

E.C.F.s for Neighborhood: 1000 '1000 AGRICULTURAL PARCELS'

Residential : 1.381  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.350  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 2000 '2000 COMMERCIAL'

Residential : 1.057  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.057  
Industrial Bldgs : 1.057

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 3000 '3000 INDUSTRIAL'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.057  
Industrial Bldgs : 1.057

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 4000 '4000 RURAL RESIDENTIAL'

Residential : 1.476  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.497  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 4100 '4100 VILLAG RES ECF AREA'

Residential : 1.354  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

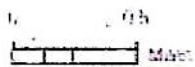
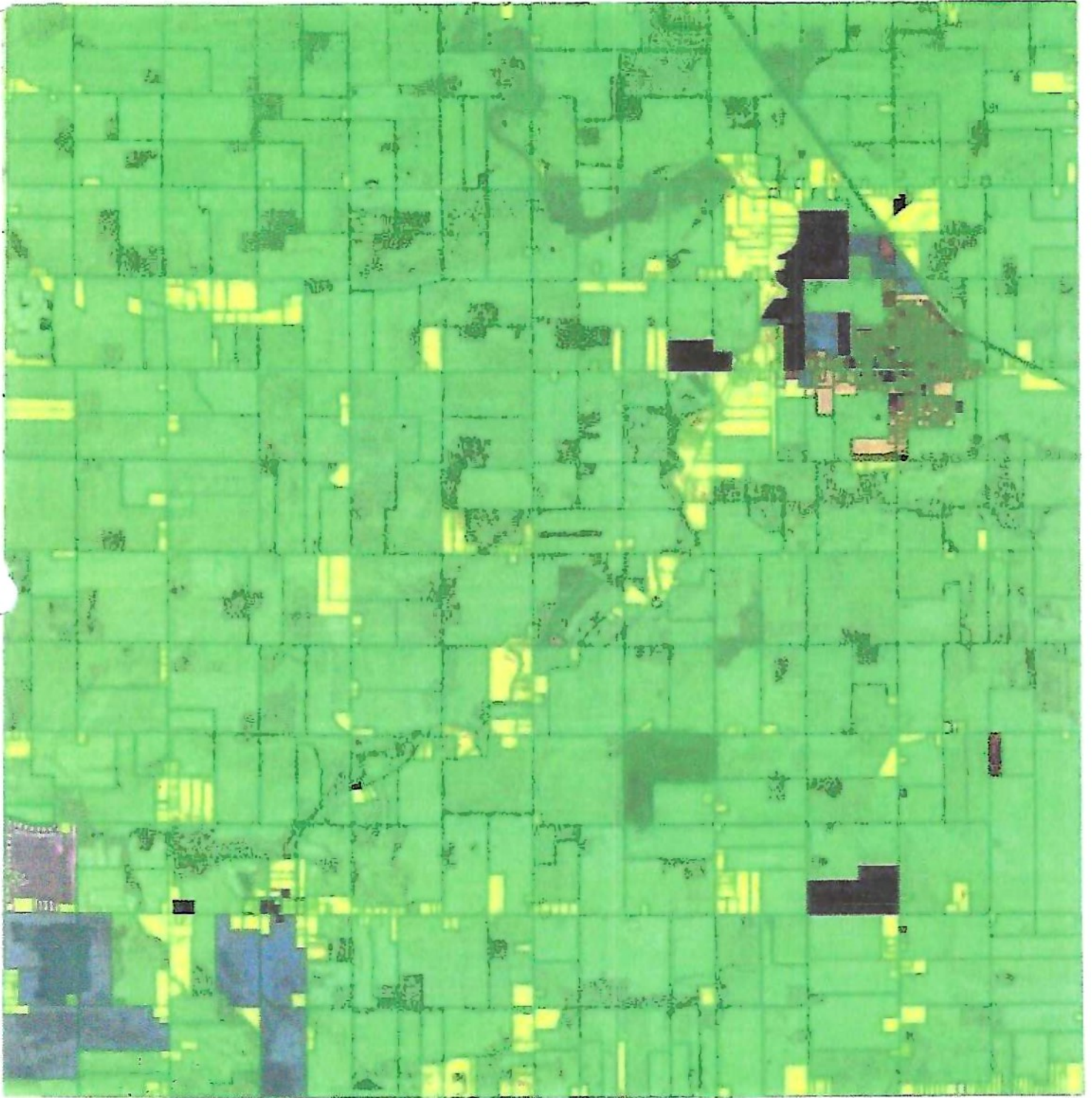
E.C.F.s for Neighborhood: 4130 '4130 COLONY LAKES AREA'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

# DUPLAIN ECF AREAS



Key:

Green = Agricultural

Yellow = Rural Residential

Red = Commercial

Blue = Industrial

Orange = Village Residential

Pink = Colony Lake

Black = Exempt

# ELSIE - ECF AREAS



Key:

Green = Agricultural

Yellow = Rural Residential

Red = Commercial

Blue = Industrial

Orange = Village Residential

Pink = Colony Lake

Black = Exempt

Neighborhoods Used: 1000 - 1000 AGRICULTURAL PARCELS

6292 N WATSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-017-300-009-00	09/29/2023 1000	401	410,000	54,708	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	283,327	211,351	1.341
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	71965	53683	1.341		



7655 N WATSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-007-100-015-00	09/16/2022 1000	401	560,000	155,550	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65	393,141	278,492	1.412
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	11309	8011	1.412		



Neighborhoods Used: 1000 - 1000 AGRICULTURAL PARCELS

Statistics for this Analysis					
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
2	12	0.60	0.86	0.999	
After Application of E.C.F.s		1.87	2.69	1.003	

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)
1.25 STORY	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)
1.5 STORY	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)
1.75 STORY	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)
2 STORY	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)
2+ STORY	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)
DUPLEX	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)
MANU	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)
MULTI- LEVEL	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)	1.381 ( 2)

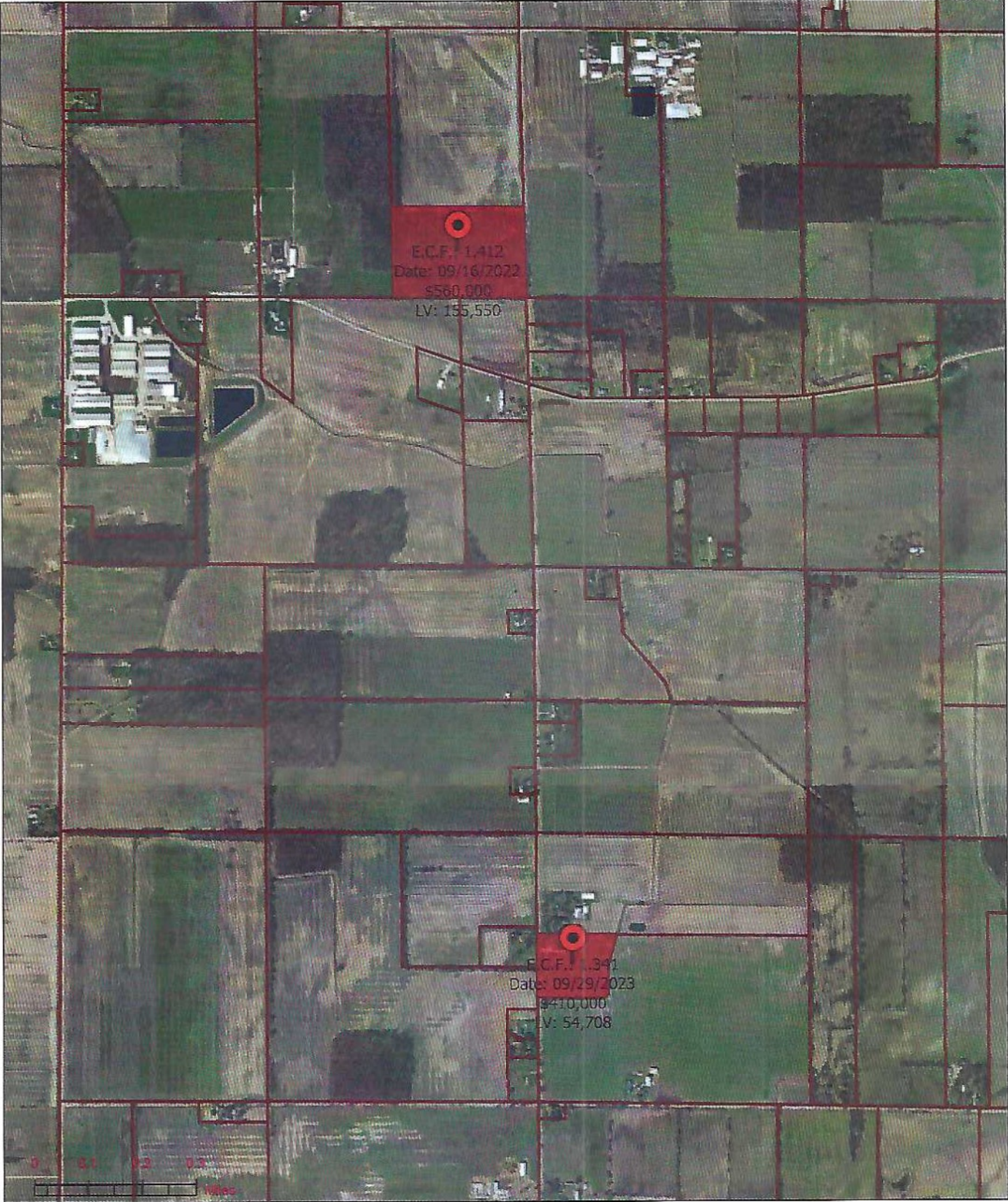
Single Family E.C.F. : 1.381 ( 2)  
 Mobile Home E.C.F. : 1.000 ( 0)  
 Town Home E.C.F. : 1.000 ( 0)  
 Agricultural E.C.F. : 1.350 ( 2)  
 Commercial E.C.F. : 1.000 ( 0)

Settings for this Analysis

Starting Date: 04/01/2022  
 Ending Date: 03/31/2024  
 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 AGRICULTURAL PARCELS

Max # of Res. Buildings: 50	Minimum E.C.F. (Residential): 0.10 Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 50	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

# 2025 DUPLAIN TWP AG ECF MAP



Neighborhoods Used: 2000 - 2000 COMMERCIAL

403407 N OVID ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
061-011-400-065-00	03/01/2023 2000	201	350,000	44,333		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family		89	2,941	2,589	1.136	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.			
	302726	266463	1.136			



300 W MAIN ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
061-000-005-001-01	08/15/2022 2000	201	195,000	40,859		
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.			
	154141	166874	0.924			



566 N OVID ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
061-012-300-010-00	07/11/2022 2000	201	50,000	41,250		
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.			
	8750	7317	1.196			







# 2025 DUPLAIN TWP COMMERCIAL ECF MAP



ECF: 1,196  
Date: 07/11/2022  
\$ 1,000  
LV: 41,250

ECF: 1,196  
Date: 05/07/2022  
\$ 1,000  
LV: 26,000

ECF: 0,974  
Date: 03/15/2022  
\$ 5,000  
LV: 40,859

Neighborhoods Used: 4000 - 4000 RURAL RESIDENTIAL

6724 N CHANDLER RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
060-018-200-010-00	03/08/2024 4000	401	395,000	71,448		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5 STORY	52	286,012	128,175	2.231	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	37540	16824	2.231			



5347 N SHEPARDVILLE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
060-021-400-005-50	02/09/2024 4000	401	445,000	73,674		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5 STORY	63	371,326	177,775	2.089	



5663 E RIDGE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
060-008-400-010-00	09/11/2023 4000	401	162,700	29,634		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	47	129,480	143,979	0.899	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	3586	3988	0.899			



9861 E KINLEY RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
060-036-400-060-50	08/23/2023 4000	401	300,000	37,635		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	74	262,365	184,616	1.421	



6927 E MEAD RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
060-016-400-024-00	08/22/2023 4000	401	225,000	22,080		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	56	188,851	140,440	1.345	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	14069	10463	1.345			



2005 N MERIDIAN RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
060-036-100-030-00	06/23/2023 4000	401	189,000	36,411		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	47	150,797	124,700	1.209	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	1792	1482	1.209			



3175 N SHEPARDVILLE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
060-033-400-021-00	06/08/2023 4000	401	165,000	37,111		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	51	120,911	117,113	1.032	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	6978	6759	1.032			



6292 E GRATIOT RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
060-004-200-010-00	05/24/2023 4000	401	200,000	8,860		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	29	186,206	77,356	2.407	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	4914	2042	2.407			



Neighborhoods Used: 4000 - 4000 RURAL RESIDENTIAL

6292 E GRATIOT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-004-200-010-00	05/24/2023 4000	401	200,000	8,880	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	29	186,206	77,356	2.407
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	4914	2042	2.407		



8830 E FRENCH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-026-100-010-00	04/28/2023 4000	401	330,000	28,140	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	46	277,670	192,169	1.445
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	24190	16741	1.445		



3975 N HARMON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-032-100-011-50	12/01/2022 4000	401	500,000	104,927	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	97	395,073	340,120	1.162



6601 E MEAD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-016-400-017-00	12/01/2022 4000	401	250,000	55,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	53	185,354	140,915	1.315
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	9146	6953	1.315		



6908 E MEAD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-021-100-010-00	10/03/2022 4000	401	245,000	29,087	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	43	215,913	125,392	1.722



5113 N SHEPARDVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-021-400-025-00	09/01/2022 4000	401	149,000	28,812	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	41	120,188	75,090	1.601



3860 N HOLLISTER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-036-200-006-00	08/10/2022 4000	401	245,000	29,183	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57	190,869	165,731	1.152
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	24948	21663	1.152		



7008 E MAPLE RAPIDS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-003-300-020-50	07/01/2022 4000	401	192,850	23,205	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	44	169,645	110,871	1.530



Neighborhoods Used: 4000 - 4000 RURAL RESIDENTIAL

3005 N WATSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-031-400-020-50	06/24/2022 4000	401	210,000	38,892	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	36	163,787	92,937	1.762
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	7321	4154	1.762		



3975 N HARMON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-032-100-011-50	06/03/2022 4000	401	462,500	104,927	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	97	357,573	340,120	1.051



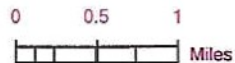
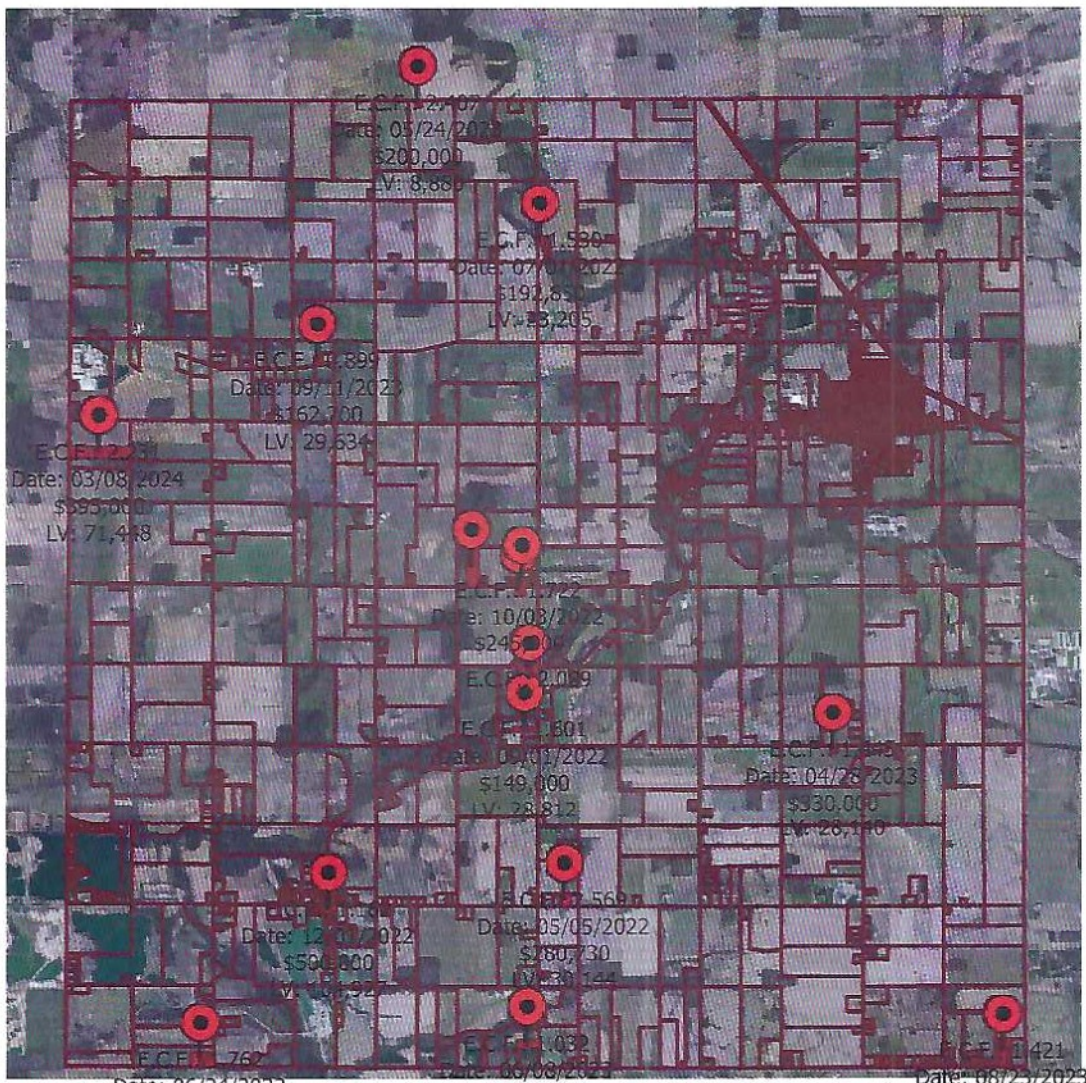
7165 E COLONY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-027-300-037-00	05/05/2022 4000	401	280,730	30,144	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	100	250,586	97,560	2.569





# 2025 DUPLAIN TWP RURAL RESIDENTIAL ECF



Neighborhoods Used: 4100 - 4100 VILLAG RES ECF AREA

156 W PINE ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-120-003-020-00   03/26/2024 4100       401           120,000       12,718  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           23           107,282       47,268       2.270



124 E MAPLE ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-013-200-160-00   03/14/2024 4100       401           136,000       12,380  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           45           123,620       81,648       1.514



159 E ELM ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-200-011-001-00   02/23/2024 4100       401           122,000       7,432  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           45           114,568       84,473       1.356



204 W PINE ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-120-003-019-00   02/13/2024 4100       401           85,000       7,404  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           45           77,596       58,255       1.332



158 W OAK ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-120-001-008-00   02/01/2024 4100       401           177,000       20,161  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           51           156,839       110,976       1.413



127 W PINE ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-000-001-004-00   10/02/2023 4100       401           155,000       10,880  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1.5 STORY       45           144,120       95,893       1.503



322 N OVID ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-200-006-010-00   09/14/2023 4100       401           80,000       7,619  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1.5 STORY       34           72,381       56,485       1.281



200 SIMONSON ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-172-000-015-60   08/31/2023 4100       401           400,000       85,887  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           45           314,113       192,974       1.717





Neighborhoods Used: 4100 - 4100 VILLAG RES ECF AREA

247 E OAK ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-200-007-021-00   07/27/2023   4100       401           100,000       7,820  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           45           92,180         99,586         0.926



480 S OVID ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-014-400-025-00   07/05/2023   4100       401           180,000       14,930  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           62           165,070       145,566       1.134



215 W MAPLE ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-014-400-090-00   06/29/2023   4100       401           152,845       21,168  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           45           131,677       103,555       1.272



125 S CHURCH ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-000-004-009-00   06/23/2023   4100       401           185,000       9,975  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           72           175,025       145,738       1.201



113 E OAK ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-200-006-013-00   05/01/2023   4100       401           152,500       8,851  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           35           143,649       60,660       2.368



316 E MAIN ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-013-200-035-00   03/31/2023   4100       401           181,000       11,269  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           45           169,731       122,244       1.388



220 E OAK ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-200-004-010-00   03/24/2023   4100       401           170,000       10,255  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           45           159,745       115,652       1.381



138 W PINE ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-120-003-023-00   03/24/2023   4100       401           175,000       17,151  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           62           157,849       139,374       1.133



Neighborhoods Used: 4100 - 4100 VILLAG RES ECF AREA

202 W MAIN ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-000-002-012-00   03/22/2023   4100       401           176,000       11,423  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           41           164,577       95,204       1.729



244 E ELM ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-200-007-006-00   03/15/2023   4100       401           122,000       9,129  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           72           112,871       71,632       1.576



208 WIGHT ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-172-000-028-00   03/07/2023   4100       401           125,000       14,534  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           45           110,466       109,090       1.013



144 W OAK ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-120-001-007-00   01/30/2023   4100       401           144,000       10,259  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           62           133,741       120,659       1.108



219 SIMONSON ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-172-000-019-00   11/21/2022   4100       401           205,000       21,113  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           45           183,887       148,762       1.236



330 N OVID ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-200-006-009-00   10/21/2022   4100       401           85,000       6,816  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1.5 STORY       55           78,184       65,202       1.199



410 N OVID ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-200-011-008-00   10/18/2022   4100       401           115,000       8,935  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           54           106,065       77,393       1.370



240 E PINE ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
061-200-001-004-00   09/09/2022   4100       401           125,000       14,049  
Occupancy            Style            %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1.5 STORY       45           110,951       94,359       1.176



Neighborhoods Used: 4100 - 4100 VILLAG RES ECF AREA

121 E MAPLE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
061-130-001-012-00	08/25/2022 4100	401	195,000	21,723	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	51	173,277	117,925	1.469



230 W ELM ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
061-140-000-002-00	07/25/2022 4100	401	180,000	21,067	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	45	158,933	142,722	1.114



143 E PINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
061-200-005-017-00	07/07/2022 4100	401	94,820	10,122	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	45	84,698	83,996	1.008



228 W MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
061-000-002-009-00	05/05/2022 4100	401	150,000	8,761	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	45	141,239	77,372	1.825





# 2025 DUPLAIN TWP VILLAGE ECF



12/11/2024  
02:02 PM

ECF Analysis for: 060 - DUPLAIN

Page: 1/2  
DB: Duplain-25

Neighborhoods Used: 4130 - 4130 COLONY LAKES AREA

4130 N CHANDLER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
060-130-000-009-00	09/30/2019 4130	401	435,000	54,950	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	82	380,050	379,665	1.001



Neighborhoods Used: 4130 - 4130 COLONY LAKES AREA

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	18	0.00	0.00	1.000
After Application of E.C.F.s				
		0.00	0.00	1.000

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)
1.25 STORY	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)
1.5 STORY	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)
1.75 STORY	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)
2 STORY	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)
2+ STORY	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)
DUPLEX	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)
MANU	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)
MULTI- LEVEL	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)	1.001(1)

Single Family E.C.F. : 1.001 (1)  
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: 03/31/2024  
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): 4130 - 4130 COLONY LAKES AREA

---

Max # of Res. Buildings: 50	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 50	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

# 2025 COLONY LAKE ECF MAP

