

Neighborhoods Used: 2.2.WARD 2

207 BARR ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-222-351-03 08/31/2022 2 401 120,000 20,266
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY => 3 BED 51 99,734 118,080 0.845



415 W FAYETTE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-222-351-08 07/20/2022 2 401 130,000 24,821
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 45 105,179 72,583 1.449
!!MULTI-PARCEL SALE!!



207 BARR ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-222-351-03 07/19/2022 2 401 100,000 20,266
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY => 3 BED 51 79,734 118,080 0.675



160 LEWIS ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-128-05 09/24/2021 2 201 82,500 20,370
Commercial Buildings: ResidualValue CostByManual E.C.F.
 62130 165017 0.377



139 SPRING ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-227-128-12 09/09/2021 2 401 100,000 10,441
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 53 89,559 125,523 0.713



01/18/2024
12:09 PM

ECF Analysis for:006 - CITY OF HILLSDALE

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DB: 2024

Neighborhoods Used: 2.2.WARD 2

RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.713(1)	1.449(1)
SEMI-DETACHED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SINGLE WIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
STORAGE ONLY	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)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.862 (4)
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. : 0.377 (1)

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

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 19
Analyze by Style: X
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 2 - 2.WARD 2

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10 Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10 Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10 Maximum E.C.F. (Commercial): 3.00