

Emerson Township Agricultural and Residential Economic Condition Factor (ECF) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
04-006-031-00	521 E VAN BUREN	06/29/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$59,100	43.46	\$157,307	\$41,567	\$94,433	\$124,318	0.760
04-007-043-00	789 E HARRISON	12/22/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$53,100	40.85	\$131,317	\$39,571	\$90,429	\$98,546	0.918
04-016-001-01	2820 HARRISON	03/02/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$52,300	37.63	\$140,080	\$32,313	\$106,687	\$115,754	0.922
04-016-005-10	3028 N BAGLEY	10/08/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$109,500	45.63	\$286,429	\$57,609	\$182,391	\$245,779	0.742
04-016-013-00	3305 N BALDWIN	12/10/21	\$120,000	AFF	03-ARM'S LENGTH	\$120,000	\$49,000	40.83	\$131,019	\$40,316	\$79,684	\$97,425	0.818
04-018-010-15	3690 N UNION	04/16/21	\$89,700	WD	03-ARM'S LENGTH	\$89,700	\$33,600	37.46	\$92,999	\$33,148	\$56,552	\$64,287	0.880
04-030-005-00	30 E POLK	09/30/21	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$60,100	42.62	\$166,974	\$43,416	\$97,584	\$132,715	0.735
04-030-015-01	1238 N STATE	02/27/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,500	50.31	\$186,514	\$40,336	\$119,664	\$155,178	0.771
Totals:			\$1,155,700			\$1,155,700	\$497,200		\$1,292,639		\$827,424	\$1,034,002	
								Sale. Ratio =>	43.02	Used .890 Ag		E.C.F. =>	0.800
								Std. Dev. =>	4.25	Used .890 Res		Ave. E.C.F. =>	0.818
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04-014-007-20	E TYLER (4000)	05/20/21	\$123,600	WD	03-ARM'S LENGTH	\$123,600	\$121,300	98.14	\$246,173	\$69,072	\$54,528	\$190,431	0.286
04-014-007-20	E TYLER (4000)	06/28/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$32,300	35.89	\$80,538	\$15,107	\$74,893	\$70,356	1.064
04-036-004-60	510 N BLAIR	06/10/21	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$129,300	38.14	\$330,031	\$312,351	\$26,649	\$19,011	1.402
Totals:			\$552,600			\$552,600	\$282,900		\$656,742		\$156,070	\$279,798	
								Sale. Ratio =>	51.19			E.C.F. =>	0.558
								Std. Dev. =>	35.31			Ave. E.C.F. =>	0.918

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table
1,680	\$56.21	4001	5.8518	MODULAR	\$33,860	4001-EMERSON RESIDENTIAL
960	\$94.20	4001	9.9509	1 STORY	\$32,000	4001-EMERSON RESIDENTIAL
1,092	\$97.70	4001	10.3543	RANCH	\$32,000	4001-EMERSON RESIDENTIAL
1,980	\$92.12	4001	7.6033	1 STORY	\$34,000	4001-EMERSON RESIDENTIAL
1,296	\$61.48	4001	0.0229	1 STORY	\$29,120	4001-EMERSON RESIDENTIAL
1,196	\$47.28	4001	6.1556	MODULAR	\$33,100	4001-EMERSON RESIDENTIAL
1,676	\$58.22	4001	8.2839	1 STORY	\$41,250	4001-EMERSON RESIDENTIAL
1,520	\$78.73	4001	4.6988	1 STORY	\$35,230	4001-EMERSON RESIDENTIAL
\$73.24			1.7912			
Std. Deviation=>		0.07809141				
Ave. Variance=>		6.6152		Coefficient of Var=> 8.085771268		
Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table
0	#DIV/0!	1001	63.1198		\$65,736	1001-EMERSON AGRICULTURAL
0	#DIV/0!	1001	14.6950		\$14,272	1001-EMERSON AGRICULTURAL
0	#DIV/0!	4001	48.4248	1.5 STORY	\$39,000	4001-EMERSON RESIDENTIAL
#DIV/0!			35.9742			
Std. Deviation		0.57205826				
Ave. Variance		42.0799		Coefficient of Var=> 45.86173205		