

City of Muncie - 201 and 301 ECF for 2024

Parcel Number	Street Addr	Sale Price	Inf. Adj.	Sal Cur.	Asmnt	Asd/Adj.	Sa Cur.	Apprai Land + Yarc Bldg.	Resid Cost Man.	E.C.F.	Floor Area	
051-104-017-00	415 CEDER	299000	299000	135000	45.1505		270005	32533	266467	214712.5	1.241041	5782
051-190-103-00	420 PROSP	330000	330000	187000	56.66667		374060	64192	265808	299267.3	0.888196	7343
051-252-008-00	115 E MUNI	460000	460000	154800	33.65217		309599	46875	413125	239609.6	1.724159	5500
051-253-024-00	115 M-28	225000	225000	88200	39.2		176348	21900	203100	145843.2	1.392591	1611
051-254-001-00	230 E MUNI	340000	340000	112200	33		224324	37500	302500	226453.3	1.335816	3324
051-254-018-00	205 E SUPE	210000	210000	81500	38.80952		162976	17550	192450	133211.2	1.444698	4656
051-255-004-00	124 E MUNI	205000	205000	135400	66.04878		270741	37500	167500	212857.4	0.786912	9520
		2069000	2069000	894100			1788053		1810950	1471955		
				Sale. Ratio	43.21411					E.C.F. =>	1.230303	
				Std. Dev. =:	12.40327					Ave. E.C.F.	1.259059	

\$/Sq.Ft.	ECF Area	Dev. by Me: Building Sty Use Code	Land Value Appr. by Eq Appr. Date	Other Parc: Land Table	Property Cl Building De Site Charac
46.08561 00003	1.801796 DEFAULT	32533 No	/ /	051-101-01 COMM FRC	201 99
36.19883 00003	37.08632 DEFAULT	59475 No	/ /	COMM FRC	201 52
75.11364 00003	46.51001 DEFAULT	46875 No	/ /	COMM FRC	201 74
126.0708 00003	13.3532 DEFAULT	21900 No	/ /	COMM FRC	201 83
91.00481 00003	7.675708 DEFAULT	37500 No	/ /	COMM FRC	201 78
41.33376 00003	18.56391 DEFAULT	17550 No	/ /	051-254-01 COMM FRC	201 74
17.59454 00003	47.21471 DEFAULT	37500 No	/ /	COMM FRC	201 99
61.91456	2.875608				
Std. Deviat	0.325395				
Ave. Varian	24.60081 Coefficient	19.53904			

City of Munising - 401 ECF for East Neighborhood 2024

Parcel Number	Street Addr	Sale Price	Inf. Adj.	Sal Cur.	Asmnt	Asd/Adj.	Sa Cur.	Apprai Land + Yarc Bldg.	Resid Cost Man.	E.C.F.	Floor Area	
051-056-003-00	805 E PROSE	89000	89000	35300	39.66292		70693	6267	82733	78953.43	1.047871	1060
051-102-002-00	228 E ONOFF	87900	87900	43200	49.14676		86319	4000	83900	99780.61	0.840845	1140
051-103-005-00	220 E CHOFF	95000	95000	47000	49.47368		94001	4000	91000	115534	0.787647	1770
051-103-012-00	416 MAPLE	130000	130000	71500	55		143020	9040	120960	162400	0.744828	2322
051-103-018-00	221 E JEWELL	73000	73000	45700	62.60274		91431	4000	69000	105977	0.651085	1440
051-111-007-00	504 BIRCH	154000	154000	71200	46.23377		142495	6000	148000	165448.5	0.894538	1418
051-111-013-00	321 E VARN	175500	175500	72900	41.53846		145754	9399	166101	167101.7	0.994011	1249
051-112-002-00	224 E JEWELL	170000	170000	72100	42.41176		144108	8160	161840	166602.9	0.971411	1894
051-112-009-00	209 E VARN	175000	175000	70000	40		139991	8868	166132	160690	1.033867	1474
051-112-012-00	221 E VARN	132500	132500	55100	41.58491		110160	6344	126156	127225.5	0.991594	1195
051-130-001-00	228 E VARN	143000	143000	89700	62.72727		179303	5600	137400	222982	0.616193	2684
051-130-005-00	202 E VARN	130000	130000	59800	46		121303	5600	124400	148527.6	0.837555	2352
051-190-005-00	412 E JEWELL	104000	104000	52500	50.48077		104964	5025	98975	121138.2	0.817042	1160
051-190-061-50	401 E PROSE	136000	136000	63600	46.76471		127271	2600	133400	151116.4	0.882763	3240
051-190-076-00	508 E VARN	82000	82000	36700	44.7561		73382	2640	79360	84116.53	0.943453	1076
051-210-004-00	313 ELM AVE	120000	120000	57000	47.5		114065	3793	116207	135137.3	0.859918	1560
051-210-010-00	125 E CHOFF	119000	119000	52400	44.03361		104829	5760	113240	117799	0.961298	1830
051-210-016-00	311 MAPLE	149900	149900	65700	43.82922		131350	7750	142150	151470.6	0.938466	2330
051-254-006-00	222 E MUN	75000	75000	38400	51.2		76719	4850	70150	88074.76	0.796482	864
051-261-023-00	119 E ONOFF	90000	90000	51900	57.66667		103802	4000	86000	122306.4	0.703152	1926
051-272-004-00	215 E ONOFF	124000	124000	51400	41.45161		102753	2880	121120	128206.7	0.944725	1442
051-272-007-00	209 E ONOFF	80000	80000	42500	53.125		84998	2880	77120	99536.97	0.774788	1472
		2634800	2634800	1245600			2492711		2515344	2920126		
				Sale. Ratio	47.27494				E.C.F. =>	0.861382		
				Std. Dev. =:	6.767313				Ave. E.C.F.	0.865161		

\$/Sq.Ft.	ECF Area	Dev. by Me: Building Sty	Use Code	Land Value	Appr. by Eq	Appr. Date	Other Parcel	Land Table	Property Cl	Building De	Site Charac
78.05 00003	18.27103	DEFAULT	4320 No	/ /				EAST MUNI	401	69	
73.59649 00003	2.431583	DEFAULT	4000 No	/ /				EAST MUNI	401	69	
51.41243 00003	7.751374	DEFAULT	4000 No	/ /				EAST MUNI	401	79	
52.09302 00003	12.0333	DEFAULT	9040 No	/ /				EAST MUNI	401	64	
47.91667 00003	21.40757	DEFAULT	4000 No	/ /				EAST MUNI	401	74	
104.3724 00003	2.93777	DEFAULT	6000 No	/ /				EAST MUNI	401	77	
132.9872 00003	12.88508	DEFAULT	7275 No	/ /				EAST MUNI	401	78	
85.44879 00003	10.62509	DEFAULT	7275 No	/ /				EAST MUNI	401	65	
112.7083 00003	16.87062	DEFAULT	7275 No	/ /				EAST MUNI	401	76	
105.5699 00003	12.64332	DEFAULT	6000 No	/ /				EAST MUNI	401	77	
51.19225 00003	24.89674	DEFAULT	5600 No	/ /			051-452-01	EAST MUNI	401	80	
52.89116 00003	2.760575	DEFAULT	5600 No	/ /				EAST MUNI	401	74	
85.32328 00003	4.81184	DEFAULT	5025 No	/ /				WEST MUN	401	77	
41.17284 00003	1.76029	DEFAULT	2600 No	/ /				EAST MUNI	401	67	
73.75465 00003	7.829251	DEFAULT	2640 No	/ /				EAST MUNI	401	64	
74.49167 00003	0.524222	DEFAULT	3793 No	/ /				EAST MUNI	401	74	
61.87978 00003	9.613754	DEFAULT	5760 No	/ /				EAST MUNI	401	65	
61.00858 00003	7.330547	DEFAULT	7750 No	/ /				EAST MUNI	401	66	
81.19213 00003	6.86781	DEFAULT	4850 No	/ /				EAST MUNI	401	65	
44.65213 00003	16.20083	DEFAULT	4000 No	/ /				EAST MUNI	401	66	
83.99445 00003	7.956406	DEFAULT	2880 No	/ /				EAST MUNI	401	79	
52.3913 00003	9.037305	DEFAULT	2880 No	/ /				EAST MUNI	401	74	
73.09542	0.377854										
Std. Deviat	0.120534										
Ave. Varian	9.883923	Coefficient	11.42438								

City of Memphis - 2024 ECF Study - West Side Neighborhood

Parcel Number	Street Addi	Sale Price	Instr.	Cur. Asmnt	Cur. Apprai	Land + Yarr Bldg.	Resid Cost Man.	E.C.F.	Floor Area	\$/Sq.Ft.	
051-151-007-00	416 W MU	130000	WD	53900	107733	3395	126605	129612.4	0.976797	1797	70.45353
051-157-014-00	912 W SUP	65000	WD	31900	63708	4850	60150	73115.53	0.822671	900	66.83333
051-160-013-00	814 W ONC	100000	WD	62900	125818	7500	92500	142380.3	0.649669	2336	39.5976
051-162-009-00	617 W SUP	71000	WD	30400	60779	3395	67605	71284.47	0.948383	864	78.24653
051-258-021-00	314 W SUP	135000	PTA	63300	126585	4850	130150	151223.6	0.860646	2240	58.10268
051-354-012-00	318 FIR ST	76000	WD	39900	79873	3375	72625	92055.35	0.788928	910	79.80769
051-355-020-00	601 W ONC	56000	WD	26900	53866	6910	49090	56505.41	0.868766	1357	36.17539
051-359-003-00	219 W ONC	120000	WD	50100	100236	4171	115829	119335.4	0.970617	1277	90.70399
051-360-015-00	312 ELM A'	256000	WD	105800	211661	5325	250675	248298.4	1.009571	5728	43.76309
051-361-028-00	124 W JEW	68000	WD	52600	105278	5025	62975	120641.4	0.522002	1751	35.96516
051-365-011-50	512 LYNN S	159000	PTA	64000	127942	4850	154150	152909.3	1.008114	1189	129.6468
051-366-007-00	209 W CHC	72000	PTA	41500	83090	3201	68799	99240.99	0.693252	1181	58.25487
051-370-016-00	308 W ONC	150000	WD	64100	128283	2475	147525	151393.5	0.974447	2228	66.21409
		1458000		687300	1374852		1398678	1607996			65.67421

Sale. Ratio => 0.869827 Std. Deviat
 Std. Dev. => Ave. E.C.F. 0.853374 Ave. Variat

Used. 8670

\$/Sq.Ft.	ECF Area	Dev. by Me: Building	Sty Use Code	Land Value	Appr. by Eq	Appr. Date	Other Parcel	Land Table	Property Cl	Building De	Site Charac
70.45353	00002	12.34228	DEFAULT	3395	No	/ /		WEST MUN	401		66
66.83333	00002	3.070342	DEFAULT	4850	No	/ /		WEST MUN	401		62
39.5976	00002	20.37054	DEFAULT	7500	No	/ /		WEST MUN	401		74
78.24653	00002	9.500926	DEFAULT	3395	No	/ /		WEST MUN	401		76
58.10268	00002	0.727199	DEFAULT	4850	No	/ /		WEST MUN	401		64
79.80769	00002	6.444653	DEFAULT	3375	No	/ /		WEST MUN	401		71
36.17539	00002	1.539226	DEFAULT	5250	No	/ /		WEST MUN	401		50
90.70399	00002	11.72432	DEFAULT	4171	No	/ /		WEST MUN	401		76
43.76309	00002	15.61973	DEFAULT	5325	No	/ /		WEST MUN	401		59
35.96516	00002	33.13725	DEFAULT	5025	No	/ /		WEST MUN	401		59
129.6468	00002	15.47398	DEFAULT	4850	No	/ /		WEST MUN	401		88
58.25487	00002	16.01222	DEFAULT	3201	No	/ /		WEST MUN	401		66
66.21409	00002	12.10733	DEFAULT	2475	No	/ /		WEST MUN	401		69
65.67421		1.645269									
Std. Deviat	0.15366										
Ave. Varian	12.15923	Coefficient	14.24842								

City of Munising - ECF study - 401 class - Lake Front Neighborhood for 2024

Parcel Number	Street Add	Sale Price	Inf. Adj.	Sal Cur.	Asmnt Asd/Adj.	Se Cur.	Appral Land + Yarc Bldg.	Resid Cost Man.	E.C.F.	Floor Area	
051-106-009-00	1674 SANC	288336	288336	188100	65.23639	376178	173000	115336	248383.9	0.464346	2222
051-484-024-10	1000 M-28	280000	280000	99800	35.64286	199597	25800	254200	212465.8	1.196428	2544
051-484-024-25	1000 W M.	233000	233000	92600	39.74249	185263	25800	207200	194942.5	1.062877	2544
051-484-024-40	1000 M-28	250000	250000	92600	37.04	185263	25800	224200	194942.5	1.150082	2544
051-484-024-99	1000 M-28	264000	264000	99800	37.80303	199597	25800	238200	212465.8	1.121122	2544
		1315336	1315336	572900		1145898		1039136	1063200		
				Sale. Ratio	43.55541				E.C.F. =>	0.977366	
				Std. Dev. =:	12.46678				Ave. E.C.F.	0.998971	

Used.. 977

\$/Sq.Ft.	ECF Area	Dev. by Me Building St, Use Code	Land Value Appr. by Ec Appr.	Date Other Parc	Land Table Property Cl	Building Depr.
51.90639	00005	53.46253 DEFAULT	173000 No	/ /	LAKE FRON	401 75
99.92138	00005	19.7457 DEFAULT	24000 No	/ /	1/6 VALUE	401 78
81.44654	00005	6.390619 DEFAULT	24000 No	/ /	1/6 VALUE	401 79
88.12893	00005	15.11114 DEFAULT	24000 No	/ /	1/6 VALUE	401 79
93.63208	00005	12.21507 DEFAULT	24000 No	/ /	1/6 VALUE	401 78
83.00706		2.160507				
Std. Deviat	0.302759					
Ave. Variat	21.38501	Coefficient 21.40704				