

Emerson Township Commercial 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. \$	
51-354-777-00	1045 E SUPERIOR	08/05/21	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$49,900	56.07	\$70,723	\$31,868	\$57,132	\$87,511	
14-600-045-00	10673 W ST CHARLES RD	10/14/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$58,300	26.50	\$258,028	\$23,229	\$196,771	\$284,950	
Totals:			\$309,000			\$309,000	\$108,200		\$328,751		\$253,903	\$372,462	
								Sale. Ratio =>	35.02				E.C.F. =>
								Std. Dev. =>	20.91	Used 0.610		Ave. E.C.F. =>	

E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	Land Table	Property Class
0.653	3,008	\$18.99		\$26,487	201
0.691	5,005	\$39.31	\$6,651	2023 COM/IND RURAL	201
		\$29.15		0.9990	
0.682		Std. Devi:	0.026652269		
0.672		Ave. Vari	26487.0000	Coefficient of Var=>	39432.83409