

2026 MT Haley Township Economic Condition Factor (ECF) Ratio Analysis

In this section you will find

1. ECF Summary
2. ECF Development

2026 Mt Haley Township Economic Condition Factor (ECF) Summary

Neighborhood	Code	ECF
Merrill	MR400	1.297
Breckenridge	BK400	1.297
Bullock Creek	BC400	1.297
Commercial		.82
Industrial		.88
Agricultural		.90
Mobile Homes		1.05
Class B		1.12
Manuf/Modular		.91

2026 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	1.297
M/H	1.05
Bullock Creek Sch	1.297
M/H	1.05
Merrill	1.297
M/H	1.05

Class B ECF	Land value	Sale Price	Bld Val. Sale	Bldg Appraisal	ECF Ratio	Sale date
140-004-200-320-00	25878	410,000	384122	310254	1.24	8/1/2022
060-010-100-196-00	73680	875,000	801320	652421	1.23	5/17/2024
060-018-300-208-00	84930	825,000	740070	670254	1.10	12/17/2024
140-012-300-048-00	49640	775,000	725360	642060	1.13	3/14/2025
140-011-300-400-00	105825	415,000	309175	358180	0.86	1/23/2025
			2960047	2633169	1.12	
						use 1.12

Mobile Homes

140-010-400-320-00	13622	40500	26878	20084	1.34	7/26/2024
140-009-300-026-00	68960	186000	117040	79453	1.47	6/21/2024
140-004-300-510-00	24829	85000	57324	91768	0.62	6/17/2024

140-016-100-398-00	9398	105000	95602	90356	1.06	8/31/2023
			296844	281661	1.05	

Manufactured/Mod

140-016-100-398-00	9398	105000	95602	90356	1.06	8/31/2023
140-003-200-445-00	9077	60000	50923	20303	2.51	3/1/2024
140-004-300-510-00	24829	85000	57324	91768	0.62	6/17/2024
140-023-200-160-00	51229	132000	80771	108906	0.74	1/19/2025
			284620	311333	0.91	

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

824 E KENT RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 140-027-100-075-00 03/27/2025 BK400 401 179,000 17,584
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 45 143,489 113,889 1.260
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 17927 14229 1.260



824 E KENT RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 140-027-100-076-00 03/27/2025 BK400 401 179,000 17,584
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 45 143,489 113,889 1.260
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 17927 14229 1.260



3143 S HOMER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 140-023-200-160-00 01/19/2025 MR400 401 132,000 51,229
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MANUFACTURED 45 80,771 108,906 0.742



1690 E GORDONVILLE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 140-001-200-070-00 01/14/2025 BC400 401 275,000 27,339
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 58 238,522 165,536 1.441
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 9139 6342 1.441



2595 S MERIDIAN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 140-016-200-102-00 11/26/2024 MR400 401 165,600 13,870
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 50 142,497 86,958 1.639
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 9233 5634 1.639



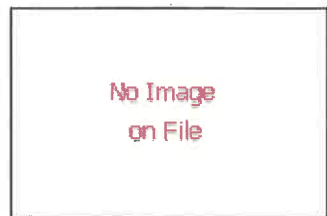
249 E BRADFORD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 140-004-400-505-00 10/25/2024 MR400 401 30,000 14,068
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MANUFACTURED 35 15,932 28,737 0.554



117 E BRADFORD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 140-004-300-500-00 10/04/2024 BC400 401 310,000 42,242
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 58 267,758 151,190 1.771



2441 S MERIDIAN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 140-009-300-100-00 09/03/2024 BC400 401 225,000 76,160
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 136,985 108,872 1.258
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 11855 9422 1.258



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

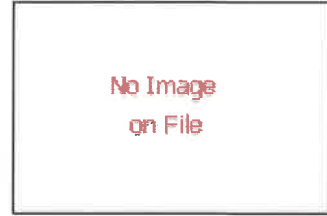
2196 S FIVE MILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
140-009-100-420-00	08/09/2024 MR400	401	96,000	14,835	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		46	64,800	57,707	1.123
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	16365	14574	1.123		



2600 S KANE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
140-014-100-550-00	08/02/2024 MR400	401	180,000	18,461	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		58	161,539	92,728	1.742



955 E NICKI DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
140-010-400-320-00	07/26/2024 MR400	401	40,500	13,622	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home		35	26,878	20,084	1.338



940 E FREELAND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
140-022-100-011-00	07/01/2024 MR400	401	210,000	14,354	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	54	154,049	111,631	1.380
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	41597	30143	1.380		



1243 E LAPORTE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
140-026-300-110-00	06/28/2024 MR400	401	173,000	13,300	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		41	155,486	64,957	2.394
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	4214	1761	2.394		



2309 S MERIDIAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
140-009-300-026-00	06/21/2024 BC400	401	186,000	68,960	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MANUFACTURED	47	117,040	69,456	1.685
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	0	0	1.685		



151 E BRADFORD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
140-004-300-510-00	06/17/2024 BC400	401	85,000	24,829	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MANUFACTURED	53	57,324	91,768	0.625
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	2847	4557	0.625		



937 E NICKI DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
140-010-400-330-00	05/29/2024 MR400	401	20,000	13,751	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home		35	6,249	28,448	0.220



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

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1934 S HOMER RD 140-003-400-471-00	05/28/2024	MR400 401	25,700	14,662
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	23	11,038	32,266
				E.C.F. 0.342



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
537 E DOPP RD 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



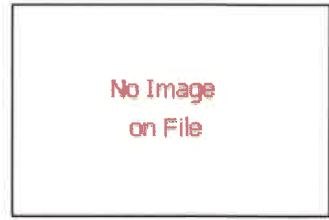
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1566 S BADOUR RD 140-001-100-510-00	10/18/2023	BC400 401	145,000	27,690
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	41	117,310	101,864
				E.C.F. 1.152



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2400 S HOMER RD 140-010-400-250-00	09/29/2023	MR400 401	30,000	19,614
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home		47	0	0
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	10386	8440	1.231	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1782 E FREELAND RD 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
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	17073	14084	1.212	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
312 E BROOKS RD 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



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4428 S BADOUR RD 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
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	6342	7017	0.904	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2220 S FIVE MILE RD 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	



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ECF Analysis for: 140 - MT HALEY TOWNSHIP

Page: 4/6
DB: Mt Haley-2026

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

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	E.C.F.
Single Family	1 STORY	57	65,917	100,801	0.654



