

City of Mt Morris 2022 residential land analysis

class	parcel	table	date	price	10%price	21 land value	21 rate	adj ff	10%sp/ff
401	57-01-577-058	1000	3/22/2021	80000	8000	5811	90	65	124
401	57-01-577-164	1000	2/18/2021	60000	6000	7888	90	88	68
401	57-01-577-042	1000	2/12/2021	90000	9000	5208	90	58	156
401	57-01-577-048 & 038	1000	2/2/2021	150000	15000	12680	90	141	106
401	57-01-583-041	1000	1/25/2021	65000	6500	6318	90	70	93
401	57-01-577-037 & 049	1000	1/22/2021	94000	9400	11984	90	133	71
401	57-01-583-060	1000	1/15/2021	74000	7400	4979	90	55	134
401	57-01-577-026	1000	12/30/2020	121900	12190	6037	90	67	182
401	57-01-583-037	1000	12/22/2020	118000	11800	6964	90	77	152
401	57-01-577-078	1000	12/17/2020	55000	5500	4930	90	55	100
401	57-01-577-164	1000	12/2/2020	56500	5650	7888	90	88	64
401	57-01-583-061	1000	11/20/2020	82300	8230	4979	90	55	149
401	57-01-577-025	1000	11/16/2020	127000	12700	6037	90	67	189
401	57-01-583-013	1000	11/10/2020	117000	11700	9361	90	104	112
401	57-01-577-160	1000	10/23/2020	60000	6000	5844	90	65	92
401	57-01-577-045	1000	10/15/2020	55136	5513.6	5873	90	65	84
401	57-01-577-114	1000	10/15/2020	114814	11481.4	8242	90	92	125
401	57-01-583-051	1000	9/28/2020	124900	12490	6079	90	68	185
401	57-01-583-099	1000	8/13/2020	131000	13100	9497	90	106	124
401	57-01-581-017 & 018	1000	6/26/2020	83000	8300	9860	90	110	76
401	57-01-577-054	1000	6/24/2020	127900	12790	8879	90	99	130
401	57-01-577-060	1000	8/13/2019	55000	5500	4964	90	55	100
401	57-01-583-048	1000	7/3/2019	100000	10000	6079	90	68	148
401	57-01-583-061	1000	6/20/2019	66900	6690	4979	90	55	121
avg									120
Use									120 33% inc

class	parcel	table	date	price	10%price	21 land value	21 rate	adj ff	10%sp/ff
401	57-06-554-019	2000	12/18/2020	86900	8690	7219	120	60	144
use									144 20% inc
vacant									
402	57-06-300-070	2000	7/24/2020	4900		10422	120	87	56

class	parcel	table	date	price	10%price	21 land value	21 rate	adj ff	10%sp/ff
401	57-12-200-061	2500	2/12/2021	102000	10200	7887	85	93	110
401	57-12-527-034	2500	1/27/2021	70500	7050	4883	85	57	123
401	57-12-527-034	2500	1/27/2021	77000	7700	4883	85	57	134
401	57-12-527-175	2500	12/29/2020	65000	6500	6905	85	81	80
401	57-12-529-008	2500	10/27/2020	35000	3500	4767	85	56	62
401	57-12-200-069	2500	10/23/2020	136200	13620	5280	85	62	219
401	57-12-527-166	2500	10/15/2020	89750	8975	4883	85	57	156
401	57-12-200-040	2500	9/25/2020	25000	2500	4799	85	56	44
401	57-12-527-235	2500	9/18/2020	34400	3440	6905	85	81	42
401	57-12-527-155	2500	9/3/2020	25000	2500	4883	85	57	44
401	57-12-529-011	2500	8/21/2020	68000	6800	4767	85	56	121
401	57-12-527-119	2500	8/21/2020	72100	7210	4883	85	57	126
401	57-12-200-052	2500	7/29/2020	49000	4900	6447	85	76	65
401	57-12-527-219	2500	7/27/2020	60000	6000	6175	85	73	83
401	57-12-527-175	2500	6/11/2020	25000	2500	6905	85	81	31
401	57-12-527-063 & 062	2500	4/10/2020	58300	5830	9763	85	115	51
401	57-12-527-125	2500	12/10/2019	115000	11500	6905	85	81	142
401	57-12-527-100	2500	12/6/2019	54900	5490	6905	85	81	68
401	57-12-527-024	2500	11/27/2019	51000	5100	4883	85	57	89
401	57-12-531-010	2500	9/30/2019	66000	6600	6877	85	81	82
401	57-12-529-024	2500	8/15/2019	52000	5200	4962	85	58	89
401	57-12-529-026	2500	8/5/2019	45000	4500	4962	85	58	77

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Neighborhoods Used: 1000 - 1000, 2000 - 2000

12333 PARKLANE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-041	01/25/2021 1000	401	65,000	10,090
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 70	54,910	80,808	0.680

330 WILSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-060	01/15/2021 1000	401	74,000	6,638
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 75	67,362	76,125	0.885

12337 W WASHINGTON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-037	12/22/2020 1000	401	118,000	9,285
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 75	108,715	148,503	0.732

736 LOUISA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-06-554-019	12/18/2020 2000	401	86,900	8,662
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 70	78,238	90,545	0.864

324 WILSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-061	11/20/2020 1000	401	82,300	6,638
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 70	75,662	81,924	0.924

1344 LINCOLN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-013	11/10/2020 1000	401	117,000	12,482
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 75	104,518	126,843	0.824

12343 OAKLAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-051	09/28/2020 1000	401	124,900	8,106
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 89	116,794	154,936	0.754

12342 W WASHINGTON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-099	08/13/2020 1000	401	131,000	12,663
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 71	118,337	159,231	0.743

12342 OAKLAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-048	07/03/2019 1000	401	100,000	8,574
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 75	91,426	137,197	0.666

324 WILSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-061	06/20/2019 1000	401	66,900	6,638
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 70	60,262	81,924	0.736

Neighborhoods Used: 1000 - 1000, 2000 - 2000

Statistics for this Analysis

#	id	# Invalid es Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
	10	2	7.60	10.19	0.996
After Application of E.C.F.s			7.60	10.10	0.997

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)
1 STORY	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)
2 STORY	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)
BILEVEL	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)
DUPLEX	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)
FOUR UNIT	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)
GARAGE ONLY	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)
MODULAR	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)
THREE UNIT	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)
TRILEVEL	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)
	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)	0.770(10)

Single Family E.C.F.	: 0.770	(10)
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

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Starting Date: 04/01/2019
Ending Date: 03/31/2021
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): 1000 - 1000, 2000 - 2000

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Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	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: 1100.1100 CENTRAL PARK SUB

407 ROOSEVELT AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
57-01-577-058		03/22/2021	1100	401	80,000	7,748
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	75	72,252	102,448	0.705	

12048 PARKLANE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
57-01-577-164		02/18/2021	1100	401	60,000	10,518
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	49,482	79,868	0.620	

12144 HIGHLAND AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
57-01-577-042		02/12/2021	1100	401	90,000	9,603
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	75	80,397	93,295	0.862	

12063 HIGHLAND AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
57-01-577-026		12/30/2020	1100	401	121,900	8,050
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	75	113,850	139,465	0.816	

12052 PARKLANE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
57-01-577-078		12/17/2020	1100	401	55,000	6,573
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	72	48,427	84,071	0.576	

12048 PARKLANE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
57-01-577-164		12/02/2020	1100	401	56,500	10,518
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	65	45,982	79,868	0.576	

12137 HIGHLAND AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
57-01-577-025		11/16/2020	1100	401	127,000	8,050
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	70	118,950	155,464	0.765	

11975 PARKLANE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
57-01-577-160		10/23/2020	1100	401	60,000	9,457
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	75	50,543	108,336	0.467	

505 ROOSEVELT AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
57-01-577-114		10/15/2020	1100	401	114,814	15,037
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	75	99,777	141,089	0.707	

12168 OAKLAND AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
57-01-577-054		06/24/2020	1100	401	127,900	11,839
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	75	116,061	166,843	0.696	

12322 OAKLAND AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
57-01-577-060		08/13/2019	1100	401	55,000	6,618
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	75	48,382	95,173	0.508	

Neighborhoods Used: 1100.1100 CENTRAL PARK SUB

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<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
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#	id	# Invalid es Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
11		5	14.25	17.64	1.044
After Application of E.C.F.s			14.70	17.96	1.045

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)
1 STORY	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)
2 STORY	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)
BILEVEL	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)
DUPLEX	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)
FOUR UNIT	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)
GARAGE ONLY	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)
MODULAR	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)
THREE UNIT	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)
TRILEVEL	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)
	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)	0.677(11)

Single Family E.C.F. : 0.677 (11)
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)

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<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
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Starting Date: 04/01/2019

Ending Date: 03/31/2021

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): 1100 - 1100 CENTRAL PARK SUB

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: 2500.2500

328 W MT MORRIS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-12-200-061	02/12/2021 2500	401	102,000	9,322
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 70	92,678	115,975	0.799

436 WALNUT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-12-527-034	01/27/2021 2500	401	70,500	5,170
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 70	65,330	90,952	0.718

455 BEACH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-12-527-175	12/29/2020 2500	401	65,000	7,312
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 65	57,688	64,282	0.897

378 ELM ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-12-200-069	10/23/2020 2500	401	136,200	5,840
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 80	130,360	133,822	0.974

331 BEACH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-12-527-166	10/15/2020 2500	401	89,750	5,170
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 75	84,580	101,805	0.831

543 WALNUT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-12-200-040	09/25/2020 2500	401	25,000	5,081
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 55	19,919	33,200	0.600

680 MAPLE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-12-529-011	08/21/2020 2500	401	68,000	5,976
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 65	62,024	77,294	0.802

345 OAK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-12-527-119	08/21/2020 2500	401	72,100	5,170
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 70	66,930	77,848	0.860

403 WALNUT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-12-200-052	07/29/2020 2500	401	49,000	6,826
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 65	42,174	96,412	0.437

389 ELM ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-12-527-219	07/27/2020 2500	401	60,000	6,538
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 70	53,462	72,233	0.740

519 SPRUCE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-12-527-063	04/10/2020 2500	401	54,200	7,518
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 70	46,682	100,239	0.466

!!MULTI-PARCEL SALE!!

425 OAK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-12-527-125	12/10/2019 2500	401	115,000	7,312
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 75	107,688	143,211	0.752

420 SPRUCE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-12-527-100	12/06/2019 2500	401	54,900	8,298
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY 65	46,602	111,784	0.417

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Neighborhoods Used: 2500.2500

526 WALNUT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-527-024 11/27/2019 2500 401 51,000 5,170
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 45,830 73,695 0.622

418 ELM ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-531-010 09/30/2019 2500 401 66,000 7,281
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 58,719 107,161 0.548

628 ELM ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-529-024 08/15/2019 2500 401 52,000 6,031
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 45,969 81,016 0.567

636 ELM ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-529-026 08/05/2019 2500 401 45,000 5,254
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 39,746 95,527 0.416

314 OAK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-527-160 07/05/2019 2500 401 100,000 5,170
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 75 94,830 142,701 0.665

662 ELM ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-529-033 05/03/2019 2500 401 77,400 3,795
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 73,605 90,113 0.817
!!MULTI-PARCEL SALE!!

604 W MT MORRIS ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-528-006 04/12/2019 2500 401 60,000 8,265
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 51,735 112,402 0.460

472 BEACH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-527-195 04/08/2019 2500 401 77,000 7,312
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 69,688 90,556 0.770

332 SPRUCE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-12-527-108 04/04/2019 2500 401 42,000 5,170
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 36,830 64,868 0.568

[illegible]

Statistics for this Analysis

>>>>>>>>>>>>>

#	id # Invalid es Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
22	3	20.82	24.26	1.055
After Application of E.C.F.s		21.26	24.50	1.057

<<<<<<<

Economic Condition Factor Estimates (# of data points)

>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)
1 STORY	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)
2 STORY	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)
BILEVEL	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)
DUPLEX	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)
FOUR UNIT	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)
GARAGE ONLY	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)
MODULAR	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)
THREE UNIT	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)
TRILEVEL	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)
	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)	0.671(22)

Single Family E.C.F. : 0.671 (22)
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: 04/01/2019

Ending Date: 03/31/2021

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): 2500 - 2500

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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ECF Analysis for: 57 - CITY MT. MORRIS

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DB: Mt Morris 2022

Neighborhoods Used: 3000.3000

601 WILSON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-01-583-074 02/19/2021 3000 401 84,900 7,169
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 77,731 79,758 0.975

543 VAN BUREN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-01-580-010 10/05/2020 3000 401 92,000 10,758
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 81,242 121,422 0.669

531 VAN BUREN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-01-580-012 08/24/2020 3000 401 130,000 12,383
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 117,617 136,377 0.862

607 GARFIELD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-01-576-045 08/21/2020 3000 401 59,900 6,573
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 70 53,327 83,217 0.641

586 WILSON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-01-583-087 08/21/2020 3000 401 127,800 5,303
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 122,497 151,126 0.811
!!MULTI-PARCEL SALE!!

537 VAN BUREN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-01-580-011 08/13/2020 3000 401 122,000 9,336
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 75 106,268 163,718 0.649
Agricultural Buildings: ResidualValue CostByManual E.C.F.
6396 9854 0.649

537 VAN BUREN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-01-580-009 08/12/2020 3000 401 99,500 9,297
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 90,203 108,035 0.835

641 GARFIELD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-01-576-049 07/15/2020 3000 401 89,900 10,392
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 70 79,508 110,021 0.723

12139 N SAGINAW ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-01-576-003 03/12/2020 3000 401 100,000 7,214
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 64 92,786 186,039 0.499

675 VAN BUREN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-01-580-001 11/27/2019 3000 401 60,000 10,192
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 49,808 96,256 0.517

657 MONROE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-01-576-098 11/08/2019 3000 401 58,000 11,736
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 65 46,264 100,705 0.459

567 WILSON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-01-583-078 10/22/2019 3000 401 94,000 11,038
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 82,962 138,597 0.599

1. WASHINGTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57-01-576-065 09/03/2019 3000 401 117,000 10,732
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 79 106,268 227,209 0.468

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ECF Analysis for: 57 - CITY MT. MORRIS

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DB: Mt Morris 2022

Neighborhoods Used: 3000.3000

591 GARFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-576-042	07/12/2019 3000	401	50,000	8,142
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	41,858	95,889
				0.437

622 GARFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-576-103	06/14/2019 3000	401	96,000	9,295
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	86,705	147,414
				0.588

578 WILSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-01-583-083	04/23/2019 3000	401	80,000	10,259
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	69,741	95,503
				0.730

[illegible]

Economic Condition Factor Estimates (# of data points)

Settings for this Analysis

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

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ECF Analysis for: 57 - CITY MT. MORRIS

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DB: Mt Morris 2022

Neighborhoods Used: 4000.4000

11619 READ AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-12-100-007	07/07/2020 4000	401	99,900	9,561
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	81	90,339	103,615
				0.872

11619 READ AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-12-100-007	03/13/2020 4000	401	71,300	9,561
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	81	61,739	103,615
				0.596

7310 RED MAPLE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-12-601-022	12/13/2019 4000	401	140,000	11,334
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	66	128,666	136,085
				0.945

11419 READ AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-12-100-013	05/03/2019 4000	401	91,000	9,561
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	79	81,439	118,441
				0.688

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Invalid Cases	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	14.36	18.62	1.038
After Application of E.C.F.s		14.37	18.57	1.038

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

* Style *	91.100	81.90	71.80	61.70	51.60	0.50
1 1/2 STORY	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)
1 STORY	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)
2 STORY	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)
BILEVEL	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)
DUPLEX	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)
FOUR UNIT	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)
GARAGE ONLY	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)
MODULAR	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)
THREE UNIT	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)
TRILEVEL	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)
	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)	0.784(4)

Single Family E.C.F.	: 0.784	(4)
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: 04/01/2019

Ending Date: 03/31/2021

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): 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

12/07/2021

ECF Analysis for: 57 - CITY MT. MORRIS

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DB: Mt Morris 2022

Neighborhoods Used: 5000.5000

1114 MAGINN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-06-553-031	12/01/2020 5000	401	59,900	4,734
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	60	55,166	76,702
				0.719

11438 N SAGINAW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-07-100-023	09/18/2020 5000	401	80,000	5,713
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	74,287	107,631
				0.690

11854 WALTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-06-552-024	08/27/2020 5000	401	65,000	8,775
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	56,225	88,001
				0.639

715 POUND ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-07-100-004	07/09/2020 5000	401	43,000	6,092
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	36,908	67,875
				0.544

11649 BUTTERNUT CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-07-504-034	06/26/2020 5000	401	71,000	7,404
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	63,596	95,421
				0.666

11650 TEMPERANCE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-07-504-001	01/16/2020 5000	401	65,000	8,698
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	56,302	111,203
				0.506

11618 TEMPERANCE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-07-504-040	11/22/2019 5000	401	49,900	4,169
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	65	45,731	65,622
				0.697

11418 INDUSTRIAL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-07-501-068	11/22/2019 5000	401	56,000	6,373
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	49,627	86,989
				0.570

11440 INDUSTRIAL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
57-07-501-023	08/21/2019 5000	401	86,900	8,227
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	78,673	97,402
				0.808

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

#	id	# Invalid es Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
9		12	10.21	13.02	1.014
After Application of E.C.F.s			10.61	13.17	1.014

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)
1 STORY	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)
2 STORY	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)
BILEVEL	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)
DUPLEX	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)
FOUR UNIT	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)
GARAGE ONLY	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)
MODULAR	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)
THREE UNIT	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)
TRILEVEL	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)
	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)	0.648(9)

Single Family E.C.F. : 0.648 (9)
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: 04/01/2019
Ending Date: 03/31/2021
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): 5000 - 5000

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.50
	Maximum E.C.F. (Residential): 0.90
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

2022 land analysis - Multiple (apts)

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

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

City of Mt Morris commercial & Industrial

2022

ECF

parcel(s)	sale date	price	land	LI	residual	bldg cost	ecf	ecf table
57-07-100-002	3/24/2020	36,000	9,313	2,899	23,788	85,005	0.28	comm
57-01-576-005	6/28/2019	44,000	20,657	6,739	16,604	45,235	0.37	comm
57-12-529-069	6/12/2019	55,000	13,065	4,694	37,241	94,802	0.39	comm
					77,633	225,042	0.34	

parcel(s)	sale date	price	land	LI	residual	bldg cost	ecf	ecf table
57-12-533-001	5/28/2021	645,000	103,840	7,920	533,240	699,260	0.76	multi
57-12-529-014	5/12/2021	65,000	11,150	3,274	50,576	71,634	0.71	multi
57-01-576-001 & 002	12/4/2020	170,000	16,103	5,594	148,303	282,048	0.53	multi
57-07-100-022	8/14/2019	105,000	9,390	2,182	93,428	190,991	0.49	multi
					825,547	1,243,933	0.66	

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	303,057	0.48	dtcom
57-06-551-010	10/29/2020	100,000	8,075		91,925	467,059	0.20	dtcom
57-07-503-012	2/28/2020	30,000	2,681		27,319	148,300	0.18	dtcom
					266,145	918,416	0.29	

City of Mt Morris
2022 Industrial values

parcel	appraisal	LI	land residual	acres/ff	value/acre or ff
57-01-579-007	60,123	12,097	48,026	4.44	10,826
57-01-579-008	7,821	-	7,821	63	124
57-12-300-033	17,600	-	17,600	132	133