

## **Chapter 3: Development of Economic Condition Factors**

What is an Economic Condition Factor (ECF)? An ECF adjusts the assessor's use of the Assessors Manual to the local market. County multipliers are provided by the State Tax Commission and adjusted annually to reflect change in the market of the construction costs found in the State Tax Commission Assessor's Manual (Assessors Manual) and to "bring" those costs to the County level. But economic condition factors are necessary, and developed annually by assessors to further refine these costs to the local market.

"An ECF must be determined and used in cost appraisal situations where the Assessor's Manual is used." It is not appropriate to declare that one isn't used because the assessor relied on a recently published Assessor's Manual, or because the improvements are newly constructed. The ECF is used to adjust the costs of the Assessor's Manual to local markets. An ECF must be used regardless of the age of the improvements being valued.

According to the Michigan Constitution, Article IX, Section 3, assessments are developed annually, uniformly and not to exceed 50% of a property's true cash value. Because of the diversity of properties Michigan assessors must value every year in their respective jurisdiction(s), assessors often rely on mass appraisal models to accomplish this task. Most mass appraisal models rely on a cost-less-depreciation approach and adjust its results to what properties are selling for through the use of an ECF. The ECF is prepared by analyzing properties which have sold and then comparing their respective cost-less-depreciation of the buildings (i.e., building value) to that portion of the sale prices attributable to those buildings.

### **Calculation of Economic Condition Factors**

An ECF is developed by analyzing verified property true cash value level sale prices. The portion of each sale price attributed to the building(s) only on the parcel is compared to the value on the record card of the same building(s). The ECF represents the relationship between the appraised value of the building and calculated using the Assessors Manual and its respective building value (i.e., the sale value of that building). When the building value is added to the value of the land and the land improvements, an indication of true cash value is developed for assessment purposes.

Generally, the sales used for the ECF analysis should be from the same time period used for the sales study utilized for Equalization. This is often a 24-month time period. Michigan assessors must consider the following guidelines when developing and applying ECFs:

1. The time period of sales for the ECF study should be the same as the County Equalization Department study.
2. The County multiplier used by the assessor should be the same as the County Equalization Department.
3. The ECF is not applied to land value or the land improvements.
4. The ECF is only applied to building improvements.
5. The ECF is not applied to any buildings that are assessed as "flat-values".

Assessors should start the ECF calculation by identification of an ECF "neighborhood". The neighborhood should be established so properties sharing similar value-related property characteristics are analyzed together. Borders for ECF neighborhoods may be natural and/or human made. They can also be based on the age of the buildings, construction type and qualities of the buildings, general location amenities, as well as a number of other attributes. ECF's are typically calculated for a group of properties based upon the primary structure and its characteristics. For example, the neighborhood may consist of masonry/brick one-story homes built in the 1950's in a subdivision developed with 800 lots or wood frame two-story homes built in the 1960's throughout a small community.

Assessors can make the mistake of having too many neighborhoods. Assessors set up neighborhoods based on subdivisions and the parcel count is simply too small to do any type of analysis. Within the commercial and industrial classes, ECF's are sometimes calculated for different types of properties (e.g., apartments, warehouses, strip retail centers, big box retail stores, manufacturing plants, and research and development buildings)

It is critical that the ECF analysis be based upon a sufficient number of verified arms-length sales transactions and that the sales be representative of the properties being assessed using the ECF. In some rural townships, there may be insufficient sales to develop an ECF. In this case, the assessor may have to analyze sales in adjoining communities to assist in developing an ECF. The assessor may need to include sales having occurred outside the normal period, requiring the use of a market conditions adjustment (i.e., time). It may be necessary to compare the subject area to another area with a known ECF and make adjustments in much the same way as comparable sales are adjusted to a subject property in a market appraisal.

An assessor should verify the sale price and terms of sale for each parcel used in its ECF analysis. An assessor should also make a physical inspection of the property to determine if there were any physical changes that may affect the sale price. Physical changes could include remodeling a basement, an addition to the building, or a new garage. These changes must be noted so that the assessor can properly value the property as it existed prior to the sale, or so the property can be removed from the ECF analysis. The assessor should use the effective age as of the date of sale or the assessment date.

The proper development of land value is essential to an accurate ECF. The estimate of the depreciated value of the land improvements is also critical. It is important that the land values used to set the ECF are also the land values used for the assessments of those properties. These items are removed from the sale price when developing an ECF.

In terms of comparisons, assessors should try to use properties with small amounts of land and land improvements. Fewer and smaller the deductions will allow for the most accurate ECF because, in most cases, the most value is in the structure. An example would be trying to use a parcel with a house on an 80 acre parcel compared to a similar house on a 1 acre parcel. Chances are the 80 acres are worth more than the house. A slight value difference in the land would cause a huge value change in the residual for the house.

ECFs should generally be applied as calculated. Any variation from the calculated ECF must be fully documented. The detailed calculations used to develop the ECF must be kept on file to be used in defense of appeals, necessary in AMAR audits, explaining assessment to property owners, etc.

The following table contains an example of reproduction costs of four homes which are identical except for their location and are located in six different counties. The base cost is multiplied by the appropriate County multiplier to give the final cost new for each house in each County.

County	Base Reproduction Cost New	County Multiplier	Final Reproduction Cost New
Alcona	\$100,000	1.05	\$105,000
Marquette	\$100,000	1.13	\$113,000
Sanilac	\$100,000	1.14	\$114,000
Kent	\$100,000	1.19	\$119,000
Wayne	\$100,000	1.36	\$136,000
Van Buren	\$100,000	1.13	\$113,000

After getting an estimate of cost new, you subtract depreciation which gives an estimate of cost-new-less-depreciation. To develop an ECF, the depreciated cost of the building which has sold is compared to the sale value of that same building. The ECF indicator for each sale is calculated by dividing the sale price of the building by its cost new (with county multiplier applied) less any and all depreciation associated with the building. One ECF indicator is not sufficient for the development of a reliable ECF. Use of a sufficient number of sales is necessary to ensure the accuracy of an ECF.

Although the individual ECF calculations are shown in the ECF analysis, the separate ECF indicators are **not averaged** to develop the final ECF. The separate ECF indications are listed so an assessor can easily observe and review "outlying" ECFs. Also, showing the individual ECF indications allows the assessing officer an opportunity to observe if there is consistency or patterns reflected by the analysis. It is a good practice to plot the individual ECF indications on a map of the ECF area. Plotting individual ECF indications on a map may help an assessor's ECF evaluation. This same procedure is followed to develop commercial and industrial ECFs.

The development of an ECF is relatively simple if there are a sufficient number of recent, relevant, and reliable sales in the area. Sales for the ECF analysis should be limited to those occurring during the same time period as the sales study used to set the starting base. It is not necessary, or appropriate, to adjust sales for market conditions (i.e., time) if they transacted within the proper sale study time period.

E.C.F.s for Neighborhood: 001 'DEFAULT'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 100 'LAINGSBURG'

Residential : 1.110  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.160  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 201 'COMMERCIAL/IND'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 0.760  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 400 'EAST MEADOW/DIAMOND ESTATES'

Residential : 0.980  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.160  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

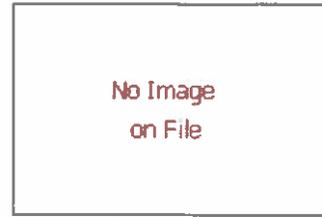
(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

Neighborhoods Used: 201.COMMERCIAL/IND

221 E GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-40-009-016-00	12/21/2022 201	201	385,000	56,347
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	328653	378674	0.868	



119 E GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-42-001-006-00	08/17/2022 201	201	50,000	2,975
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	47025	70987	0.662	



231 E GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-40-009-003-00	07/01/2022 201	201	125,000	11,678
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	113322	123383	0.918	



300 E GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-40-015-002-00	10/19/2021 201	201	95,000	44,029
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	50971	67290	0.757	



919 DOYLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
022-60-069-001-00	04/19/2021 201	201	425,000	202,109
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	222891	362089	0.616	





Neighborhoods Used: 400.EAST MEADOW/DIAMOND ESTATES

803 WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-44-008-000-00	02/21/2025 400	401	300,000	46,020	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	94	253,980	267,154	0.951



775 WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-44-005-000-00	10/21/2024 400	401	315,000	62,606	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	252,394	202,183	1.248



951 DEERWOOD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-45-001-000-00	03/25/2024 400	401	275,000	51,081	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	76	223,919	234,860	0.953



939 DEERWOOD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-45-004-000-00	08/28/2023 400	401	275,000	43,555	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	74	231,445	276,824	0.836





Neighborhoods Used: 600.HAYLAND/MAPLE

602 N HALEY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-47-014-000-00	08/22/2024 600	401	348,000	51,406	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	296,594	336,782	0.881



604 DOYLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-49-004-000-00	08/15/2024 600	401	230,000	61,609	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	90	168,391	215,765	0.780



607 E CAMROSE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-47-032-000-00	02/07/2024 600	401	325,000	67,855	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	257,145	283,405	0.907



406 N HALEY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-47-018-000-00	10/13/2023 600	401	388,024	52,535	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	97	335,489	327,012	1.026



408 N HALEY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-47-017-000-00	08/15/2023 600	401	295,921	63,805	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	80	232,116	241,703	0.960



612 DOYLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-49-008-000-00	05/04/2023 600	401	250,000	61,552	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	89	188,448	220,869	0.853





Neighborhoods Used: 100. LAINGSBURG

316 ELM

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-41-002-005-01	03/14/2025 100	401	169,900	35,533	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	134,367	110,773	1.213



624 E GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-60-118-000-00	01/30/2025 100	401	105,000	19,969	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	62	85,031	94,000	0.905



412 E GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-022-002-00	01/24/2025 100	401	167,500	17,148	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	150,352	169,738	0.886



110 BENSON

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-60-112-000-00	01/07/2025 100	401	195,000	36,327	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	74	158,673	187,810	0.845



1029 W GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-60-125-000-00	12/17/2024 100	401	328,000	137,185	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	173,936	121,050	1.437
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.
			16879	11747	1.437



302 W GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-42-005-001-00	12/12/2024 100	401	275,000	17,208	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	60	251,903	215,241	1.170
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.
			5889	5032	1.170



605 MC CLINTOCK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-60-099-001-00	12/04/2024 100	401	202,500	35,200	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67	167,300	137,099	1.220



602 WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-60-042-000-00	08/16/2024 100	401	350,000	135,286	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	197,475	169,707	1.164
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.
			17239	14815	1.164



Neighborhoods Used: 100.LAINGSBURG

106 PHELPS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-42-004-005-00	08/08/2024 100	401	142,000	41,807	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ STORY	60	100,193	112,320	0.892



214 CHURCH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-43-002-006-00	07/31/2024 100	401	206,000	37,009	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	164,239	132,665	1.238
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		4752	3839	1.238	



613 E GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-60-104-000-00	07/18/2024 100	401	245,000	16,875	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	228,125	194,500	1.173



308 W GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-42-005-002-00	07/17/2024 100	401	320,000	17,241	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	299,415	272,186	1.100
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		3344	3040	1.100	



316 ELM

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-41-002-005-01	07/10/2024 100	401	153,000	35,533	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	117,467	110,773	1.060



401 W GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-60-120-003-00	07/08/2024 100	401	245,000	16,875	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	228,125	190,154	1.200



109 HIGH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-016-002-00	06/10/2024 100	401	165,000	38,950	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	126,050	87,054	1.448



220 N LAING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-007-004-00	02/15/2024 100	401	159,000	36,682	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	63	122,318	121,766	1.005



Neighborhoods Used: 100.LAINGSBURG

LAING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-42-002-005-01	12/21/2023 100	402	149,000	35,202	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		60	113,798	137,557	0.927

!!MULTI-PARCEL SALE!!



LAING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-42-002-003-00	12/21/2023 100	402	149,000	35,202	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		60	113,798	137,557	0.827

!!MULTI-PARCEL SALE!!



110 WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-42-005-004-00	11/16/2023 100	401	125,000	40,412	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	84,588	118,067	0.716



303 W FIRST NORTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-42-005-007-00	08/25/2023 100	401	230,000	36,190	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	193,810	183,405	1.057



311 E GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-40-016-007-01	08/17/2023 100	401	195,000	18,173	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	63	176,827	158,597	1.115



519 E GRAND RIVER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-60-100-000-00	08/03/2023 100	401	180,000	17,747	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	162,253	150,205	1.080



519 DOYLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-60-054-000-00	08/02/2023 100	401	212,000	37,678	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	60	174,322	99,680	1.749



207 W FIRST NORTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-42-004-012-00	07/21/2023 100	401	220,000	35,533	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI STORY	68	184,467	175,933	1.049



Neighborhoods Used: 100.LAINGSBURG

408 N SHIAWASSEE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-60-091-000-00	06/23/2023 100	401	385,000	35,200	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	71	326,338	231,824	1.408
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	23462	16667	1.408		



310 GRANT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-43-004-004-00	06/20/2023 100	401	246,000	35,731	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	202,304	170,458	1.187
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	7965	6711	1.187		



Neighborhoods Used: 100.LAINGSBURG

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
26	11	12.44	15.71	1.030	1.126	1.115
After Application of E.C.F.s		9.87	14.10	1.021		

Economic Condition Factor Estimates (# of data points)

* Style *	91.100	81.90	71.80	61.70	51.60	0.50
1 STORY	1.137(12)	1.137(12)	1.137(12)	1.137(12)	1.137(12)	1.137(12)
1+ STORY	0.892( 1)	0.892( 1)	0.892( 1)	0.892( 1)	0.892( 1)	0.892( 1)
2 STORY	1.170( 1)	1.170( 1)	1.170( 1)	1.170( 1)	1.170( 1)	1.170( 1)
BI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
CONDOMINIUM	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
DUPLEX	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MOD/MH	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MULTI STORY	1.141(10)	1.141(10)	1.141(10)	1.141(10)	1.141(10)	1.141(10)
MULTI-FAMILY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
TRI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
	0.827( 2)	0.827( 2)	0.827( 2)	0.827( 2)	0.827( 2)	0.827( 2)

Single Family E.C.F. : 1.112 (26)  
 Mobile Home E.C.F. : 1.000 (0)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 1.286 (7)  
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2023  
 Ending Date: 03/31/2025  
 Terms Selected: 1  
 Analyze by Style:  
 Analyze by %Good:  
 Show Valid Data : X  
 Show Invalid Data :  
 Show Costs and Residuals:  
 Use Infl. Adj. Sale Prices:  
 Neighborhood(s): 100 - LAINGSBURG

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Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.70
	Maximum E.C.F. (Residential): 2.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 1.20

Neighborhoods Used: 700.PINGREE HILLS/HIDDEN OAKS

706 N JOSIE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-48-017-000-00	08/02/2024 700	401	279,750	43,586	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	80	236,164	195,206	1.210



708 N JOSIE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
022-48-016-000-00	04/07/2023 700	401	230,000	41,305	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	81	188,695	170,450	1.107



