

02/17/2026
09:51 AM

ECF Analysis for: 003 - MCMILLAN TOWNSHIP

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DB: Mcmillan Township 2026

Neighborhoods Used: 3000 - 3000 INDUSTRIAL, 2000 - 2000 COMMERCIAL , 2001 - COMMERCIAL VACANT

1002 NEWBERRY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
041-206-250-0100	09/21/2022 2001	201	75,000	29,200
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	45800	79333	0.577	

Neighborhoods Used: 3000 - 3000 INDUSTRIAL, 2000 - 2000 COMMERCIAL , 2001 - COMMERCIAL VACANT

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
DEFAULT	0	0	0	0	0	0
	0	0	0	0	0	0
Total Single Family Costs by Manual :	0					
Total Mobile Home Costs by Manual :	0					
Total Town Home Costs by Manual :	0					
Total Agricultural Costs by Manual :	0					
Total Commercial Costs by Manual :	79,333					

Single Family Sale Residual Values						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
DEFAULT	0	0	0	0	0	0
	0	0	0	0	0	0
Total Single Family Sale Residual Values :	0					
Total Mobile Home Sale Residual Values :	0					
Total Town Home Sale Residual Values :	0					
Total Agricultural Sale Residual Values :	0					
Total Commercial Sale Residual Values :	45,800					

Statistics for this Analysis						
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
1	6	0.00	0.00	1.000	0.577	0.577
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
DEFAULT	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. :	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. :	0.577 (1)					

Settings for this Analysis

Starting Date: 04/01/2022
Ending Date: 03/31/2025
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 3000 - 3000 INDUSTRIAL, 2000 - 2000 COMMERCIAL , 2001 - COMMERCIAL VACANT

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