	7/15/2021	55,000	2,750	7321	90	81	34
	401 57-12-527-061	2500	7/13/2021	93,500	4,675	5170	90	57	81
	401 57-12-527-151	2500	7/8/2021	126,000	6,300	13739	90	153	41
	401 57-12-200-070	2500	6/16/2021	133,000	6,650	5590	90	62	107
	401 57-12-527-170	2500	6/7/2021	112,500	5,625	5170	90	57	98

vacant land sales

class	parcel	land table	sale date	adj price	2022 land value	2022 ff rate	adj ff	\$/adj ff
	402 57-12-527-176	2500	7/9/2021	3,500	5170	90	57	61

class	parcel	land table	sale date	adj price	5% price	2022 land value	2022 ff rate	adj ff	5%/adj ff
	401 57-01-583-087 & 086	3000	2/24/2022	139,900	6,995	16278	120	136	52
	401 57-01-576-027	3000	10/13/2021	50,000	2,500	6776	120	56	44
	401 57-01-583-073	3000	10/8/2021	113,000	5,650	10139	120	84	67
	401 57-01-400-014	3000	6/17/2021	100,000	5,000	13214	120	110	45
	401 57-01-582-004	3000	5/21/2021	90,000	4,500	9802	120	82	55
	401 57-01-583-081	3000	5/12/2021	110,000	5,500	12462	120	104	53
	401 57-01-576-102	3000	4/20/2021	60,000	3,000	8818	120	73	41
	401 57-01-583-074	3000	2/19/2021	84,900	4,245	7169	120	60	71
	401 57-01-580-010	3000	10/5/2020	92,000	4,600	9316	120	78	59
	401 57-01-580-012	3000	8/24/2020	130,000	6,500	9336	120	78	84
	401 57-01-583-086 & 087	3000	8/21/2020	135,000	6,750	16278	120	136	50
	401 57-01-576-045	3000	8/21/2020	59,900	2,995	6573	120	55	55
	401 57-01-580-011	3000	8/13/2020	122,000	6,100	9336	120	78	78
	401 57-01-580-009	3000	8/12/2020	99,500	4,975	9297	120	77	64
	401 57-01-576-049	3000	7/15/2020	89,900	4,495	10392	120	87	52
							avg		58
							Use		60

class	parcel	land table	sale date	adj price	5% price	2022 land value	2022 ff rate	adj ff	5%/adj ff
401	57-12-100-008	4000	6/18/2021	128,000	6,400	9561	195	49	131
401	57-12-100-007	4000	7/7/2020	99,900	4,995	9561	195	49	102
							avg		116
							Use		115

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City of Mt Morris
2023 land analysis - Multiple (apts)

		Date	Amount	Acres	Units	Type	Per Acre	Per Unit	Use 75% Fenton
06-29-200-007	Fenton Twp	9/24/2021	725,000	8.00			90,625		67,969
53-26-553-021	Fenton City	9/29/2020	725,000	7.81			92,830		69,622
03-11-6-34-0402-006	Frankenmuth	9/28/2016	205,000	4.13			49,637		49,637
14-11-6-26-1006-020	Frankenmuth Twp	2/7/2019	600,000	13.50			44,444		44,444
13-09-3-08-1219-001	Chesaning	10/25/2016	240,000	3.79			63,325		63,325

avg 58,999
Use \$59,000/acre

City of Mt Morris 2023
Commercial land analysis

land sale

parcel	date	price	adj ff	price/ff	rate group
57-06-551-022 & 023	6/9/2021	25000	108	231	Saginaw St

County Study

parcel	date	appraisal	adj ff	price/ff	rate group	notes
57-01-581-004		5,000	38	130	Mt Morris	
57-07-501-002		4,678	43	109	side	parking only
57-07-100-006		16,249	72	227	Saginaw	back of prop on Sag

Use:	ff rate
Saginaw St	230
Mt Morris St	150
Side St	100

No change necessary from 2022

12/09/2022

ECF Analysis for: 57 - CITY MT. MORRIS

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DB: Mt Morris 2023

Neighborhoods Used: 1000.1000

11856 HIGHLAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-581-025	02/11/2022 1000	401	134,900	6,209
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	128,691	173,937
				E.C.F. 0.740

11864 HIGHLAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-581-026	11/22/2021 1000	401	150,000	11,933
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	85	138,067	159,999
				E.C.F. 0.863

!!MULTI-PARCEL SALE!!

337 W MT MORRIS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-581-023	06/25/2021 1000	401	94,000	4,113
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	89,887	106,875
				E.C.F. 0.841

12333 PARKLANE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-041	01/25/2021 1000	401	65,000	6,436
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	58,564	90,822
				E.C.F. 0.645

330 WILSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-060	01/15/2021 1000	401	74,000	3,596
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	70,404	79,850
				E.C.F. 0.882

12337 W WASHINGTON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-037	12/22/2020 1000	401	118,000	5,029
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	112,971	155,792
				E.C.F. 0.725

324 WILSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-061	11/20/2020 1000	401	82,300	3,596
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	60	78,704	78,921
				E.C.F. 0.997

1344 LINCOLN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-013	11/10/2020 1000	401	117,000	10,881
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	106,119	147,272
				E.C.F. 0.721

12343 OAKLAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-051	09/28/2020 1000	401	124,900	4,391
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	120,509	148,737
				E.C.F. 0.810

12342 W WASHINGTON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-099	08/13/2020 1000	401	131,000	6,859
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	67	124,141	169,415
				E.C.F. 0.733

HIGHLAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-581-017	06/26/2020 1000	401	83,000	13,636
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	69,364	99,710
				E.C.F. 0.696

!!MULTI-PARCEL SALE!!

11857 HIGHLAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-581-018	06/26/2020 1000	401	83,000	13,636
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	69,364	99,710
				E.C.F. 0.696

!!MULTI-PARCEL SALE!!

Neighborhoods Used: 1000.1000

DB: Mt Morris 2023

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.40
	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

12/09/2022

ECF Analysis for: 57 - CITY MT. MORRIS

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DB: Mt Morris 2023

Neighborhoods Used: 1100.1100 CENTRAL PARK SUB

12137 HIGHLAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-577-025	03/02/2022 1100	401	127,000	4,360
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	122,640	187,165
				E.C.F. 0.655

12154 BENSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-577-011	11/04/2021 1100	401	101,000	5,252
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	95,748	103,270
				E.C.F. 0.927

12000 W WASHINGTON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-577-143	11/01/2021 1100	401	53,900	5,672
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	48,228	103,228
				E.C.F. 0.467

12064 OAKLAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-577-053	09/30/2021 1100	401	145,000	5,070
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	139,930	180,034
				E.C.F. 0.777

12057 PARKLANE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-577-152	09/17/2021 1100	401	85,000	7,170
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	65	77,830	95,818
				E.C.F. 0.812

12329 OAKLAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-577-045	09/09/2021 1100	401	69,900	4,242
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	65,658	103,799
				E.C.F. 0.633

439 ROOSEVELT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-577-089	05/17/2021 1100	401	117,500	15,813
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	101,687	104,777
				E.C.F. 0.971

!!MULTI-PARCEL SALE!!

12025 PARKLANE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-577-165	04/02/2021 1100	401	160,000	10,255
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	149,745	214,595
				E.C.F. 0.698

407 ROOSEVELT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-577-058	03/22/2021 1100	401	80,000	4,197
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	75,803	107,428
				E.C.F. 0.706

12048 PARKLANE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-577-164	02/18/2021 1100	401	60,000	5,697
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	54,303	96,634
				E.C.F. 0.562

12144 HIGHLAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-577-042	02/12/2021 1100	401	90,000	6,749
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	83,251	97,839
				E.C.F. 0.851

12049 OAKLAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-577-048	02/02/2021 1100	401	150,000	16,906
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	133,094	184,331
				E.C.F. 0.722

!!MULTI-PARCEL SALE!!

11956 HIGHLAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-577-037	01/22/2021 1100	401	94,000	17,214
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	76,786	110,550
				E.C.F. 0.695

!!MULTI-PARCEL SALE!!

12/09/2022

ECF Analysis for: 57 - CITY MT. MORRIS

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DB: Mt Morris 2023

Neighborhoods Used: 1100.1100 CENTRAL PARK SUB

12063 HIGHLAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-577-026	12/30/2020 1100	401	121,900	4,360
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	75	117,540	156,714
				E.C.F.
				0.750

12052 PARKLANE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-577-078	12/17/2020 1100	401	55,000	3,560
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	51,440	91,836
				E.C.F.
				0.560

12048 PARKLANE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-577-164	12/02/2020 1100	401	56,500	5,697
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	50,803	96,634
				E.C.F.
				0.526

12137 HIGHLAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-577-025	11/16/2020 1100	401	127,000	4,360
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	122,640	187,165
				E.C.F.
				0.655

11975 PARKLANE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-577-160	10/23/2020 1100	401	60,000	6,093
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	53,907	121,730
				E.C.F.
				0.443

505 ROOSEVELT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-577-114	10/15/2020 1100	401	114,814	10,455
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	104,359	158,524
				E.C.F.
				0.658

12168 OAKLAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-577-054	06/24/2020 1100	401	127,900	6,413
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	121,487	174,976
				E.C.F.
				0.694

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DB: Mt Morris 2023

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.40
	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

12/09/2022

ECF Analysis for: 57 - CITY MT. MORRIS

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DB: Mt Morris 2023

Neighborhoods Used: 2000.2000

736 LOUISA ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
-06-554-019	08/12/2021 2000	401	100,000	7,160	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	92,840	94,503	0.982

772 LOUISA ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
57-06-554-013	08/12/2021 2000	401	95,000	3,989	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	91,011	101,235	0.899

766 LOUISA ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
57-06-554-014	05/19/2021 2000	401	65,000	6,276	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	58,724	95,897	0.612

736 LOUISA ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
57-06-554-019	12/18/2020 2000	401	86,900	7,160	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	79,740	94,503	0.844

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

12/12/2022

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ECF Analysis for: 57 - CITY MT. MORRIS

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DB: Mt Morris 2023

Neighborhoods Used: 2500.2500

674 SPRUCE ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
57-12-530-001		03/31/2022 2500		401	89,000 4,624
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	84,376	97,917	0.862

559 WALNUT ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
57-12-200-065		02/17/2022 2500		401	45,000 5,355
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	39,645	75,020	0.528

605 SPRUCE ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
57-12-527-249		12/03/2021 2500		401	76,000 5,281
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	70,719	76,920	0.919

662 SPRUCE ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
57-12-530-004		12/01/2021 2500		401	119,000 4,005
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	114,995	133,383	0.862

416 OAK ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
57-12-527-240		10/08/2021 2500		401	155,000 8,906
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	146,094	174,799	0.836

374 SPRUCE ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
57-12-527-102		09/29/2021 2500		401	102,000 4,642
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	97,358	110,142	0.884

480 WALNUT ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
57-12-527-029		09/24/2021 2500		401	102,000 4,531
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	97,469	132,898	0.733

501 WALNUT ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
57-12-200-043		09/21/2021 2500		401	137,000 5,997
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	131,003	118,976	1.101

521 OAK ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
57-12-527-131		09/03/2021 2500		401	105,000 5,281
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	99,719	128,467	0.776

628 ELM ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
57-12-529-024		08/27/2021 2500		401	100,000 4,669
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	95,331	91,008	1.047

662 ELM ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
57-12-529-033		07/28/2021 2500		401	110,000 10,508
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	99,492	101,239	0.983
!!MULTI-PARCEL SALE!!					

461 SPRUCE ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
57-12-527-061		07/13/2021 2500		401	93,500 3,734
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	89,766	106,580	0.842

380 OAK ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
57-12-527-151		07/08/2021 2500		401	126,000 15,359
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	110,641	122,554	0.903
!!MULTI-PARCEL SALE!!					

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Neighborhoods Used: 2500.2500

380 ELM ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-200-070 06/16/2021 2500 401 133,000 4,037
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 80 128,963 142,889 0.903

347 BEACH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-527-170 06/07/2021 2500 401 112,500 3,734
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 75 108,766 125,800 0.865

434 BEACH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-527-198 06/04/2021 2500 401 90,000 4,331
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 85,669 79,245 1.081

555 SPRUCE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-527-067 05/12/2021 2500 401 80,000 3,734
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 76,266 83,859 0.909

369 ELM ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-527-217 04/06/2021 2500 401 92,500 11,720
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 80,780 98,631 0.819
!!MULTI-PARCEL SALE!!

328 W MT MORRIS ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-200-061 02/12/2021 2500 401 102,000 7,124
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 94,876 140,505 0.675

436 WALNUT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-527-034 01/27/2021 2500 401 70,500 3,734
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 66,766 102,157 0.654

455 BEACH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-527-175 12/29/2020 2500 401 65,000 5,281
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 59,719 72,208 0.827

378 ELM ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-200-069 10/23/2020 2500 401 136,200 4,287
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 79 131,913 146,440 0.901

331 BEACH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-527-166 10/15/2020 2500 401 89,750 3,734
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 75 86,016 114,353 0.752

543 WALNUT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-200-040 09/25/2020 2500 401 25,000 4,633
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 20,367 48,202 0.423

327 OAK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-527-235 09/18/2020 2500 401 34,400 5,281
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 29,119 84,237 0.346

345 OAK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-527-119 08/21/2020 2500 401 72,100 3,734
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 68,366 87,446 0.782

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Neighborhoods Used: 2500.2500

680 MAPLE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
57-12-529-011		08/21/2020 2500		401	68,000	4,689
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	63,311	86,824	0.729	

403 WALNUT ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
57-12-200-052		07/29/2020 2500		401	49,000	6,510
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	42,490	108,295	0.392	

389 ELM ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
57-12-527-219		07/27/2020 2500		401	60,000	4,722
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	70	55,278	81,140	0.681	

519 SPRUCE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
57-12-527-063		04/10/2020 2500		401	58,300	13,265
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	70	45,035	112,594	0.400	

!!MULTI-PARCEL SALE!!

#	id # Invalid es Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
30	7	22.57	33.16	1.085
After Application of E.C.F.s		22.67	33.31	1.086

* Style *	11.100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)
1 1/4 STORY	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)
1 3/4 STORY	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)
1 STORY	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)
2 STORY	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)
BILEVEL	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)
DUPLEX	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)
FOUR UNIT	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)
GARAGE ONLY	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)
MODULAR	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)
THREE UNIT	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)
TRILEVEL	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)
TWO UNIT	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)
	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)	0.791(30)

Single Family E.C.F. : 0.791 (30)
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)

Neighborhood(s): 2500 - 2500

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

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Neighborhoods Used: 3000.3000

586 WILSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-087	02/24/2022 3000	401	139,900	18,055
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	72	121,845	184,558
E.C.F. 0.660				

!!MULTI-PARCEL SALE!!

649 MONROE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-576-027	10/13/2021 3000	401	50,000	3,388
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	65	46,612	58,012
E.C.F. 0.803				

605 WILSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-073	10/08/2021 3000	401	113,000	5,070
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	107,930	106,585
E.C.F. 1.013				

12535 N SAGINAW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-582-004	05/21/2021 3000	401	90,000	5,271
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	84,729	84,292
E.C.F. 1.005				

570 WILSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-081	05/12/2021 3000	401	110,000	8,731
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	101,269	131,776
E.C.F. 0.768				

624 ROOSEVELT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-576-102	04/20/2021 3000	401	60,000	4,409
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	70	55,591	97,488
E.C.F. 0.570				

601 WILSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-074	02/19/2021 3000	401	84,900	3,585
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	81,315	89,619
E.C.F. 0.907				

543 VAN BUREN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-580-010	10/05/2020 3000	401	92,000	6,278
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	85,722	136,423
E.C.F. 0.628				

531 VAN BUREN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-580-012	08/24/2020 3000	401	130,000	8,047
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	121,953	164,161
E.C.F. 0.743				

607 GARFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-576-045	08/21/2020 3000	401	59,900	3,286
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	70	56,614	93,489
E.C.F. 0.606				

537 VAN BUREN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-580-011	08/13/2020 3000	401	122,000	4,668
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	110,003	171,704
E.C.F. 0.641				
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	7329	11440	0.641	

547 VAN BUREN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-580-009	08/12/2020 3000	401	99,500	4,648
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	94,852	112,709
E.C.F. 0.842				

571 GARFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-576-049	07/15/2020 3000	401	89,900	5,196
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	65	84,704	114,781
E.C.F. 0.738				

Neighborhoods Used: 3000.3000

Statistics for this Analysis

Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
13	2	14.06	16.73	1.007
After Application of E.C.F.s		13.93	16.59	1.007

Economic Condition Factor Estimates (# of data points)

* Style *	11..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)
1 1/4 STORY	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)
1 3/4 STORY	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)
1 STORY	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)
2 STORY	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)
BILEVEL	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)
DUPLEX	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)
FOUR UNIT	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)
GARAGE ONLY	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)
MODULAR	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)
THREE UNIT	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)
TRILEVEL	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)
TWO UNIT	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)
	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)	0.746(13)

Single Family E.C.F. : 0.746 (13)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.641 (1)
Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

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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:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 3000 - 3000

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.40
	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

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Neighborhoods Used: 4000.4000

11603 READ AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
57-12-100-008	06/18/2021 4000	401	128,000	6,002	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	121,998	131,028	0.931

11619 READ AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
57-12-100-007	07/07/2020 4000	401	99,900	8,754	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	80	91,146	118,634	0.768

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Neighborhoods Used: 4000.4000
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Statistics for this Analysis

Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	8.02	12.34	1.011
After Application of E.C.F.s		8.20	12.63	1.011

Economic Condition Factor Estimates (# of data points)

* Style *	1.1.100	81.1.90	71.1.80	61.1.70	51.1.60	0.1.50
1 1/2 STORY	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)
1 1/4 STORY	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)
1 3/4 STORY	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)
1 STORY	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)
2 STORY	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)
BILEVEL	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)
DUPLEX	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)
FOUR UNIT	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)
GARAGE ONLY	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)
MODULAR	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)
THREE UNIT	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)
TRILEVEL	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)
TWO UNIT	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)
	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)	0.854 (2)

Single Family E.C.F. : 0.854 (2)
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: 04/01/2020
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:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4000 - 4000

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.40
	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

11618 CHURCH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-07-504-056 02/16/2022 5000 401 122,600 5,582
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/4 STORY 65 117,018 127,151 0.920

11609 TEMPERANCE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-07-504-066 01/26/2022 5000 401 135,000 5,514
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 70 129,486 142,705 0.907

11641 BUTTERNUT CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-07-504-037 01/24/2022 5000 401 109,000 6,570
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 102,430 140,990 0.727

1000 HOWARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-06-552-013 12/27/2021 5000 401 184,000 5,385
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 68 178,615 206,861 0.863

1032 MAGINN CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-06-553-036 12/10/2021 5000 401 50,000 3,832
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STORY 65 46,168 88,642 0.521

11430 INDUSTRIAL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-07-501-024 11/23/2021 5000 401 115,000 6,660
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 108,340 98,692 1.098

12221 WALTER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-06-300-074 11/22/2021 5000 401 86,500 8,394
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 78,106 123,448 0.633

805 E MT MORRIS ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-06-553-012 10/22/2021 5000 401 114,000 6,611
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 107,389 121,262 0.886

1007 COY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-06-300-048 10/01/2021 5000 401 82,000 5,720
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 76,280 111,019 0.687

11350 UNION ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-07-501-030 09/22/2021 5000 401 97,500 4,656
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 92,844 118,691 0.782

719 NORTH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-06-551-025 07/19/2021 5000 401 124,900 5,936
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 70 118,964 122,039 0.975

1115 MAGINN CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-06-553-026 07/02/2021 5000 401 77,900 5,390
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 72,510 102,371 0.708

11343 CHURCH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-07-501-039 04/16/2021 5000 401 95,000 4,656
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 90,344 93,545 0.966

12/12/2022

03:05 PM

ECF Analysis for: 57 - CITY MT. MORRIS

Page: 2/3

DB: Mt Morris 2023

Neighborhoods Used: 5000.5000

1019 E MT MORRIS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-06-552-003	03/19/2021 5000	401	126,000	4,201
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	65	121,799	147,829
				0.824

1114 MAGINN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-06-553-031	12/01/2020 5000	401	59,900	3,832
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	60	56,068	86,177
				0.651

766 NORTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-06-551-031	11/16/2020 5000	401	100,000	4,609
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	70	95,391	111,260
				0.857

809 E MT MORRIS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-06-553-011	09/24/2020 5000	401	100,000	6,611
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	56	93,389	173,830
				0.537

11438 N SAGINAW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-07-100-023	09/18/2020 5000	401	80,000	4,625
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	60	75,375	111,570
				0.676

11854 WALTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-06-552-024	08/27/2020 5000	401	65,000	7,896
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	65	57,104	98,874
				0.578

11649 BUTTERNUT CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-07-504-034	06/26/2020 5000	401	71,000	6,408
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	60	64,592	95,119
				0.679

# Invalid es	# Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
20	3	15.90	19.35	1.040
After Application of E.C.F.s		16.03	19.40	1.041

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)
1 1/4 STORY	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)
1 3/4 STORY	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)
1 STORY	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)
2 STORY	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)
BILEVEL	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)
DUPLEX	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)
FOUR UNIT	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)
GARAGE ONLY	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)
MODULAR	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)
THREE UNIT	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)
TRILEVEL	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)
TWO UNIT	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)
	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)	0.777(20)

Single Family E.C.F. : 0.777 (20)
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: 04/01/2020

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:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 5000 - 5000

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.40
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

City of Mt Morris commercial & Industrial
ECF analysis

2023

General Commercial									
parcel(s)	sale date	price	land	LI	residual	bldg cost	ecf	ecf table	
57-12-528-033	9/22/2021	150,000	59,522	4,479	85,999	185,841		0.46 comm	
57-07-501-057, 072, 075	8/20/2021	130,000	56,545	2,285	71,170	306,961		0.23 comm	
57-12-529-041	6/18/2021	40000	11040	4275	24,685	86,890		0.28 comm	
57-01-576-006 & 007	6/1/2021	50000	15493	3764	30,743	120,437		0.26 comm	
57-01-576-008 & 009	6/1/2021	80000	16338	0	63,662	260,950		0.24 comm	
57-12-529-069	5/10/2021	55000	13065	5653	36,282	114,527		0.32 comm	
					312,541	1,075,606		0.29	

Downtown Commercial									
parcel(s)	sale date	price	land	LI	residual	bldg cost	ecf	ecf table	
57-12-526-001	12/11/2020	153,000	6,099		146,901	343,665		0.43 dtcom	
57-06-551-010	10/29/2020	100,000	8,075		91,925	562,849		0.16 dtcom	
57-07-503-004	3/30/2021	65,000	2,660		62,340	128,612		0.48 dtcom	
					301,166	1,035,126		0.29	

C.S.C - Commercial Modern/Shopping Center

parcel(s)	sale date	price	land	LI	residual	bldg cost	ecf	ecf table	
57-07-501-076	12/29/2021	396,000	32,860	26,010	337,130	245,585		1.37 CSC	
don't use - includes Subway lease									
Use twice commercial ECF/half of this one									
								0.70	

Multi family houses

parcel(s)	sale date	price	land	LI	residual	bldg cost	ecf	ecf table	#units
57-12-529-014	5/12/2021	65,000	11,150	3,683	50,167	80,506		0.62 multi	2
57-01-576-001 & 002	12/4/2020	170,000	8,052	6,291	155,657	317,117		0.49 multi	
57-07-100-022	8/14/2019	105,000	9,390	2,455	93,155	214,655		0.43 multi	
57-01-400-014	6/17/2021	100,000	6,607	-	93,393	157,198		0.59 multi	
57-07-100-004	7/9/2020	43,000	4,932	-	38,068	65,606		0.58 multi	
57-12-200-076	9/16/2020	66,500	11,012	5,643	49,845	128,507		0.39 multi	
					480,285	963,589		0.50	

Larger Multiunit apartments

Parcel Number	Location	Date	Amount	Adj	Adj Amount	LV	LI	Residual	STC Cost	ECF
Mt Morris										
57-06-553-016	Mt Morris	Mar-22	1,300,000	1.00	1,300,000	60,900	93,135	1,145,965	1,332,750	0.86
57-06-553-016	Mt Morris	Sep-20	950,000	1.00	950,000	60,900	93,135	795,965	1,332,750	0.60
57-12-527-005	Mt Morris	Jan-18	667,000	1.00	667,000	46,610	19,924	600,466	1,107,294	0.54
57-12-533-001	Mt Morris	May-21	645,000	1.00	645,000	103,840	7,920	533,240	811,672	0.66
								1,929,671	3,251,716	0.58