

City of Mt Morris 2025
 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	\$47,000	50.75	\$93,991	\$5,503	\$87,113	\$106,999	0.814
57-01-581-022	331 W MT MORRIS ST	05/22/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$43,900	48.78	\$87,708	\$3,944	\$86,056	\$101,287	0.850
57-01-583-009	12502 W WASHINGTON AVE	08/25/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$66,100	48.96	\$132,280	\$8,955	\$126,045	\$149,123	0.845

Totals: \$436,616

\$317,616

\$157,000

\$148

\$313,979

\$18,402

\$299,214

\$357,409

Sale. Ratio =>

49.43

4.54

E.C.F. =>

0.837

Ave. E.C.F. =>

0.885

USE

0.83

City of Mt Morris 2025
Residential ECF Analysis
Neighborhood: 1100 & 2000

Parcel Number	Street Address	Sale Date	Sale Price	Trst.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Mean \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
57-01-577-022	12169 HIGHLAND AVE	12/09/22	\$89,900	WD	03-ARMY'S LENGTH	\$89,900	\$38,500	42.83	\$77,018	\$6,626	\$83,274	\$96,692	0.861	886	\$97.28	1100
57-01-577-039	12072 HIGHLAND AVE	10/20/22	\$74,100	WD	03-ARMY'S LENGTH	\$74,100	\$35,700	48.18	\$71,401	\$5,259	\$68,841	\$90,854	0.758	800	\$86.05	1100
57-01-577-057	415 ROOSEVELT AVE	01/05/24	\$34,000	WD	03-ARMY'S LENGTH	\$34,000	\$20,000	58.82	\$40,034	\$4,077	\$29,923	\$49,391	0.606	440	\$68.01	1100
57-01-577-066 & 065	12065 PARKLANE AVE	09/19/23	\$118,000	WD	03-ARMY'S LENGTH	\$118,000	\$43,800	37.12	\$87,637	\$8,313	\$109,687	\$108,962	1.007	1,056	\$103.87	1100
57-01-577-093	11997 HOWELL AVE	11/18/22	\$130,000	WD	03-ARMY'S LENGTH	\$130,000	\$60,200	46.31	\$120,474	\$5,577	\$124,423	\$157,826	0.788	1,356	\$91.71	1100
57-01-577-142	11996 W WASHINGTON AVE	11/16/23	\$49,000	WD	03-ARMY'S LENGTH	\$49,000	\$33,500	68.37	\$67,020	\$4,320	\$44,680	\$86,126	0.519	864	\$51.71	1100
57-01-577-158	11977 HOWELL AVE	10/13/22	\$150,000	WD	03-ARMY'S LENGTH	\$150,000	\$60,500	40.33	\$120,928	\$10,088	\$139,912	\$152,253	0.919	1,404	\$99.65	1100
57-01-577-161	12043 BARBER AVE	09/09/22	\$115,000	WD	03-ARMY'S LENGTH	\$115,000	\$83,400	72.52	\$166,718	\$7,660	\$107,340	\$218,486	0.491	2,796	\$38.39	1100
57-01-577-162	12230 W WASHINGTON AVE	10/18/23	\$100,000	WD	03-ARMY'S LENGTH	\$100,000	\$46,700	46.70	\$93,440	\$7,058	\$92,942	\$118,657	0.783	1,176	\$79.03	1100
57-06-300-031	12330 N SAGINAW ST	10/24/22	\$154,000	WD	03-ARMY'S LENGTH	\$154,000	\$83,000	53.90	\$166,071	\$10,599	\$143,401	\$187,768	0.764	2,272	\$83.12	2000
Totals:			\$1,014,000			\$1,014,000	\$505,300	49.83	\$1,010,741	\$944,423	\$1,267,015	0.745	12,672	\$77.89	0.16693099	12,558

Sale Ratio => 49.83
Std. Dev. => 11.80
E.C.F. => 0.745
Ave. E.C.F. => 0.750
Std. Deviation=> 0.16693099
USE
Ave. Variance=> 12.558

City of Mt Morris 2025
Residential ECF Analysis
Neighborhood: 3000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
57-01-576-042	591 GARFIELD AVE	09/12/22	\$105,000	WD	03-ARMY'S LENGTH	\$105,000	\$48,300	46.00	\$96,549	\$6,453	\$98,547	\$116,554	0.846
57-01-576-045	607 GARFIELD AVE	11/18/22	\$100,000	WD	03-ARMY'S LENGTH	\$100,000	\$40,600	40.60	\$81,201	\$4,656	\$95,344	\$99,023	0.963
57-01-576-064	590 ROOSEVELT AVE	05/31/22	\$133,000	WD	03-ARMY'S LENGTH	\$133,000	\$59,500	44.74	\$118,911	\$9,919	\$123,081	\$140,999	0.873
57-01-579-010	11875 RAILROAD ST	07/13/23	\$65,000	WD	03-ARMY'S LENGTH	\$65,000	\$37,500	57.69	\$74,960	\$5,479	\$59,521	\$89,885	0.662
57-01-580-003	645 VAN BUREN AVE	06/02/23	\$154,000	WD	03-ARMY'S LENGTH	\$154,000	\$79,400	51.56	\$158,875	\$6,500	\$147,500	\$197,122	0.748
57-01-583-072	613 WILSON AVE	01/11/24	\$135,000	WD	03-ARMY'S LENGTH	\$135,000	\$61,400	45.48	\$122,797	\$7,182	\$127,818	\$149,567	0.855

Totals: \$692,000

\$692,000

\$326,700

\$286

\$653,293

\$40,189

\$651,811

\$793,149

Sale. Ratio => 47.21

Std. Dev. => 6.78

E.C.F. => 0.822
Ave. E.C.F. => 0.854
USE 0.82

City of Mt Morris 2025
 Residential ECF Analysis
 Neighborhood: 4000

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Cur. Assmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bidg. 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	\$60,400	37.99	\$120,798	\$11,388	\$147,612	\$135,241	1.091
57-12-601-010	7341 RED MAPLE DR	08/09/24	\$243,500	WD	03-ARM'S LENGTH	\$243,500	\$96,400	39.59	\$192,786	\$21,376	\$222,124	\$235,421	0.944
57-12-601-011	7335 RED MAPLE DR	05/03/24	\$239,990	WD	03-ARM'S LENGTH	\$239,990	\$86,200	35.92	\$172,468	\$17,279	\$222,711	\$213,143	1.045
Totals:			\$642,490			\$642,490	\$243,000	37.82	\$486,052		\$592,447	\$583,805	

Sale. Ratio => 37.82
 Std. Dev. => 1.84
 E.C.F. => 1.015
 Ave. E.C.F. => 1.027

Used late sales to get enough to study

USE 1.01

City of Mt Morris 2025
 Residential ECF Analysis
 Neighborhood: 5000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
57-06-552-004	1025 E MT MORRIS ST	11/09/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$55,500	41.11	\$111,057	\$5,333	\$129,667	\$131,825	0.984
57-06-552-009	1109 E MT MORRIS ST	11/09/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$52,600	38.96	\$105,123	\$5,711	\$129,289	\$123,955	1.043
57-06-552-032	1115 HOWARD ST	10/24/22	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$53,800	44.46	\$107,680	\$4,997	\$116,003	\$128,034	0.906
57-06-553-020	11837 WALTER ST	07/20/22	\$76,900	WD	03-ARM'S LENGTH	\$76,900	\$44,400	57.74	\$88,803	\$5,830	\$71,070	\$103,458	0.687
57-06-553-030	1128 MAGINN CT	10/21/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$38,100	41.41	\$76,169	\$4,509	\$87,491	\$89,352	0.979
57-06-553-040	11910 WALTER ST	08/08/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,300	40.27	\$88,528	\$5,726	\$104,274	\$103,244	1.010
57-06-553-044	907 NORTH ST	11/30/23	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$50,500	50.50	\$101,006	\$6,695	\$93,305	\$117,595	0.793
57-07-501-015	11325 UNION ST	02/15/23	\$102,500	WD	03-ARM'S LENGTH	\$102,500	\$41,500	40.49	\$82,981	\$5,830	\$96,670	\$96,198	1.005
57-07-504-039	11626 TEMPERANCE AVE	11/30/22	\$96,000	LC	03-ARM'S LENGTH	\$96,000	\$51,400	53.54	\$102,753	\$7,662	\$88,338	\$118,567	0.745
Totals:			\$968,400			\$968,400	\$432,100	44.62	\$864,100		\$916,107	\$1,012,228	0.905

Sale. Ratio => 44.62
 Std. Dev. => 6.81

E.C.F. => 0.905
 Ave. E.C.F. => 0.906
 USE 0.90

Commercial modern									
parcel	date	price	Land Value	Land Impr	Residual	Bldg Cost	ECF	Notes	
55-36-528-004	8/12/2022	610,000	259,847	25,624	324,529	703,027	0.46	shopping center	
55-26-576-005	7/30/2021	375,000	140,239	16,025	218,736	536,314	0.41	real estate office	
					543,265	1,239,341	0.43		
						USED	0.43		

Commercial Table (commercial & industrial) and Downtown Commercial									
parcel(s)	sale date	price	land	LI	residual	bldg cost	ecf	ECF table	
57-07-501-057, 072, 075	8/20/2021	130,000	73,010	2,204	54,786	317,983	0.17	c	
57-01-576-006 & 007	6/1/2021	50,000	21,555	3,950	24,495	133,429	0.18	c	
57-07-100-007	11/7/2024	77,000	40,880	10,800	25,320	204,363	0.12	Oil change	
57-06-551-010	8/30/2024	165,000	17,226	-	147,774	612,038	0.24	dt	
57-01-576-008 & 009	6/1/2021	80,000	22,732	2,025	55,243	254,529	0.22	c	
57-07-503-004	3/30/2021	65,000	5,676	-	59,324	127,867	0.46	dt	
					366,942	1,650,209	0.22		
						USE	0.23		

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

Multi-family commercial buildings									
parcel(s)	sale date	price	land	LI	residual	bldg cost	ecf	building type	
57-06-553-016	Mar-22	1,450,457	102,400	107,423	1,240,634	1,381,388	0.90	com	
57-12-533-001	May-21	677,250	70,400	2,640	604,210	845,610	0.71	com	
57-06-300-002	Mar-24	267,500	19,200	79,934	168,366	122,984	1.37	com + house	
					2,013,210	2,349,982	0.86		
						USE	0.86		

Multi-family residential buildings and residential buildings on commercial properties									
parcel(s)	sale date	price	land	LI	residual	bldg cost	ecf	building type	
57-01-400-014	6/17/2021	102,000	9,600	-	92,400	166,455	0.56	res	
57-01-576-001 & 002	12/4/2020	173,400	22,462	5,566	145,372	329,638	0.44	res	
57-12-529-014	5/12/2021	75,075	6,400	3,894	64,781	121,005	0.54	res	
57-12-200-076	5/1/2023	120,000	6,400	5,799	107,801	127,211	0.85		
					410,354	744,309	0.55		
						USE	0.54		