

11/27/2021
01:58 PM

ECF Analysis for: 0311 - LAKETOWN

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DB: Laketown 2022

Neighborhoods Used: 300 .INDUSTRIAL

4376 60TH ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
11-013-001-00		03/23/2018 300	301	1,850,000	874,978
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.	
		975022	1384224	0.704	

Neighborhoods Used: 300 .INDUSTRIAL

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<<<<<<<<<<          Single Family Computed Costs by Manual          >>>>>>>>>>
* Style *                91..100      81..90      71..80      61..70      51..60      0..50
1.5-STORY                0          0          0          0          0          0
1.75 STORY               0          0          0          0          0          0
2.5 STORY                0          0          0          0          0          0
BI-LEVEL                 0          0          0          0          0          0
DUPLEX                   0          0          0          0          0          0
RANCH                    0          0          0          0          0          0
THREE-STORY              0          0          0          0          0          0
TRI-LEVEL                0          0          0          0          0          0
TWO-STORY                0          0          0          0          0          0
                            0          0          0          0          0          0

Total Single Family Costs by Manual :          0
Total Mobile Home Costs by Manual   :          0
Total Town Home Costs by Manual     :          0
Total Agricultural Costs by Manual   :          0
Total Commercial Costs by Manual     : 1,384,224
    
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<<<<<<<<<<<          Single Family Sale Residual Values          >>>>>>>>>>
* Style *                91..100      81..90      71..80      61..70      51..60      0..50
1.5-STORY                0          0          0          0          0          0
1.75 STORY               0          0          0          0          0          0
2.5 STORY                0          0          0          0          0          0
BI-LEVEL                 0          0          0          0          0          0
DUPLEX                   0          0          0          0          0          0
RANCH                    0          0          0          0          0          0
THREE-STORY              0          0          0          0          0          0
TRI-LEVEL                0          0          0          0          0          0
TWO-STORY                0          0          0          0          0          0
                            0          0          0          0          0          0

Total Single Family Sale Residual Values :          0
Total Mobile Home Sale Residual Values  :          0
Total Town Home Sale Residual Values    :          0
Total Agricultural Sale Residual Values  :          0
Total Commercial Sale Residual Values    : 975,022
    
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<<<<<<<<<<<<<          Statistics for this Analysis          >>>>>>>>>>>>
# Valid # Invalid        Coefficient of      Coefficient of      Price Related
 Sales   Sales          Dispersion (%)     Variation (%)       Differential
    1       0             0.00              0.00              1.000
After Application of E.C.F.s  0.00              0.00              1.000
    
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<<<<<<<          Economic Condition Factor Estimates (# of data points)          >>>>>>
* Style *                91..100      81..90      71..80      61..70      51..60      0..50
1.5-STORY                1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
1.75 STORY               1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
2.5 STORY                1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
BI-LEVEL                 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)
RANCH                    1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
THREE-STORY              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)
TWO-STORY                1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
                            1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)

Single Family E.C.F. : 1.000 (0)
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.   : 0.704 (1)
    
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<<<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>>
Starting Date: 03/01/2018
Ending Date: 03/31/2021
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 300 - INDUSTRIAL
    
```

Max # of Res. Buildings: 30

Minimum E.C.F. (Residential): 0.10
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