

2025 Mount Haley Township ECF Study

Commercial ECF	Land Value	Sale Price	Bld Val. Sale price	Bldg Appraisal	ECF Ratio	Date of sale
060-025-300-170-00	\$17,100	\$85,000	\$67,900	\$105,620	0.64	8/10/2020
060-006-200-045-00	\$14,863	\$44,000	\$29,137	\$43,337	0.67	8/24/2021
060-002-200-201-00	\$152,880		\$247,120	\$269,564	0.92	1/12/2022
			\$344,157	\$418,521	0.82	

use 0.82

Industrial ECF Ratio	Land Value	Sale Price	Bld Val. Sale price	Bldg Appraisal	ECF Ratio	Sale Date
170-003-000-900-00	\$41,620	\$340,000	\$298,380	\$345,254	0.86	5/12/2022
170-003-100-430-00	\$8,160	\$111,000	\$102,840	\$124,524	0.83	4/19/2023
120-029-100-887-00	59,556	375000	315434	345687	0.91	2/17/2023
			\$716,654	\$815,465	0.88	

use .88

Ag ECF Study	Land value	Sale Price	Bld Val. Sale	Bldg Appraisal	ECF Ratio	Sale date
160-028-200-102-00	209682	400,000	190318	218563	0.87	6/22/2022
140-027-100-050-00	322455	600,000	277545	298756	0.93	11/6/2024
			467863	517,319	0.90	

use .90

Residential ECF

Neighborhood	ECF
Breakenridge Sch	1.224
M/H	1.1
Bullock Creek Sch	1.224
M/H	1.1
Merrill	1.224
M/H	1.1

Class B ECF	Land value	Sale Price	Bld Val. Sale	Bldg Appraisal	ECF Ratio	Sale date
140-016-200-200-00	36625	677500	640875	605258	1.06	6/8/2021
140-004-200-320-00	25878	410,000	384122	319584	1.20	8/1/2022
060-010-100-196-00	73680	875,000	801320	702546	1.14	5/17/2024
060-018-300-208-00	84930	825,000	740070	670254	1.10	12/17/2024

2566387 2297642 1.12

use 1.12

Neighborhoods Used: MR400 - RESIDENTIAL MERRILL DISTRICT, BC400 - RESIDENTIAL BULLOCK CREEK DISTRICT, BK400 - RESIDENTIAL BRECKENRIDGE DIST

537 E DOPP RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-003-200-445-00	03/01/2024 MR400	401	60,000	9,077
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MANUFACTURED	35	50,923	20,303
				E.C.F. 2.508



2306 S FIVE MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-009-400-620-00	12/12/2023 MR400	401	160,000	14,025
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	50	145,975	92,017
				E.C.F. 1.586



1566 S BADOOR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-001-100-510-00	10/18/2023 BC400	401	145,000	27,690
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	41	117,310	101,864
				E.C.F. 1.152



2400 S HOMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-010-400-250-00	09/29/2023 MR400	401	30,000	19,614
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home		47	0	0
				E.C.F. 1.231
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	10386	8440	1.231	

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1782 E FREELAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-024-100-075-00	09/19/2023 BC400	401	245,000	29,298
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family		65	198,629	163,865
				E.C.F. 1.212
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	17073	14084	1.212	

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312 E BROOKS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-016-100-398-00	08/31/2023 MR400	401	105,000	9,398
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MANUFACTURED	58	95,602	90,356
				E.C.F. 1.058



4428 S BADOOR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-036-400-300-00	08/17/2023 MR400	401	270,000	33,124
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	60	230,534	255,057
				E.C.F. 0.904
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	6342	7017	0.904	



556 E GORDONVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-003-200-150-00	07/26/2023 BC400	401	398,000	32,778
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	64	365,222	242,660
				E.C.F. 1.505



Neighborhoods Used: MR400 - RESIDENTIAL MERRILL DISTRICT, BC400 - RESIDENTIAL BULLOCK CREEK DISTRICT, BK400 - RESIDENTIAL BRECKENRIDGE DIST

200 E GORDONVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-004-200-010-00	06/27/2023 BC400	401	257,500	36,640
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	53	211,198	148,596
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	9662	6798	1.421	



579 E DOPP RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-003-200-410-00	06/09/2023 MR400	401	171,500	11,259
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	55	160,241	122,920
				1.304



2220 S FIVE MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-009-100-391-00	06/02/2023 MR400	401	25,000	14,567
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home		35	9,877	50,012
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	556	2817	0.197	



1811 S FIVE MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-003-300-215-00	04/21/2023 MR400	401	80,000	14,083
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	57	65,917	100,801
				0.654



1855 S HOMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-002-300-090-00	01/03/2023 MR400	401	220,000	12,744
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	53	207,256	153,532
				1.350



1516 E BROOKS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-013-200-301-00	11/04/2022 MR400	401	60,000	13,581
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MANUFACTURED	51	46,419	68,035
				0.682

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1531 S TOMEI DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-001-100-235-00	10/28/2022 BC400	401	180,000	16,994
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	63	163,006	144,060
				1.132



591 E DOPP RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-003-200-400-00	10/18/2022 MR400	401	40,000	13,203
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	36	26,797	37,959
				0.706



Neighborhoods Used: MR400 - RESIDENTIAL MERRILL DISTRICT, BC400 - RESIDENTIAL BULLOCK CREEK DISTRICT, BK400 - RESIDENTIAL BRECKENRIDGE DIST

1061 E TIMBERWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-011-200-150-00	10/18/2022 MR400	401	189,900	11,433
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	52	178,467	138,168
				E.C.F. 1.292

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1307 E KENT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-023-400-050-00	08/23/2022 MR400	401	290,000	16,409
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	65	259,017	178,745
				E.C.F. 1.449
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	14574	10057	1.449	



1990 E FREELAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-024-100-710-00	07/29/2022 BC400	401	240,000	15,467
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	68	203,897	211,179
				E.C.F. 0.966
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	20636	21373	0.966	

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901 E BROOKS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-010-400-150-00	07/29/2022 MR400	401	220,000	11,214
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family		61	186,666	197,603
				E.C.F. 0.945
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	22120	23416	0.945	

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2290 S FIVE MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-009-400-630-00	07/29/2022 MR400	401	207,500	15,890
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family		78	191,610	168,262
				E.C.F. 1.139



1890 E BROOKS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-013-100-035-00	07/08/2022 MR400	401	286,500	20,771
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	63	256,657	196,068
				E.C.F. 1.309
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	9072	6931	1.309	



3143 S HOMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-023-200-160-00	06/21/2022 MR400	401	117,500	26,399
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MANUFACTURED	49	91,101	106,971
				E.C.F. 0.852



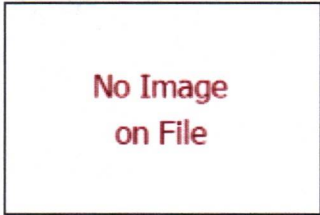
1874 E GORDONVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-001-100-150-00	06/10/2022 BC400	401	217,000	19,662
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	55	174,825	93,693
				E.C.F. 1.866
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	22513	12065	1.866	



Neighborhoods Used: MR400 - RESIDENTIAL MERRILL DISTRICT, BC400 - RESIDENTIAL BULLOCK CREEK DISTRICT, BK400 - RESIDENTIAL BRECKENRIDGE DIST

641 E BROOKS RD					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
140-010-300-335-00		06/01/2022	MR400	401	65,000
LandValue					24,167
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home		47	35,450	38,550	0.920
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	5383	5853	0.920		



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DB: Mt Haley-2025

TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.904(1)	1.000(0)
	1.000(0)	1.000(0)	1.139(1)	1.066(2)	1.000(0)	1.000(0)

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<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
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Neighborhood(s): MR400 - RESIDENTIAL MERRILL DISTRICT, BC400 - RESIDENTIAL BULLOCK CREEK DISTRICT
BK400 - RESIDENTIAL BRECKENRIDGE DIST

Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00