

E.C.F.s for Neighborhood: 3 'SW SUB'

SW SUB

Residential	: 0.951
Town Homes/Duplexes:	0.951
Mobile Homes	: 0.951
Agricultural Bldgs	: 0.951
Commercial Bldgs	: 0.999
Industrial Bldgs	: 0.891

(Optional) Gross Rate Multipliers	
A:	0.000
B:	0.000
C:	0.000
D:	0.000

2024

E.C.F.s for Neighborhood: 4 'SUBDIVISION'

Residential	: 0.951
Town Homes/Duplexes:	0.951
Mobile Homes	: 0.951
Agricultural Bldgs	: 0.951
Commercial Bldgs	: 0.999
Industrial Bldgs	: 0.891

(Optional) Gross Rate Multipliers	
A:	0.000
B:	0.000
C:	0.000
D:	0.000

E.C.F.s for Neighborhood: 5 'COMMERCIAL/INDUSTRIAL'

COMMERCIAL

Residential	: 0.951
Town Homes/Duplexes:	0.951
Mobile Homes	: 0.951
Agricultural Bldgs	: 0.951
Commercial Bldgs	: 0.999
Industrial Bldgs	: 0.891

(Optional) Gross Rate Multipliers	
A:	0.000
B:	0.000
C:	0.000
D:	0.000

E.C.F.s for Neighborhood: L LOT '7 RURAL LOTS'

RURAL LOTS

Residential	: 0.951
Town Homes/Duplexes:	0.951
Mobile Homes	: 0.951
Agricultural Bldgs	: 0.951
Commercial Bldgs	: 0.999
Industrial Bldgs	: 0.891

(Optional) Gross Rate Multipliers	
A:	0.000
B:	0.000
C:	0.000
D:	0.000

2024 ECF INDUSTRIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	CLASS
120-029-100-955-00	2941 VENTURE DR	11/19/20	\$220,000	WD	\$220,000	\$140,800	64.00	\$293,341	\$27,842	\$192,158	\$344,804	0.557	0	#DIV/0!	800	\$12,000	201
120-031-300-260-00	2005 E GORDONVILLE RD	08/16/21	\$105,000	WD	\$105,000	\$68,900	65.62	\$140,372	\$45,771	\$59,229	\$122,858	0.482	1,824	\$32.47	800	\$25,410	201
120-033-200-327-00	1219 S POSEYVILLE RD	04/10/19	\$65,000	WD	\$65,000	\$18,400	28.31	\$51,307	\$31,205	\$33,795	\$26,106	1.295	576	\$58.67	800	\$13,860	201
090-020-400-251-00	N EASTMAN RD	11/14/14	\$479,830	WD	\$479,830	\$262,800	54.77	\$521,294	\$403,246	\$76,584	\$118,048	0.649	6,400	\$11.97	201	\$349,256	201
090-021-300-097-00	2662 N EASTMAN RD	09/23/16	\$690,000	WD	\$690,000	\$211,300	30.62	\$441,344	\$119,917	\$570,083	\$359,136	1.587	5,304	\$107.48	029	\$28,700	201
090-028-200-346-00	2312 N EASTMAN RD	01/31/18	\$325,000	WD	\$325,000	0.00	\$0	\$397,054	\$35,442	\$289,558	\$404,488	0.716	\$13.31	\$14,365	201	\$14,365	
		Totals:	\$390,000		\$390,000	\$228,100		\$485,020		\$285,182	\$493,769						
												E.C.F. =>	0.578				
												Ave. E.C.F. =>	0.881				
USED .891																	

2024 ECF COMMERCIAL

[illegible]

2024 ECF Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Land Value	Other Parcels in Sale	CLAS
090-001-300-590-00	4227 N EHLERS RD	11/30/22	\$165,000	WD	\$165,000	\$60,200	36.48	\$154,350	\$42,034	\$122,966	\$123,832	0.993	1,456	\$84.45	0.1382	\$42,034		401
090-002-100-008-00	4377 N WALDO RD	07/23/21	\$100,000	WD	\$100,000	\$0	0.00	\$169,810	\$36,435	\$63,565	\$166,719	0.381	1,452	\$43.78	61.3115	\$34,545		401
090-002-100-251-00	4339 N WALDO RD	10/18/22	\$190,127	WD	\$190,127	\$60,000	31.56	\$144,217	\$60,000	\$130,127	\$105,271	1.236	1,508	\$86.29	24.1726	\$60,000		401
090-004-400-004-00	3323 E HURLEY RD	08/23/21	\$115,000	WD	\$115,000	\$0	0.00	\$154,488	\$64,459	\$50,541	\$112,536	0.449	1,920	\$26.32	54.5277	\$46,440		401
090-008-200-048-00	2546 E HURLEY RD	12/20/22	\$390,000	WD	\$390,000	\$137,200	35.18	\$348,060	\$59,400	\$330,600	\$318,258	1.039	3,030	\$109.11	4.4394	\$59,400		401
090-008-200-065-00	3950 N STURGEON RC	01/20/23	\$230,000	WD	\$230,000	\$81,700	35.52	\$192,626	\$15,840	\$214,160	\$200,438	1.068	1,582	\$135.37	7.4077	\$15,840	090-008-200-055-00	401
090-008-300-050-00	3648 N STURGEON RC	03/15/22	\$276,000	WD	\$276,000	\$91,500	33.15	\$187,905	\$37,350	\$238,650	\$188,194	1.268	1,666	\$143.25	27.3723	\$37,350		401
090-008-300-093-00	3606 N STURGEON RC	10/14/22	\$175,000	WD	\$175,000	\$64,900	37.09	\$154,671	\$64,600	\$110,400	\$99,307	1.112	1,296	\$85.19	11.7324	\$64,600		401
090-010-200-180-00	3790 N JEFFERSON RC	03/10/23	\$135,000	WD	\$135,000	\$55,000	40.74	\$123,875	\$37,889	\$97,111	\$97,490	0.996	1,176	\$82.58	0.1729	\$28,800		401
090-010-200-199-00	3585 E HUBBARD RD	02/03/23	\$450,000	WD	\$450,000	\$179,800	39.96	\$402,922	\$3,843	\$446,157	\$452,471	0.986	2,094	\$213.06	0.8339	\$3,843		401
090-010-300-340-00	3596 N JEFFERSON RC	07/21/22	\$603,000	WD	\$603,000	\$183,900	30.50	\$416,256	\$62,522	\$540,478	\$442,168	1.222	2,057	\$262.75	22.7952	\$56,000		401
090-011-100-015-00	4419 E HUBBARD RD	04/26/22	\$155,000	WD	\$155,000	\$70,000	45.16	\$117,873	\$30,799	\$124,201	\$108,843	1.141	1,292	\$96.13	14.6722	\$27,550		401
090-015-300-040-00	3610 E SIEBERT RD	03/18/22	\$345,000	WD	\$345,000	\$129,600	37.57	\$302,787	\$112,453	\$232,547	\$237,918	0.977	1,802	\$129.05	1.6958	\$89,600		401
090-016-100-102-00	3245 E SIEBERT RD	12/28/21	\$244,900	WD	\$244,900	\$59,000	24.09	\$162,173	\$22,402	\$222,498	\$174,714	1.274	1,390	\$160.07	27.9115	\$21,750		401
090-016-100-117-00	3393 E SIEBERT RD	10/07/22	\$700,000	WD	\$700,000	\$406,300	58.04	\$893,518	\$136,418	\$563,582	\$946,375	0.596	3,455	\$163.12	39.8869	\$37,350		401
090-016-200-081-00	3014 HIDDEN MEADO	08/16/21	\$650,000	WD	\$650,000	\$317,700	48.88	\$699,399	\$125,749	\$524,251	\$717,063	0.731	2,396	\$218.80	26.3276	\$120,000		401
090-016-200-200-00	3051 E SIEBERT RD	06/30/22	\$180,000	WD	\$180,000	\$75,200	41.78	\$173,030	\$82,500	\$97,500	\$113,163	0.862	2,134	\$45.69	13.2793	\$82,500		401
090-016-705-037-00	3161 HIDDEN MEADO	06/20/22	\$685,900	WD	\$685,900	\$275,400	40.15	\$550,708	\$130,418	\$555,482	\$525,363	1.057	2,400	\$231.45	6.2945	\$107,200		401
090-017-100-339-00	2885 E SIEBERT RD	04/04/22	\$189,000	PTA	\$189,000	\$122,200	64.66	\$244,450	\$30,160	\$158,840	\$267,863	0.593	2,880	\$55.15	40.1395	\$30,160		401
090-017-200-195-00	3416 N STURGEON RC	11/04/21	\$269,000	WD	\$269,000	\$82,900	30.82	\$189,956	\$63,335	\$205,665	\$158,276	1.299	1,202	\$171.10	30.5020	\$59,400		401
090-017-200-198-00	3400 N STURGEON RC	06/01/22	\$350,000	WD	\$350,000	\$107,700	30.77	\$233,813	\$67,086	\$282,914	\$208,409	1.357	1,994	\$141.88	36.3110	\$67,086		401
090-017-200-240-00	3320 N STURGEON RC	09/09/22	\$325,000	WD	\$325,000	\$126,300	38.86	\$307,586	\$146,668	\$178,332	\$201,148	0.887	1,695	\$105.21	10.7812	\$146,668		401
090-017-200-350-00	2715 E SIEBERT RD	10/27/22	\$240,000	WD	\$240,000	\$0	0.00	\$209,608	\$52,745	\$187,255	\$172,947	1.083	1,536	\$121.91	8.8345	\$27,000		401
090-017-300-060-00	3066 N STURGEON RC	07/08/22	\$480,000	WD	\$480,000	\$162,900	33.94	\$333,955	\$30,000	\$450,000	\$379,944	1.184	3,255	\$138.25	19.0000	\$30,000		401
090-017-300-205-00	2615 E BLACKHURST F	10/22/21	\$600,000	LC	\$550,000	\$262,000	47.64	\$523,995	\$60,678	\$489,322	\$579,146	0.845	2,428	\$201.53	14.9483	\$51,450		401
090-017-300-375-00	2741 E BLACKHURST F	02/09/22	\$405,000	WD	\$405,000	\$140,900	34.79	\$279,607	\$25,112	\$379,888	\$318,119	1.194	2,370	\$160.29	19.9785	\$20,790		401
090-018-400-082-00	3060 ALDERBERRY	02/18/22	\$485,000	WD	\$485,000	\$246,300	50.78	\$510,290	\$70,590	\$414,410	\$549,625	0.754	2,194	\$188.88	24.0399	\$39,000		401
090-018-400-084-00	3076 ALDERBERRY	04/01/22	\$650,000	WD	\$650,000	\$302,800	46.58	\$605,558	\$66,233	\$583,767	\$674,156	0.866	2,592	\$225.22	12.8463	\$39,000		401
090-018-415-140-00	2390 LITTLE TURTLE V	12/14/21	\$750,000	WD	\$750,000	\$344,300	45.91	\$725,937	\$128,595	\$621,405	\$746,678	0.832	4,098	\$151.64	16.2159	\$85,850		401
090-020-100-060-00	2838 E BLACKHURST F	07/15/21	\$180,000	WD	\$180,000	\$58,700	32.61	\$117,395	\$32,500	\$147,500	\$106,119	1.390	1,580	\$93.35	39.5567	\$32,500		401
090-020-100-250-00	2738 E IRON WOODS I	10/07/22	\$700,000	WD	\$700,000	\$270,800	38.69	\$588,972	\$94,794	\$605,206	\$617,723	0.980	2,378	\$254.50	1.4648	\$72,000		401
090-020-100-258-00	2700 E IRON WOODS I	07/07/21	\$650,000	WD	\$650,000	\$269,800	41.51	\$539,550	\$91,737	\$558,263	\$559,766	0.997	3,122	\$178.82	0.2929	\$75,000		401
090-020-300-031-00	2562 HUMMINGBIRD	06/20/22	\$542,500	WD	\$542,500	\$210,800	38.86	\$431,708	\$36,734	\$505,766	\$493,718	1.024	3,204	\$157.85	3.0018	\$36,734		401
090-020-360-100-00	2786 E IRON WOODS I	06/23/22	\$778,000	WD	\$778,000	\$344,700	44.31	\$697,335	\$50,882	\$727,118	\$808,066	0.900	2,805	\$259.22	9.4561	\$40,000		401
090-020-360-230-00	2737 E IRON WOODS I	11/07/22	\$752,000	WD	\$752,000	\$277,000	36.84	\$602,643	\$90,628	\$661,372	\$640,019	1.033	3,122	\$211.84	3.8978	\$72,000		401
090-020-360-250-00	2769 E IRON WOODS I	06/27/22	\$675,000	WD	\$675,000	\$302,600	44.83	\$605,275	\$107,736	\$567,264	\$621,924	0.912	2,625	\$216.10	8.2274	\$72,000		401
090-021-300-180-00	3055 E MONROE RD	07/21/22	\$240,000	WD	\$240,000	\$86,100	35.88	\$193,562	\$21,201	\$218,799	\$215,451	1.016	1,980	\$110.50	2.1153	\$19,800		401
090-021-400-011-00	3275 E MONROE RD	10/31/22	\$300,000	WD	\$300,000	\$0	0.00	\$285,571	\$68,869	\$231,131	\$238,922	0.967	1,890	\$122.29	2.6993	\$66,660		401
090-022-040-020-00	3540 DOUGLAS	04/12/21	\$334,000	WD	\$334,000	\$228,900	68.53	\$457,860	\$79,226	\$254,774	\$473,293	0.538	2,784	\$91.51	45.6084	\$70,000		401
090-022-040-030-00	3550 DOUGLAS	07/01/21	\$425,000	WD	\$425,000	\$193,800	45.60	\$387,536	\$83,841	\$341,159	\$379,619	0.899	2,040	\$167.23	9.5697	\$70,000		401
090-022-100-215-00	3827 E MARILYN LN	05/27/22	\$363,000	WD	\$363,000	\$119,300	32.87	\$253,734	\$76,000	\$287,000	\$222,168	1.292	1,818	\$157.87	29.7433	\$76,000		401
090-022-100-222-00	3849 E MARILYN LN	11/30/22	\$345,000	WD	\$345,000	\$131,300	38.06	\$295,143	\$32,777	\$312,223	\$327,958	0.952	2,104	\$148.39	4.2363	\$30,000		401
090-022-200-120-00	2890 N JEFFERSON RC	01/25/23	\$109,900	WD	\$109,900	\$47,400	43.13	\$110,002	\$18,195	\$91,705	\$104,090	0.881	1,056	\$86.84	11.3365	\$14,400		401
090-023-400-080-00	4325 E MONROE RD	11/29/22	\$250,900	WD	\$250,900	\$75,100	29.93	\$245,632	\$41,734	\$209,166	\$224,805	0.930	1,498	\$139.63	6.3952	\$33,000		401
090-023-400-320-00	2633 N WALDO RD	01/27/23	\$70,055	WD	\$70,055	\$44,100	62.95	\$107,203	\$10,923	\$59,132	\$109,161	0.542	1,256	\$47.08	45.2690	\$9,219		401
090-024-300-410-00	4727 E MONROE RD	09/16/22	\$230,000	WD	\$230,000	\$80,300	34.91	\$180,739	\$22,601	\$207,399	\$197,673	1.049	1,998	\$103.80	5.4820	\$20,000		401
090-028-400-038-00	2025 N JEFFERSON RC	02/15/22	\$190,000	WD	\$190,000	\$62,100	32.68	\$131,394	\$29,264	\$160,736	\$127,663	1.259	1,240	\$129.63	26.4684	\$28,130		401
090-030-400-010-00	2014 N PERRINE RD	04/29/22	\$399,000	WD	\$399,000	\$187,800	47.07	\$375,456	\$287,324	\$111,676	\$110,165	1.014	2,560	\$43.62	1.9330	\$282,025	090-030-400-090-00, 090-	401
090-031-200-500-00	1776 N DUBLIN RD	05/05/22	\$58,000	WD	\$58,000	\$59,800	103.10	\$128,699	\$33,000	\$25,000	\$119,624	0.209	1,053	\$23.74	78.5397	\$33,000		401
090-034-300-020-00	3653 E OAKBROOK DR	01/24/22	\$570,000	WD	\$570,000	\$203,600	35.72	\$415,412	\$77,186	\$492,814	\$422,783	1.166	5,203	\$94.72	17.1259	\$36,800		401
090-050-000-050-00	3727 E JULIE ANN DR	05/27/22	\$405,000	WD	\$405,000	\$117,900	29.11	\$246,878	\$40,000	\$365,000	\$258,598	1.411	3,032	\$120.38	41.7074	\$40,000		401
090-161-500-021-00	2223 EL RANCHO DR	11/29/22	\$693,000	WD	\$693,000	\$342,300	49.39	\$788,292	\$100,954	\$592,046	\$859,173	0.689	4,269	\$138.68	30.5297	\$84,087		401
090-161-500-210-00	2111 N YASIMIN DR	03/16/23	\$745,000	WD	\$745,000	\$325,000	43.62	\$769,970	\$47,370	\$697,630	\$819,274	0.852	4,343	\$160.63	14.2864	\$42,248		401
090-350-500-100-00	2582 N ARBUTUS CT	02/09/22	\$330,000	WD	\$330,000	\$100,700	30.52	\$212,348	\$19,430	\$310,570	\$241,148	1.288	2,196	\$141.43	29.3499	\$19,430		401
090-400-000-030-00	3387 E RYAN DR	07/29/22	\$415,000	WD	\$415,000	\$107,500	25.90	\$241,739	\$27,590	\$387,410	\$267,686	1.447	2,964	\$130.71	45.2869	\$25,000		401

USED .951 ECF