E.C.F.s for Neighborhood: 1000 '1000'

ECF .520
2016 ECF .549
2017 ECF .561
2018 ECF .61

Residential : 0.760
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.500
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 1100 '1100 CENTRAL PARK SUB'

2015
2016 ECF .564
2017 ECF .593
2018 ECF .61

Residential : 0.890
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.500
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

ional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 2500 '2500'

2015 ECF .394
2016 ECF .468
2017 ECF .578
2018 ECF .60
2019 ECF .60

Residential : 0.910
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.500
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 3000 '3000'

) ECF .425
2016 ECF .476
2017 ECF ..543
2018 ECF .57
2019 ECF .48

Residential : 0.880
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.500
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 4000 '4000'

2015 ECF .520
2016 ECF .564
2019 ECF .66

Residential : 0.900
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.500
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

ional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 5000 '5000'

2015 ECF .405
2016 ECF .432
2017 ECF .469
2019 ECF .52

Residential : 1.003
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.500
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 905 'EXEMPT'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: C.S.C 'COMMERCIAL MODERN/ SHOPPING CENTER'

Residential : 0.540
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.360
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: COMM 'COMMERCIAL'

2016 RES= .50
RES=. .45

Residential : 0.710
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.230
Industrial Bldgs : 0.230

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: DTCOM 'DOWNTOWN COM'

2016 RES= .55
2017 RES= .50

Residential : 0.540
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.230
Industrial Bldgs : 0.230

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: MULTI 'MULTIFAMILY'

= RES= .55
2017=RES=.50
2018 .38

Residential : 0.710
Town Homes/Duplexes: 0.710
Mobile Homes : 1.000
Agricultural Bldgs : 0.500
Commercial Bldgs : 1.020
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

City of Mt. Morris
Residential ECF Analysis
Neighborhood: 1000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
57-01-581-007	11820 BENSON RD	06/22/23	$92,616	WD	03-ARM'S LENGTH	$92,616	$48,900	52.80	$97,821	$5,646	$86,970	$111,054	0.783
57-01-581-022	331 W MT MORRIS ST	05/22/23	$90,000	WD	03-ARM'S LENGTH	$90,000	$45,900	51.00	$91,709	$4,053	$85,947	$105,610	0.814
57-01-583-009	12502 W WASHINGTON AVE	08/25/23	$135,000	WD	03-ARM'S LENGTH	$135,000	$68,800	50.96	$137,659	$9,136	$125,864	$154,847	0.813
57-01-583-017	12491 W WASHINGTON AVE	05/29/24	$139,900	WD	03-ARM'S LENGTH	$139,900	$78,900	56.40	$157,866	$7,362	$132,538	$181,330	0.731
57-01-583-056	12344 HIGHLAND AVE	05/22/24	$80,000	WD	03-ARM'S LENGTH	$80,000	$48,200	60.25	$96,333	$6,507	$73,493	$108,224	0.679
		Totals:	**$537,516**			**$537,516**	**$290,700**		**$581,388**		**$504,812**	**$661,065**	
							Sale. Ratio =>	**54.08**				**E.C.F. =>**	**0.764**
							Std. Dev. =>	**4.00**				**Ave. E.C.F. =>**	**0.764**
												USE	**0.76**

City of Mt. Morris
Residential ECF Analysis
Neighborhood: 1100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
57-01-577-016	12210 BENSON RD	08/15/24	$51,000	WD	03-ARM'S LENGTH	$51,000	$27,700	54.31	$55,481	$4,582	$46,418	$68,782	0.675
57-01-577-057	415 ROOSEVELT AVE	01/05/24	$34,000	WD	03-ARM'S LENGTH	$34,000	$21,000	61.76	$42,066	$4,191	$29,809	$51,182	0.582
57-01-577-065	PARKLANE AVE	09/19/23	$118,000	WD	03-ARM'S LENGTH	$118,000	$41,400	35.08	$82,724	$7,541	$110,459	$108,978	1.014
57-01-577-066	12065 PARKLANE AVE	09/19/23	$118,000	WD	03-ARM'S LENGTH	$118,000	$43,800	37.12	$87,637	$8,313	$109,687	$108,962	1.007
57-01-577-088	443 ROOSEVELT AVE	04/09/25	$60,000	WD	03-ARM'S LENGTH	$60,000	$47,500	79.17	$95,008	$6,604	$53,396	$90,208	0.592
57-01-577-093	11997 HOWELL AVE	05/07/25	$161,000	WD	03-ARM'S LENGTH	$161,000	$83,600	51.93	$167,166	$5,732	$155,268	$164,729	0.943
57-01-577-162	12230 W WASHINGTON AVE	09/12/24	$140,000	WD	03-ARM'S LENGTH	$140,000	$49,000	35.00	$98,008	$7,254	$132,746	$122,641	1.082
57-01-577-163	12034 BARBER AVE	05/29/25	$125,000	WD	03-ARM'S LENGTH	$125,000	$70,300	56.24	$140,683	$6,739	$118,261	$136,678	0.865
		Totals:	**$807,000**			**$807,000**	**$384,300**		**$768,773**		**$756,044**	**$852,159**	
							Sale. Ratio =>	**47.62**				**E.C.F. =>**	**0.887**
							Std. Dev. =>	**15.35**				**Ave. E.C.F. =>**	**0.845**
												Use	**0.890**

City of Mt. Morris
Residential ECF Analysis
Neighborhood: 2500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
57-12-200-056	335 WALNUT ST	11/22/23	$157,100	WD	03-ARM'S LENGTH	$157,100	$76,000	48.38	$151,979	$14,206	$142,894	$164,015	0.871
57-12-200-061	328 W MT MORRIS ST	08/23/23	$144,000	WD	03-ARM'S LENGTH	$144,000	$68,300	47.43	$136,687	$12,918	$131,082	$147,344	0.890
57-12-200-070	380 ELM ST	10/16/23	$170,000	WD	03-ARM'S LENGTH	$170,000	$76,000	44.71	$152,015	$5,901	$164,099	$173,945	0.943
57-12-200-074	471 WALNUT ST	03/31/25	$150,000	WD	03-ARM'S LENGTH	$150,000	$61,600	41.07	$123,110	$7,585	$142,415	$137,530	1.036
57-12-527-030	450 WALNUT ST	06/14/23	$91,000	WD	03-ARM'S LENGTH	$91,000	$44,200	48.57	$88,308	$5,457	$85,543	$98,632	0.867
57-12-527-056	423 SPRUCE ST	05/23/24	$157,000	WD	03-ARM'S LENGTH	$157,000	$82,900	52.80	$165,793	$7,096	$149,904	$188,925	0.793
57-12-527-081	610 SPRUCE ST	10/25/23	$135,000	WD	03-ARM'S LENGTH	$135,000	$51,400	38.07	$102,740	$7,189	$127,811	$113,751	1.124
57-12-527-086	607 BEACH ST	05/06/24	$69,900	WD	03-ARM'S LENGTH	$69,900	$33,800	48.35	$67,564	$7,413	$62,487	$71,608	0.873
57-12-527-103	368 SPRUCE ST	05/15/24	$69,900	MLC	03-ARM'S LENGTH	$69,900	$39,200	56.08	$78,361	$6,638	$63,262	$85,385	0.741
57-12-527-144 & 145 & 143	518 OAK ST	10/20/23	$182,900	WD	03-ARM'S LENGTH	$182,900	$77,900	42.59	$155,852	$13,843	$169,057	$179,304	0.943
57-12-527-174	435 BEACH ST	04/29/24	$130,000	WD	03-ARM'S LENGTH	$130,000	$38,400	29.54	$76,719	$8,018	$121,982	$112,218	1.087
57-12-527-182	545 BEACH ST	11/20/23	$78,000	WD	03-ARM'S LENGTH	$78,000	$41,700	53.46	$83,485	$5,457	$72,543	$92,890	0.781
57-12-527-222	411 ELM ST	05/26/23	$100,000	WD	03-ARM'S LENGTH	$100,000	$44,200	44.20	$88,362	$8,670	$91,330	$94,871	0.963
57-12-527-223	419 ELM ST	05/10/23	$134,000	WD	03-ARM'S LENGTH	$134,000	$52,400	39.10	$104,851	$6,901	$127,099	$116,607	1.090
57-12-529-031	654 ELM ST	01/10/25	$139,000	WD	03-ARM'S LENGTH	$139,000	$56,900	40.94	$113,704	$5,546	$133,454	$128,760	1.036
57-12-529-038	11211 N SAGINAW ST	03/13/24	$60,000	WD	03-ARM'S LENGTH	$60,000	$38,400	64.00	$76,824	$6,242	$53,758	$84,026	0.640
57-12-529-058	626 BEACH ST	08/01/24	$144,612	WD	03-ARM'S LENGTH	$144,612	$58,500	40.45	$116,983	$6,931	$137,681	$131,014	1.051
57-12-529-061	646 BEACH ST	03/07/24	$53,500	WD	03-ARM'S LENGTH	$53,500	$43,800	81.87	$87,579	$5,997	$47,503	$97,121	0.489
57-12-530-012	625 BEACH ST	03/05/24	$81,000	WD	03-ARM'S LENGTH	$81,000	$41,700	51.48	$83,422	$7,036	$73,964	$90,936	0.813
57-12-532-055	575 HELEN AVE	03/29/24	$89,900	WD	03-ARM'S LENGTH	$89,900	$37,300	41.49	$74,652	$5,989	$83,911	$81,742	1.027
57-12-533-006	410 HELEN AVE	11/13/24	$121,520	WD	03-ARM'S LENGTH	$121,520	$59,700	49.13	$119,302	$8,536	$112,984	$131,864	0.857
		Totals:	**$2,458,332**			**$2,458,332**	**$1,124,300**		**$2,248,292**		**$2,294,763**	**$2,522,490**	
							Sale. Ratio =>	**45.73**				**E.C.F. =>**	**0.910**
							Std. Dev. =>	**10.74**				**Ave. E.C.F. =>**	**0.901**
												use	**0.910**

City of Mt. Morris
Residential ECF Analysis
Neighborhood: 3000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
57-01-576-025	629 MONROE AVE	09/20/24	$80,000	WD	03-ARM'S LENGTH	$80,000	$35,800	44.75	$71,506	$7,234	$72,766	$78,380	0.928
57-01-576-042	591 GARFIELD AVE	09/13/24	$130,900	WD	03-ARM'S LENGTH	$130,900	$51,300	39.19	$102,671	$7,427	$123,473	$116,151	1.063
57-01-579-010	11875 RAILROAD ST	07/13/23	$65,000	WD	03-ARM'S LENGTH	$65,000	$40,400	62.15	$80,703	$6,639	$58,361	$90,322	0.646
57-01-580-003	645 VAN BUREN AVE	06/02/23	$154,000	WD	03-ARM'S LENGTH	$154,000	$84,900	55.13	$169,824	$7,824	$146,176	$197,561	0.740
57-01-580-008	605 VAN BUREN AVE	06/26/24	$134,900	WD	03-ARM'S LENGTH	$134,900	$56,800	42.11	$113,607	$7,980	$126,920	$128,813	0.985
57-01-580-010	543 VAN BUREN AVE	03/26/25	$135,000	WD	03-ARM'S LENGTH	$135,000	$66,900	49.56	$133,841	$9,724	$125,276	$151,362	0.828
57-01-583-069	631 WILSON AVE	07/22/24	$95,000	WD	03-ARM'S LENGTH	$95,000	$41,900	44.11	$83,776	$6,544	$88,456	$94,185	0.939
57-01-583-072	613 WILSON AVE	01/11/24	$135,000	WD	03-ARM'S LENGTH	$135,000	$65,800	48.74	$131,668	$8,703	$126,297	$149,957	0.842
57-01-583-083	578 WILSON AVE	11/13/24	$140,000	WD	03-ARM'S LENGTH	$140,000	$52,900	37.79	$105,736	$9,301	$130,699	$117,604	1.111
57-01-583-096	650 WILSON AVE	12/31/24	$102,500	WD	03-ARM'S LENGTH	$102,500	$51,900	50.63	$103,793	$7,905	$94,595	$116,937	0.809
57-01-583-110	574 WILSON AVE	06/20/24	$145,000	WD	03-ARM'S LENGTH	$145,000	$56,600	39.03	$113,212	$7,443	$137,557	$128,987	1.066
57-06-300-007	735 ALEXANDRINE ST	08/23/24	$145,000	WD	03-ARM'S LENGTH	$145,000	$51,900	35.79	$103,829	$6,432	$138,568	$118,777	1.167
57-06-300-039	11940 N SAGINAW ST	05/02/24	$72,000	WD	03-ARM'S LENGTH	$72,000	$61,900	85.97	$123,759	$6,998	$65,002	$142,391	0.457
		Totals:	**$1,534,300**			**$1,534,300**	**$719,000**		**$1,437,925**		**$1,434,146**	**$1,631,428**	
							Sale. Ratio =>	**46.86**				**E.C.F. =>**	**0.879**
							Std. Dev. =>	**13.43**				**Ave. E.C.F. =>**	**0.891**
												Use	**0.88**

City of Mt. Morris
Residential ECF Analysis
Neighborhood: 4000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
57-12-100-008	11603 READ AVE	09/13/23	$159,000	WD	03-ARM'S LENGTH	$159,000	$72,800	45.79	$145,512	$11,384	$147,616	$162,021	0.911
57-12-100-010	11513 READ AVE	01/03/25	$158,000	WD	03-ARM'S LENGTH	$158,000	$81,200	51.39	$162,347	$11,032	$146,968	$149,817	0.981
57-12-601-009	7347 RED MAPLE DR	06/28/24	$249,990	WD	03-ARM'S LENGTH	$249,990	$143,000	57.20	$286,052	$16,918	$233,072	$266,469	0.875
57-12-601-010	7341 RED MAPLE DR	08/09/24	$243,500	WD	03-ARM'S LENGTH	$243,500	$146,600	60.21	$293,161	$21,376	$222,124	$269,094	0.825
57-12-601-011	7335 RED MAPLE DR	05/03/24	$239,990	WD	03-ARM'S LENGTH	$239,990	$129,600	54.00	$259,203	$17,279	$222,711	$239,529	0.930
57-12-601-012	7329 RED MAPLE DR	04/19/24	$239,990	WD	03-ARM'S LENGTH	$239,990	$135,200	56.34	$270,360	$15,103	$224,887	$252,730	0.890
57-12-601-013	7323 RED MAPLE DR	05/17/24	$256,990	WD	03-ARM'S LENGTH	$256,990	$141,900	55.22	$283,870	$13,500	$243,490	$267,693	0.910
57-12-601-014	7317 RED MAPLE DR	05/24/24	$259,990	WD	03-ARM'S LENGTH	$259,990	$139,200	53.54	$278,396	$13,500	$246,490	$262,273	0.940
57-12-601-015	7311 RED MAPLE DR	04/26/24	$242,990	WD	03-ARM'S LENGTH	$242,990	$137,700	56.67	$275,374	$13,500	$229,490	$259,281	0.885
57-12-601-016	7305 RED MAPLE DR	08/09/24	$246,500	WD	03-ARM'S LENGTH	$246,500	$139,900	56.75	$279,869	$13,500	$233,000	$263,732	0.883
57-12-601-017	7299 RED MAPLE DR	10/03/24	$249,880	WD	03-ARM'S LENGTH	$249,880	$141,600	56.67	$283,163	$13,500	$236,380	$266,993	0.885
		Totals:	**$2,546,820**			**$2,546,820**	**$1,408,700**		**$2,817,307**		**$2,386,228**	**$2,659,632**	
							Sale. Ratio =>	**55.31**				**E.C.F. =>**	**0.897**
							Std. Dev. =>	**3.79**				**Ave. E.C.F. =>**	**0.901**
												Use	**0.90**

City of Mt. Morris
Residential ECF Analysis
Neighborhood: 5000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
57-06-300-052	1040 COY ST	04/29/24	$110,000	WD	03-ARM'S LENGTH	$110,000	$66,900	60.82	$133,761	$9,710	$100,290	$137,834	0.728
57-06-552-004	1025 E MT MORRIS ST	11/03/23	$135,000	WD	03-ARM'S LENGTH	$135,000	$62,600	46.37	$125,225	$6,933	$128,067	$131,436	0.974
57-06-552-009	1109 E MT MORRIS ST	11/09/23	$135,000	WD	03-ARM'S LENGTH	$135,000	$59,800	44.30	$119,511	$7,327	$127,673	$124,649	1.024
57-06-553-006	911 E MT MORRIS ST	03/03/25	$95,000	WD	03-ARM'S LENGTH	$95,000	$54,600	57.47	$109,217	$7,106	$87,894	$113,457	0.775
57-06-553-040	11910 WALTER ST	11/27/24	$127,000	WD	03-ARM'S LENGTH	$127,000	$50,800	40.00	$101,621	$7,444	$119,556	$104,641	1.143
57-06-553-044	907 NORTH ST	11/30/23	$100,000	MLC	03-ARM'S LENGTH	$100,000	$57,800	57.80	$115,628	$8,704	$91,296	$118,804	0.768
57-07-501-033	11314 UNION ST	09/03/24	$119,900	WD	03-ARM'S LENGTH	$119,900	$48,600	40.53	$97,274	$7,120	$112,780	$100,171	1.126
57-07-502-002	905 SOUTH ST	08/25/23	$159,000	WD	03-ARM'S LENGTH	$159,000	$67,300	42.33	$134,690	$9,670	$149,330	$138,911	1.075
57-07-502-005	1020 SOUTH ST	03/12/24	$131,900	WD	03-ARM'S LENGTH	$131,900	$55,100	41.77	$110,255	$7,373	$124,527	$114,313	1.089
57-07-504-032	11644 TEMPERANCE AVE	03/25/25	$159,700	WD	03-ARM'S LENGTH	$159,700	$57,200	35.82	$114,409	$10,508	$149,192	$115,446	1.292
57-07-504-037	11641 BUTTERNUT CT	04/26/24	$185,000	WD	03-ARM'S LENGTH	$185,000	$85,500	46.22	$170,905	$9,355	$175,645	$179,500	0.979
57-07-504-058	11606 CHURCH ST	04/01/24	$155,000	WD	03-ARM'S LENGTH	$155,000	$62,100	40.06	$124,207	$9,581	$145,419	$127,362	1.142
		Totals:	**$1,612,500**			**$1,612,500**	**$728,300**		**$1,456,703**		**$1,511,669**	**$1,506,524**	
							Sale. Ratio =>	**45.17**				**E.C.F. =>**	**1.003**
							Std. Dev. =>	**8.14**				**Ave. E.C.F. =>**	**1.010**
												use	**1.003**

City of Mt. Morris
Residential & Commercial ECF Analysis
Neighborhood: Multifamily

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
57-01-576-083	676 VAN BUREN AVE	03/31/25	$37,000	WD	03-ARM'S LENGTH	$37,000	$44,900	121.35	$89,790	$6,800	$30,200	$103,738	0.291
57-06-300-002	12710 N SAGINAW ST	03/06/24	$267,500	WD	03-ARM'S LENGTH	$267,500	$119,900	44.82	$239,876	$119,035	$148,465	$151,051	0.983
57-06-551-024	715 NORTH ST	06/25/25	$125,000	WD	03-ARM'S LENGTH	$125,000	$73,500	58.80	$147,082	$6,800	$118,200	$175,353	0.674
57-12-200-076	11405 N SAGINAW ST	05/08/23	$120,000	WD	03-ARM'S LENGTH	$120,000	$59,600	49.67	$119,237	$12,620	$107,380	$133,271	0.806
		Totals:	**$549,500**			**$549,500**	**$297,900**		**$595,985**		**$404,245**	**$563,413**	
							Sale. Ratio =>	**54.21**				**E.C.F. =>**	**0.717**
							Std. Dev. =>	**35.60**				**Ave. E.C.F. =>**	**0.688**
												Use	**0.710**

City of Mt Morris 2026

Commercial & Industrial ECF Analysis

Commercial Table (commercial & industrial) and Downtown Commercial								
parcel(s)	sale date	price	land	LI	residual	bldg cost	ecf	ECF table
57-01-576-010	7/30/2025	16,000	6,322	-	9,678	62,235	0.16	c
57-06-551-002	1/31/2025	100,000	15,713	2,318	81,969	230,021	0.36	c
57-06-551-010	8/30/2024	165,000	18,033	-	146,967	620,515	0.24	dt
57-07-100-007	11/7/2024	77,000	42,796	10,800	23,404	210,501	0.11	c
					262,018	**1,123,272**	**0.23**	

Modern

parcel(s)	sale date	price	Time	Adj,$	land	LI	residual	bldg cost	ecf
57-12-528-016	3/28/2025	200,000	1.00	200,000	20,936	5,025	174,039	579,328	0.30
57-01-579-004	FS	795,000	0.95	755,250	169,750	34,320	590,930	1,512,858	0.39
57-06-551-010	12/19/2025	210,000	1.00	210,000	18,033	-	191,967	620,513	0.31
55-36-528-004	8/12/2022	610,000	1.00	610,000	259,847	24,130	326,023	711,374	0.46
55-26-576-005	7/30/2021	375,000	1.00	375,000	140,239	15,931	218,830	914,653	0.24
51122-200-123	5/25/2023	260,000	1.00	260,000	111,859	23,370	124,771	204,883	0.61
				-			**1,626,560**	**4,543,609**	**0.36**

ECF STUDY COMMERCIAL MT MORRIS 2026			General		Apartments				USE	
PARCEL NUMBER	Unit	SALE DATE	AMOUNT	ADJ.	ADJ. SALE PRICE	LAND VALUE	MISC. DEDUCTIONS	RESIDUAL	STC COST	IND. ECF
57-06-300-002	Mt Morris	3/6/2024	267,500	1.00	267,500	34,200	108,146	125,154	122,168	1.02
18-23-200-010 & 024	Vienna	1/6/2026	[redacted]	1.00	12,349,000	1,091,400	27,495	11,230,105	11,090,737	1.01
18-03-400-016	Vienna	9/5/2024	200,000	1.00	200,000	27,808	1,010	171,182	155,956	1.10
51-15-578-021	Clio	12/1/2023	270,000	1.00	270,000	12,800	1,590	255,610	208,830	1.22
55-26-552-102	Flushing	1/18/2024	600,000	1.00	600,000	35,700	24,570	539,730	561,061	0.96
								12,321,781	12,138,752	1.02