

Neighborhoods Used: 3.3.WARD 3

34 W SOUTH ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
006-327-452-09		12/01/2023	3	401	195,000	27,189
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	>1 STY => 3 BED	49	167,811	144,766	1.159	



52 W BACON ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
006-327-401-15		10/10/2023	3	401	58,000	25,755
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	>1 STY => 3 BED	70	32,245	171,347	0.188	



111 W HALLETT ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
006-327-352-01		08/23/2023	3	401	217,000	104,746
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	>1 STY => 3 BED	48	109,974	163,885	0.671	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		2280	3398	0.671		



27 S NORWOOD AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
006-327-426-13		07/27/2023	3	401	145,000	29,774
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRI-LEVEL	65	115,226	132,424	0.870	



196 SPRING ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
006-227-151-47		05/30/2023	3	402	162,000	100,532
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family		32	61,468	147,072	0.418	
!!MULTI-PARCEL SALE!!						



194 SPRING ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
006-227-151-46		05/30/2023	3	401	162,000	104,064
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	>1 STY => 3 BED	64	57,936	147,072	0.394	
!!MULTI-PARCEL SALE!!						



192 SPRING ST & 194 RETIRED						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
006-227-151-06		05/30/2023	3	001	162,000	116,684
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	45	12,812	99,155	0.129	
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.		
		32504	251547	0.129		



190 W BACON ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
006-327-326-10		05/26/2023	3	401	189,000	29,010
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY => 3 BED	47	159,990	130,950	1.222	



Neighborhoods Used: 3.3.WARD 3

70.5 W BACON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-327-401-36	04/27/2023 3	401	87,000	21,952
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	>1 STY => 3 BED 45	65,048	89,672	0.725



52 READING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-327-453-27	12/28/2022 3	401	175,000	37,871
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	>1 STY => 3 BED 49	137,129	147,447	0.930



107 W BACON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-227-179-10	11/18/2022 3	401	104,500	27,819
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	>1 STY => 3 BED 54	76,681	103,257	0.743



112 READING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-334-201-03	11/02/2022 3	401	177,000	36,007
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	>1 STY => 3 BED 65	140,993	190,111	0.742



182 READING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-334-126-07	10/31/2022 3	401	300,000	78,026
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR (STATE) 77	202,661	213,852	0.948
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	19313	20380	0.948	



45 S NORWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-327-426-18	09/16/2022 3	401	107,900	27,766
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY 45	80,134	100,416	0.798



44 W BACON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-327-401-18	07/25/2022 3	401	50,000	26,804
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	>1 STY => 3 BED 45	23,196	82,543	0.281



40 W BACON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-327-401-20	07/15/2022 3	401	136,000	24,426
Occupancy	Style %Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY 45	111,574	102,894	1.084



12/18/2024

ECF Analysis for: 006 - CITY OF HILLSDALE

Page: 3/5

04:40 PM

DB: 2025

Neighborhoods Used: 3.3.WARD 3

45 S NORWOOD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-327-426-18		05/23/2022	3	401	70,000	27,766
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	45	42,234	100,416	0.421	



290 SPRING ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-227-152-01		04/11/2022	3	401	72,000	37,724
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	>1 STY => 3 BED	65	34,276	114,961	0.298	



Neighborhoods Used: 3.3.WARD 3

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
>1 STY < 3 BED	0	0	213,852	755,916	103,257	1,309,216	
>1 STY => 3 BED	0	0	213,852	755,916	103,257	1,309,216	
1 STY < 3 BED	0	0	213,852	755,916	103,257	1,309,216	
1 STY => 3 BED	0	0	213,852	755,916	103,257	1,309,216	
1+ STORY	0	0	213,852	755,916	103,257	1,309,216	
BI-LEVEL	0	0	213,852	755,916	103,257	1,309,216	
DUPLEX	0	0	213,852	755,916	103,257	1,309,216	
LOG CABIN	0	0	213,852	755,916	103,257	1,309,216	
MIXED USE	0	0	213,852	755,916	103,257	1,309,216	
MODULAR (HUD)	0	0	213,852	755,916	103,257	1,309,216	
MODULAR (STATE)	0	0	213,852	755,916	103,257	1,309,216	
MULTI	0	0	213,852	755,916	103,257	1,309,216	
RANCH	0	0	213,852	755,916	103,257	1,309,216	
SEMI-DETACHED	0	0	213,852	755,916	103,257	1,309,216	
SINGLE WIDE	0	0	213,852	755,916	103,257	1,309,216	
STORAGE ONLY	0	0	213,852	755,916	103,257	1,309,216	
TRI-LEVEL	0	0	213,852	755,916	103,257	1,309,216	
TWO-STORY	0	0	213,852	755,916	103,257	1,309,216	
	0	0	213,852	755,916	103,257	1,309,216	

Total Single Family Costs by Manual : 2,382,241

Total Mobile Home Costs by Manual : 0

Total Town Home Costs by Manual : 0

Total Agricultural Costs by Manual : 23,778

Total Commercial Costs by Manual : 251,547

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
>1 STY < 3 BED	0	0	202,661	380,676	76,681	971,370	
>1 STY => 3 BED	0	0	202,661	380,676	76,681	971,370	
1 STY < 3 BED	0	0	202,661	380,676	76,681	971,370	
1 STY => 3 BED	0	0	202,661	380,676	76,681	971,370	
1+ STORY	0	0	202,661	380,676	76,681	971,370	
BI-LEVEL	0	0	202,661	380,676	76,681	971,370	
DUPLEX	0	0	202,661	380,676	76,681	971,370	
LOG CABIN	0	0	202,661	380,676	76,681	971,370	
MIXED USE	0	0	202,661	380,676	76,681	971,370	
MODULAR (HUD)	0	0	202,661	380,676	76,681	971,370	
MODULAR (STATE)	0	0	202,661	380,676	76,681	971,370	
MULTI	0	0	202,661	380,676	76,681	971,370	
RANCH	0	0	202,661	380,676	76,681	971,370	
SEMI-DETACHED	0	0	202,661	380,676	76,681	971,370	
SINGLE WIDE	0	0	202,661	380,676	76,681	971,370	
STORAGE ONLY	0	0	202,661	380,676	76,681	971,370	
TRI-LEVEL	0	0	202,661	380,676	76,681	971,370	
TWO-STORY	0	0	202,661	380,676	76,681	971,370	
	0	0	202,661	380,676	76,681	971,370	

Total Single Family Sale Residual Values : 1,631,388

Total Mobile Home Sale Residual Values : 0

Total Town Home Sale Residual Values : 0

Total Agricultural Sale Residual Values : 21,593

Total Commercial Sale Residual Values : 32,504

<<<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
18	13	36.89	47.71	1.114	
After Application of E.C.F.s		27.47	33.76	1.090	

<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
>1 STY < 3 BED	1.000(0)	1.000(0)	0.948(1)	0.504(5)	0.743(1)	0.742(11)	
>1 STY => 3 BED	1.000(0)	1.000(0)	0.948(1)	0.504(5)	0.743(1)	0.742(11)	
1 STY < 3 BED	1.000(0)	1.000(0)	0.948(1)	0.504(5)	0.743(1)	0.742(11)	
1 STY => 3 BED	1.000(0)	1.000(0)	0.948(1)	0.504(5)	0.743(1)	0.742(11)	
1+ STORY	1.000(0)	1.000(0)	0.948(1)	0.504(5)	0.743(1)	0.742(11)	
BI-LEVEL	1.000(0)	1.000(0)	0.948(1)	0.504(5)	0.743(1)	0.742(11)	
DUPLEX	1.000(0)	1.000(0)	0.948(1)	0.504(5)	0.743(1)	0.742(11)	
LOG CABIN	1.000(0)	1.000(0)	0.948(1)	0.504(5)	0.743(1)	0.742(11)	
MIXED USE	1.000(0)	1.000(0)	0.948(1)	0.504(5)	0.743(1)	0.742(11)	
MODULAR (HUD)	1.000(0)	1.000(0)	0.948(1)	0.504(5)	0.743(1)	0.742(11)	
MODULAR (STATE)	1.000(0)	1.000(0)	0.948(1)	0.504(5)	0.743(1)	0.742(11)	
MULTI	1.000(0)	1.000(0)	0.948(1)	0.504(5)	0.743(1)	0.742(11)	

04:40 PM

Page: 5/5

DB: 2025

RANCH	1.000 (0)	1.000 (0)	0.948 (1)	0.504 (5)	0.743 (1)	0.742 (11)
SEMI-DETACHED	1.000 (0)	1.000 (0)	0.948 (1)	0.504 (5)	0.743 (1)	0.742 (11)
SINGLE WIDE	1.000 (0)	1.000 (0)	0.948 (1)	0.504 (5)	0.743 (1)	0.742 (11)
STORAGE ONLY	1.000 (0)	1.000 (0)	0.948 (1)	0.504 (5)	0.743 (1)	0.742 (11)
TRI-LEVEL	1.000 (0)	1.000 (0)	0.948 (1)	0.504 (5)	0.743 (1)	0.742 (11)
TWO-STORY	1.000 (0)	1.000 (0)	0.948 (1)	0.504 (5)	0.743 (1)	0.742 (11)
	1.000 (0)	1.000 (0)	0.948 (1)	0.504 (5)	0.743 (1)	0.742 (11)

Single Family E.C.F. : 0.685 (18)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.908 (2)
Commercial E.C.F. : 0.129 (1)

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

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: All

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): 3 - 3.WARD 3

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