

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

Residential : 1.130
Town Homes/Duplexes: 1.003
Mobile Homes : 1.000
Agricultural Bldgs : 0.989
Commercial Bldgs : 1.106
Industrial Bldgs : 1.106

(Optional) Gross Rate Multipliers

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

Neighborhoods Used: 2000 - COMMERCIAL

<<<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
RANCH	0	0	0	0	0	0	0
1 1/2 STY	0	0	0	0	0	333,474	0
1 1/4 STY	0	0	0	0	0	0	0
1 3/4 STY	0	0	0	0	0	0	0
BI LEVEL	0	0	0	0	0	0	0
CONDO	0	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0	0
GARAGE	0	0	0	0	0	0	0
OVERHANG ONLY	0	0	0	0	0	0	0
THREE STY	0	0	0	0	0	0	0
TRI LEVEL	0	0	0	0	0	0	0
TWO STY	0	0	0	0	0	0	0
	0	0	0	0	0	0	0

Total Single Family Costs by Manual : 333,474
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 9,341
 Total Commercial Costs by Manual : 2,830,121

<<<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
RANCH	0	0	0	0	0	0	0
1 1/2 STY	0	0	0	0	0	334,354	0
1 1/4 STY	0	0	0	0	0	0	0
1 3/4 STY	0	0	0	0	0	0	0
BI LEVEL	0	0	0	0	0	0	0
CONDO	0	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0	0
GARAGE	0	0	0	0	0	0	0
OVERHANG ONLY	0	0	0	0	0	0	0
THREE STY	0	0	0	0	0	0	0
TRI LEVEL	0	0	0	0	0	0	0
TWO STY	0	0	0	0	0	0	0
	0	0	0	0	0	0	0

Total Single Family Sale Residual Values : 334,354
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 9,241
 Total Commercial Sale Residual Values : 3,130,690

<<<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
6	0	13.84	23.71	0.945	
After Application of E.C.F.s		13.93	20.58	0.938	

<<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
1 1/2 STY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.003(1)	0
1 1/4 STY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
1 3/4 STY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
BI LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
GARAGE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
OVERHANG ONLY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
THREE STY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
TRI LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
TWO STY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0

Single Family E.C.F. : 1.003 (1)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.989 (1)
 Commercial E.C.F. : 1.106 (5)

<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>

Starting Date: 04/01/2020

01/20/2023
11:35 AM

ECF Analysis for: 06 - FENTON TOWNSHIP

Page: 3/3
DB: Fenton Twp 2023

Neighborhoods Used: 2000 - COMMERCIAL

Ending Date: 03/31/2022
Terms Selected: 3
Analyze by Style: X
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 2000 - COMMERCIAL

Max # of Res. Buildings: 30

Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.00
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.00
Maximum E.C.F. (Commercial): 3.00

01/20/2023
11:35 AM

ECF Analysis for: 06 - FENTON TOWNSHIP

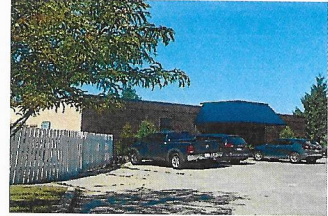
Page: 1/3
DB: Fenton Twp 2023

Neighborhoods Used: 2000 - COMMERCIAL

3041 THOMPSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-03-576-009 03/09/2022 2000 201 625,000 96,477
Commercial Buildings: ResidualValue CostByManual E.C.F.
 528523 241720 2.187



15178 LINDEN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-100-028 11/10/2021 2000 201 300,000 64,403
Commercial Buildings: ResidualValue CostByManual E.C.F.
 235597 177059 1.331



1536 THOMPSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-100-001 04/30/2021 2000 201 487,500 153,146
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STY 42 334,354 333,474 1.003



3095 THOMPSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-03-576-004 04/22/2021 2000 201 315,851 96,495
Commercial Buildings: ResidualValue CostByManual E.C.F.
 219356 183017 1.199



3201 THOMPSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-03-400-025 03/19/2021 2000 201 1,482,000 384,748
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 9241 9341 0.989
Commercial Buildings: ResidualValue CostByManual E.C.F.
 1088011 1099806 0.989



14165 FENTON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-24-100-020 09/09/2020 2000 201 1,300,000 240,797
Commercial Buildings: ResidualValue CostByManual E.C.F.
 1059203 1128519 0.939

