

E.C.F.s for Neighborhood: 1000 '1000'

2015 ECF .520  
2016 ECF .549  
2017 ECF .561  
2018 ECF .61

Residential : 0.760 ✓  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.500  
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: 1100 '1100 CENTRAL PARK SUB'

2015  
2016 ECF .564  
2017 ECF .593  
2018 ECF .61

Residential : 0.890 ✓  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.500  
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: 2500 '2500'

2015 ECF .394  
2016 ECF .468  
2017 ECF .578  
2018 ECF .60  
2019 ECF .60

Residential : 0.910 ✓  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.500  
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: 3000 '3000'

ECF .425  
2016 ECF .476  
2017 ECF .543  
2018 ECF .57  
2019 ECF .48

Residential : 0.880 ✓  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.500  
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: 4000 '4000'

2015 ECF .520  
2016 ECF .564  
2019 ECF .66

Residential : 0.900 ✓  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.500  
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: 5000 '5000'

2015 ECF .405  
2016 ECF .432  
2017 ECF .469  
2019 ECF .52

Residential : 1.003 ✓  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.500  
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: 905 'EXEMPT'

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: C.S.C 'COMMERCIAL MODERN/ SHOPPING CENTER'

Residential : 0.540  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 0.360 ✓  
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: COMM 'COMMERCIAL'

2016 RES= .50  
RES= .45

Residential : 0.710  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000 ✓  
Commercial Bldgs : 0.230  
Industrial Bldgs : 0.230

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: DTCOM 'DOWNTOWN COM'

2016 RES= .55  
2017 RES= .50

Residential : 0.540  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000 ✓  
Commercial Bldgs : 0.230  
Industrial Bldgs : 0.230

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: MULTI 'MULTIFAMILY'

= RES= .55  
2017=RES=.50  
2018 .38

Residential : 0.710 ✓  
Town Homes/Duplexes: 0.710  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.500  
Commercial Bldgs : 1.020 ✓  
Industrial Bldgs : 1.000

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

City of Mt. Morris  
 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.
57-01-581-007	11820 BENSON RD	06/22/23	\$92,616	WD	03-ARM'S LENGTH	\$92,616	\$48,900	52.80	\$97,821	\$5,646	\$86,970	\$111,054	0.783
57-01-581-022	331 W MT MORRIS ST	05/22/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$45,900	51.00	\$91,709	\$4,053	\$85,947	\$105,610	0.814
57-01-583-009	12502 W WASHINGTON AVE	08/25/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$68,800	50.96	\$137,659	\$9,136	\$125,864	\$154,847	0.813
57-01-583-017	12491 W WASHINGTON AVE	05/29/24	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$78,900	56.40	\$157,866	\$7,362	\$132,538	\$181,330	0.731
57-01-583-056	12344 HIGHLAND AVE	05/22/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$48,200	60.25	\$96,333	\$6,507	\$73,493	\$108,224	0.679
<b>Totals:</b>			<b>\$537,516</b>			<b>\$537,516</b>	<b>\$290,700</b>		<b>\$581,388</b>		<b>\$504,812</b>	<b>\$661,065</b>	
							<b>Sale. Ratio =&gt;</b>	<b>54.08</b>				<b>E.C.F. =&gt;</b>	<b>0.764</b>
							<b>Std. Dev. =&gt;</b>	<b>4.00</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.764</b>
												<b>USE</b>	<b>0.76</b>

City of Mt. Morris  
 Residential ECF Analysis  
 Neighborhood: 1100

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.
57-01-577-016	12210 BENSON RD	08/15/24	\$51,000	WD	03-ARM'S LENGTH	\$51,000	\$27,700	54.31	\$55,481	\$4,582	\$46,418	\$68,782	0.675
57-01-577-057	415 ROOSEVELT AVE	01/05/24	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$21,000	61.76	\$42,066	\$4,191	\$29,809	\$51,182	0.582
57-01-577-065	PARKLANE AVE	09/19/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$41,400	35.08	\$82,724	\$7,541	\$110,459	\$108,978	1.014
57-01-577-066	12065 PARKLANE AVE	09/19/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$43,800	37.12	\$87,637	\$8,313	\$109,687	\$108,962	1.007
57-01-577-088	443 ROOSEVELT AVE	04/09/25	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$47,500	79.17	\$95,008	\$6,604	\$53,396	\$90,208	0.592
57-01-577-093	11997 HOWELL AVE	05/07/25	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$83,600	51.93	\$167,166	\$5,732	\$155,268	\$164,729	0.943
57-01-577-162	12230 W WASHINGTON AVE	09/12/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$49,000	35.00	\$98,008	\$7,254	\$132,746	\$122,641	1.082
57-01-577-163	12034 BARBER AVE	05/29/25	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$70,300	56.24	\$140,683	\$6,739	\$118,261	\$136,678	0.865
<b>Totals:</b>						<b>\$807,000</b>	<b>\$384,300</b>		<b>\$768,773</b>		<b>\$756,044</b>	<b>\$852,159</b>	
						<b>Sale. Ratio =&gt;</b>	<b>47.62</b>			<b>E.C.F. =&gt;</b>	<b>0.887</b>		
						<b>Std. Dev. =&gt;</b>	<b>15.35</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.845</b>		
												<b>Use</b>	<b>0.890</b>



City of Mt. Morris  
 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	Bl(g). Residual	Cost Man. \$	E.C.F.
57-01-576-025	629 MONROE AVE	09/20/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$35,800	44.75	\$71,506	\$7,234	\$72,766	\$78,380	0.928
57-01-576-042	591 GARFIELD AVE	09/13/24	\$130,900	WD	03-ARM'S LENGTH	\$130,900	\$51,300	39.19	\$102,671	\$7,427	\$123,473	\$116,151	1.063
57-01-579-010	11875 RAILROAD ST	07/13/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$40,400	62.15	\$80,703	\$6,639	\$58,361	\$90,322	0.646
57-01-580-003	645 VAN BUREN AVE	06/02/23	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$84,900	55.13	\$169,824	\$7,824	\$146,176	\$197,561	0.740
57-01-580-008	605 VAN BUREN AVE	06/26/24	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$56,800	42.11	\$113,607	\$7,980	\$126,920	\$128,813	0.985
57-01-580-010	543 VAN BUREN AVE	03/26/25	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$66,900	49.56	\$133,841	\$9,724	\$125,276	\$151,362	0.828
57-01-583-069	631 WILSON AVE	07/22/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$41,900	44.11	\$83,776	\$6,544	\$88,456	\$94,185	0.939
57-01-583-072	613 WILSON AVE	01/11/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,800	48.74	\$131,668	\$8,703	\$126,297	\$149,957	0.842
57-01-583-083	578 WILSON AVE	11/13/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$52,900	37.79	\$105,736	\$9,301	\$130,699	\$117,604	1.111
57-01-583-096	650 WILSON AVE	12/31/24	\$102,500	WD	03-ARM'S LENGTH	\$102,500	\$51,900	50.63	\$103,793	\$7,905	\$94,595	\$116,937	0.809
57-01-583-110	574 WILSON AVE	06/20/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$56,600	39.03	\$113,212	\$7,443	\$137,557	\$128,987	1.066
57-06-300-007	735 ALEXANDRINE ST	08/23/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$51,900	35.79	\$103,829	\$6,432	\$138,568	\$118,777	1.167
57-06-300-039	11940 N SAGINAW ST	05/02/24	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$61,900	85.97	\$123,759	\$6,998	\$65,002	\$142,391	0.457
<b>Totals:</b>													
						\$1,534,300	\$719,000		\$1,437,925		\$1,434,146	\$1,631,428	
							Sale. Ratio =>	46.86				E.C.F. =>	0.879
							Std. Dev. =>	13.43				Ave. E.C.F. =>	0.891
												Use	0.88

City of Mt. Morris  
 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.
57-12-100-008	11603 READ AVE	09/13/23	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$72,800	45.79	\$145,512	\$11,384	\$147,616	\$162,021	0.911
57-12-100-010	11513 READ AVE	01/03/25	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$81,200	51.39	\$162,347	\$11,032	\$146,968	\$149,817	0.981
57-12-601-009	7347 RED MAPLE DR	06/28/24	\$249,990	WD	03-ARM'S LENGTH	\$249,990	\$143,000	57.20	\$286,052	\$16,918	\$233,072	\$266,469	0.875
57-12-601-010	7341 RED MAPLE DR	08/09/24	\$243,500	WD	03-ARM'S LENGTH	\$243,500	\$146,600	60.21	\$293,161	\$21,376	\$222,124	\$269,094	0.825
57-12-601-011	7335 RED MAPLE DR	05/03/24	\$239,990	WD	03-ARM'S LENGTH	\$239,990	\$129,600	54.00	\$259,203	\$17,279	\$222,711	\$239,529	0.930
57-12-601-012	7329 RED MAPLE DR	04/19/24	\$239,990	WD	03-ARM'S LENGTH	\$239,990	\$135,200	56.34	\$270,360	\$15,103	\$224,887	\$252,730	0.890
57-12-601-013	7323 RED MAPLE DR	05/17/24	\$256,990	WD	03-ARM'S LENGTH	\$256,990	\$141,900	55.22	\$283,870	\$13,500	\$243,490	\$267,693	0.910
57-12-601-014	7317 RED MAPLE DR	05/24/24	\$259,990	WD	03-ARM'S LENGTH	\$259,990	\$139,200	53.54	\$278,396	\$13,500	\$246,490	\$262,273	0.940
57-12-601-015	7311 RED MAPLE DR	04/26/24	\$242,990	WD	03-ARM'S LENGTH	\$242,990	\$137,700	56.67	\$275,374	\$13,500	\$229,490	\$259,281	0.885
57-12-601-016	7305 RED MAPLE DR	08/09/24	\$246,500	WD	03-ARM'S LENGTH	\$246,500	\$139,900	56.75	\$279,869	\$13,500	\$233,000	\$263,732	0.883
57-12-601-017	7299 RED MAPLE DR	10/03/24	\$249,880	WD	03-ARM'S LENGTH	\$249,880	\$141,600	56.67	\$283,163	\$13,500	\$236,380	\$266,993	0.885
<b>Totals:</b>						<b>\$2,546,820</b>	<b>\$1,408,700</b>		<b>\$2,817,307</b>		<b>\$2,386,228</b>	<b>\$2,659,632</b>	
							<b>Sale. Ratio =&gt;</b>	<b>55.31</b>				<b>E. C. F. =&gt;</b>	<b>0.897</b>
							<b>Std. Dev. =&gt;</b>	<b>3.79</b>				<b>Ave. E. C. F. =&gt;</b>	<b>0.901</b>
												<b>Use</b>	<b>0.90</b>

City of Mt. Morris  
Residential ECF Analysis  
Neighborhood: 5000

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.
57-06-300-052	1040 COY ST	04/29/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$66,900	60.82	\$133,761	\$9,710	\$100,290	\$137,834	0.728
57-06-552-004	1025 E MT MORRIS ST	11/03/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$62,600	46.37	\$125,225	\$6,933	\$128,067	\$131,436	0.974
57-06-552-009	1109 E MT MORRIS ST	11/09/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$59,800	44.30	\$119,511	\$7,327	\$127,673	\$124,649	1.024
57-06-553-006	911 E MT MORRIS ST	03/03/25	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$54,600	57.47	\$109,217	\$7,106	\$87,894	\$113,457	0.775
57-06-553-040	11910 WALTER ST	11/27/24	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$50,800	40.00	\$101,621	\$7,444	\$119,556	\$104,641	1.143
57-06-553-044	907 NORTH ST	11/30/23	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$57,800	57.80	\$115,628	\$8,704	\$91,296	\$118,804	0.768
57-07-501-033	11314 UNION ST	09/03/24	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$48,600	40.53	\$97,274	\$7,120	\$112,780	\$100,171	1.126
57-07-502-002	905 SOUTH ST	08/25/23	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$67,300	42.33	\$134,690	\$9,670	\$149,330	\$138,911	1.075
57-07-502-005	1020 SOUTH ST	03/12/24	\$131,900	WD	03-ARM'S LENGTH	\$131,900	\$55,100	41.77	\$110,255	\$7,373	\$124,527	\$114,313	1.089
57-07-504-032	11644 TEMPERANCE AVE	03/25/25	\$159,700	WD	03-ARM'S LENGTH	\$159,700	\$57,200	35.82	\$114,409	\$10,508	\$149,192	\$115,446	1.292
57-07-504-037	11641 BUTTERNUT CT	04/26/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$85,500	46.22	\$170,905	\$9,355	\$175,645	\$179,500	0.979
57-07-504-058	11606 CHURCH ST	04/01/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$62,100	40.06	\$124,207	\$9,581	\$145,419	\$127,362	1.142
<b>Totals:</b>						<b>\$1,612,500</b>	<b>\$728,300</b>	<b>45.17</b>	<b>\$1,456,703</b>		<b>\$1,511,669</b>	<b>\$1,506,524</b>	<b>1.003</b>
						<b>Sale. Ratio =&gt;</b>	<b>45.17</b>					<b>E.C.F. =&gt;</b>	<b>1.003</b>
						<b>Std. Dev. =&gt;</b>	<b>8.14</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.010</b>
												<b>use</b>	<b>1.003</b>



City of Mt Morris

2026

Commercial & Industrial ECF Analysis

Commercial Table (commercial & industrial) and Downtown Commercial									
parcel(s)	sale date	price	land	LI	residual	bldg cost	ecf	ECF table	
57-01-576-010	7/30/2025	16,000	6,322	-	9,678	62,235	0.16	c	
57-06-551-002	1/31/2025	100,000	15,713	2,318	81,969	230,021	0.36	c	
57-06-551-010	8/30/2024	165,000	18,033	-	146,967	620,515	0.24	dt	
57-07-100-007	11/7/2024	77,000	42,796	10,800	23,404	210,501	0.11	c	
					262,018	1,123,272	0.23		

Modern

parcel(s)	sale date	price	Time	Adj,\$	land	LI	residual	bldg cost	ecf
57-12-528-016	3/28/2025	200,000	1.00	200,000	20,936	5,025	174,039	579,328	0.30
57-01-579-004	FS	795,000	0.95	755,250	169,750	34,320	590,930	1,512,858	0.39
57-06-551-010	12/19/2025	210,000	1.00	210,000	18,033	-	191,967	620,513	0.31
55-36-528-004	8/12/2022	610,000	1.00	610,000	259,847	24,130	326,023	711,374	0.46
55-26-576-005	7/30/2021	375,000	1.00	375,000	140,239	15,931	218,830	914,653	0.24
51122-200-123	5/25/2023	260,000	1.00	260,000	111,859	23,370	124,771	204,883	0.61
							1,626,560	4,543,609	0.36

ECF STUDY COMMERCIAL MT MORRIS 2026			General		Apartments			USE		
PARCEL NUMBER	Unit	SALE DATE	AMOUNT	ADJ.	ADJ. SALE PRICE	LAND VALUE	MISC. DEDUCTIONS	RESIDUAL	STC COST	IND. ECF
57-06-300-002	Mt Morris	3/6/2024	267,500	1.00	267,500	34,200	108,146	125,154	122,168	1.02
18-23-200-010 & 024	Vienna	1/6/2026		1.00	12,349,000	1,091,400	27,495	11,230,105	11,090,737	1.01
18-03-400-016	Vienna	9/5/2024	200,000	1.00	200,000	27,808	1,010	171,182	155,956	1.10
51-15-578-021	Clio	12/1/2023	270,000	1.00	270,000	12,800	1,590	255,610	208,830	1.22
55-26-552-102	Flushing	1/18/2024	600,000	1.00	600,000	35,700	24,570	539,730	561,061	0.96
								12,321,781	12,138,752	1.02