

03/06/2025

ECF Analysis for: 050 - Ossineke Township

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09:40 AM

DB: Ossineke Township 2025

Neighborhoods Used: COMM - COMMERCIAL / INDUSTRIAL ECF

6914 W HUBERT ROAD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
054-055-000-101-03	04/28/2022 COMM	201	158,000	57,013
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	100987	135714	0.744	

!!MULTI-PARCEL SALE!!

Neighborhoods Used: COMM - COMMERCIAL / INDUSTRIAL ECF

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	2	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
STORY 1 1/2	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
STORY 1 1/4	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
STORY 1 3/4	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
STORY 2	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
A-FRAME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ADD ON	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CABIN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAMP	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CHALET	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DEFAULT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
GARAGE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HALL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HOUSE & GARAGE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LODGE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
POLE BARN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SHOP	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
STORY +	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
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. : 0.744 (1)

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): COMM - COMMERCIAL / INDUSTRIAL ECF

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.40
	Maximum E.C.F. (Residential): 1.90
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.40
	Maximum E.C.F. (Agricultural): 1.50
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.70
	Maximum E.C.F. (Commercial): 1.00