

E.C.F.s for Neighborhood: 40001 'LAKEVIEW'

Residential	: 2.300 2.50
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

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ECF Analysis for: 59 - DOUGLAS CITY

Page: 1/2
DB: Douglas 2025

Neighborhoods Used: 40001.LAKEVIEW

405 LAKESHORE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-017-044-00		09/16/2022	40001	401	650,000	194,378
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style	75		455,622	188,443	2.418
	2 STORY					

728,000

533,622

2.83

12% time
adjustment



USE 2.50
only one sale

E.C.F.s for Neighborhood: 40002 'LAKESHORE'

Residential	: 2.440	2.70
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

1648 Walker Rd Granges

\$2,105,000

303' FF High bluff
2676¢
728 LL fin

1218 Shore Crest Granges

\$1,100,000

100' FF High bluff
2891¢

2805 Lakeshore

\$1,345,000

100' FF
2961¢

2244 Lakeshore 105' FF

\$2,947,500

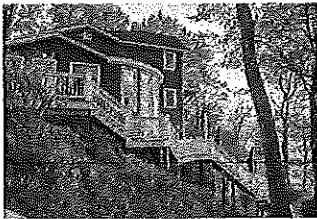
4309¢

2192-A Lakeshore 108' FF

\$2,869,000

5955¢ fin
2041 LL fin

96 LAKESHORE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-710-012-00		10/06/2021	40002	401	1,625,000	507,680
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	83	1,117,320	351,939	3.175	



3079 LAKESHORE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-017-098-00		12/09/2020	40002	401	2,000,000	621,933
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	69	1,378,067	762,282	1.808	

Major remodel #
After Sale

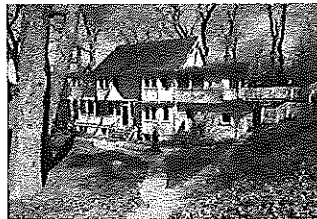


252 LAKESHORE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-710-001-00		10/16/2020	40002	401	470,000	305,750
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	57	164,250	91,973	1.786 *	

Remodel After
Sale - condition



130 LAKESHORE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
59-710-009-00		08/25/2020	40002	401	1,855,000	815,927
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2.5 STORY	68	1,039,073	328,675	3.161	



E.C.F.s for Neighborhood: 40003 'DOUGLAS NORTHWEST'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1+ STORY	2.20	1.940	1.940	1.940	1.940	1.940	1.940
1.25 STORY		1.940	1.940	1.940	1.940	1.940	1.940
1.5 STORY	2.25	1.990	1.990	1.990	1.990	1.990	1.990
1.75 STORY	2.05	1.800	1.800	1.800	1.800	1.800	1.800
2 STORY	2.25	1.990	1.990	1.990	1.990	1.990	1.990
2 STORY CONDO		0.000	0.000	0.000	0.000	0.000	0.000
2.5 STORY		0.000	0.000	0.000	0.000	0.000	0.000
3 STORY		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX/4 PLEX		0.000	0.000	0.000	0.000	0.000	0.000
LOFT APT		0.000	0.000	0.000	0.000	0.000	0.000
MULTI STORY		0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.90	1.790	1.790	1.790	1.790	1.790	1.790
RANCH CONDO		0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000

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

06/11/2024
10:55 AM

ECF Analysis for: 59 - DOUGLAS CITY

Page: 1/3
DB: Douglas 2025

Neighborhoods Used: 40003, DOUGLAS NORTHWEST

310 N FERRY ST
Parcel Number 59-017-005-00
Occupancy Single Family
Style RANCH
** Valid Sale 01/29/2024 40003
** Class 401
AdjSalePrice 620,000
LandValue 178,238
%Good 64
ResidualValue 441,762
CostByManual 180,140
E.C.F. 2.452



60 CHESTNUT LANE
Parcel Number 59-050-002-00
Occupancy Single Family
Style 1.5 STORY
** Valid Sale 11/02/2023 40003
** Class 401
AdjSalePrice 787,000
LandValue 148,517
%Good 70
ResidualValue 638,483
CostByManual 264,536
E.C.F. 2.414



743 GOLFPVIEW DR
Parcel Number 59-450-014-00
Occupancy Single Family
Style RANCH
** Valid Sale 06/05/2023 40003
** Class 401
AdjSalePrice 785,000
LandValue 181,641
%Good 71
ResidualValue 603,359
CostByManual 333,420
E.C.F. 1.810



597 CAMPBELL RD
Parcel Number 59-017-037-11
Occupancy Single Family
Style 1.75 STORY
** Valid Sale 05/12/2023 40003
** Class 401
AdjSalePrice 969,000
LandValue 174,872
%Good 72
ResidualValue 794,128
CostByManual 386,975
E.C.F. 2.052



611 CAMPBELL RD
Parcel Number 59-017-010-00
Occupancy Single Family
Style 1.5 STORY
** Valid Sale 02/24/2022 40003
** Class 401
AdjSalePrice 800,000
LandValue 150,291
%Good 74
ResidualValue 649,709
CostByManual 287,483
E.C.F. 2.260



823 CAMPBELL RD
Parcel Number 59-400-001-00
Occupancy Single Family
Style 1.75 STORY
** Valid Sale 11/04/2022 40003
** Class 401
AdjSalePrice 949,000
LandValue 228,825
%Good 78
ResidualValue 720,175
CostByManual 397,119
E.C.F. 1.813

1,062,880

+12% 834,055

2.10



298 MC VEA DR
Parcel Number 59-450-004-00
Occupancy Single Family
Style RANCH
** Valid Sale 10/21/2022 40003
** Class 401
AdjSalePrice 679,000
LandValue 164,662
%Good 85
ResidualValue 514,338
CostByManual 291,207
E.C.F. 1.766



603 CAMPBELL RD
Parcel Number 59-017-039-10
Occupancy Single Family
Style 1.25 STORY
** Valid Sale 08/24/2022 40003
** Class 401
AdjSalePrice 723,500
LandValue 159,793
%Good 73
ResidualValue 563,707
CostByManual 280,794
E.C.F. 2.008

810,300

+12% 650,527

2.316



06/11/2024
10:55 AM

ECF Analysis for: 59 - DOUGLAS CITY

Page: 2/3
DB: Douglas 2025

Neighborhoods Used: 40003.DOUGLAS NORTHWEST

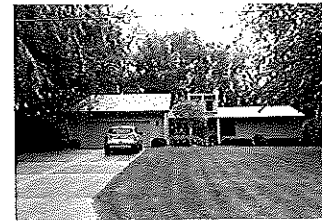
118 CHESTNUT LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-050-008-00	07/29/2022 40003	401	684,000	162,288	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	63	521,712	216,846	2.406



745 GOLFOVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-450-013-00	06/29/2022 40003	401	697,500	166,289	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73	531,211	292,685	1.815



```
<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
10	2	7.72	8.57	1.000
After Application of E.C.F.s		4.36	6.81	0.998

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25 STORY	2.008(1)	2.008(1)	2.008(1)	2.008(1)	2.008(1)	2.008(1)
1.5 STORY	2.334(2)	2.334(2)	2.334(2)	2.334(2)	2.334(2)	2.334(2)
1.75 STORY	1.931(2)	1.931(2)	1.931(2)	1.931(2)	1.931(2)	1.931(2)
2 STORY	2.406(1)	2.406(1)	2.406(1)	2.406(1)	2.406(1)	2.406(1)
2 STORY CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.5 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3 STORY	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)
DUPLEX/4 PLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOFT APT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.905(4)	1.905(4)	1.905(4)	1.905(4)	1.905(4)	1.905(4)
RANCH CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TOWNHOUSE	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)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 2.040 (10)
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. : 1.000 (0)

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

Starting Date: 04/01/2022

Ending Date: 06/01/2024

Terms Selected: 4

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 40003 - DOUGLAS NORTHWEST

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 4.00

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

E.C.F.s for Neighborhood: 40004 'DOUGLAS CENTRAL WEST'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STORY		1.350	1.350	1.350	1.350	1.350	1.350
1.5 STORY	1.47	1.350	1.350	1.350	1.350	1.350	1.350
1.75 STORY		1.350	1.350	1.350	1.350	1.350	1.350
2 STORY		1.350	1.350	1.350	1.350	1.350	1.350
2 STORY CONDO		0.000	0.000	0.000	0.000	0.000	0.000
2.5 STORY		0.000	0.000	0.000	0.000	0.000	0.000
3 STORY		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL	1.30	1.200	1.200	1.200	1.200	1.200	1.200
DUPLEX/4 PLEX		1.200	1.200	1.200	1.200	1.200	1.200
LOFT APT		0.000	0.000	0.000	0.000	0.000	0.000
MULTI STORY		0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.38	1.210	1.210	1.210	1.210	1.210	1.210
RANCH CONDO		0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	1.50	1.400	1.400	1.400	1.400	1.400	1.400

Town Homes/Duplexes: 1.047
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.940
Industrial Bldgs : 0.690

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

06/11/2024
11:16 AM

ECF Analysis for: 59 - DOUGLAS CITY

Page: 1/2
DB: Douglas 2025

Neighborhoods Used: 40004, DOUGLAS CENTRAL WEST

499 W CENTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-017-089-99	02/09/2024 40004	401	860,000	146,379	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	713,621	453,932	1.572



101 S FERRY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-016-058-00	10/21/2022 40004	401	340,000	150,356	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67	176,540	98,202	1.798
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.
			13104	7289	1.798



297 W CENTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-350-013-10	09/28/2022 40004	401	340,000	154,462	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57	185,538	146,429	1.267



99 S FERRY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-016-059-10	07/08/2022 40004	401	515,000	115,320	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	76	399,680	336,174	1.189



340 W FREMONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-350-010-00	04/18/2022 40004	401	520,000	219,732	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	87	300,268	248,736	1.207

!!MULTI-PARCEL SALE!!



E.C.F.s for Neighborhood: 40005 'DOUGLAS CENTRAL EAST'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1+ STORY		1.650	1.650	1.650	1.650	1.650	1.650
1.25 STORY	1.80	1.650	1.650	1.650	1.650	1.650	1.650
1.5 STORY		1.650	1.650	1.650	1.650	1.650	1.650
1.75 STORY		1.650	1.650	1.650	1.650	1.650	1.650
2 STORY	1.90	1.700	1.700	1.700	1.700	1.700	1.700
2 STORY CONDO		0.000	0.000	0.000	0.000	0.000	0.000
2.5 STORY	1.75	1.550	1.550	1.550	1.550	1.550	1.550
3 STORY		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX/4 PLEX		0.000	0.000	0.000	0.000	0.000	0.000
LOFT APT		0.000	0.000	0.000	0.000	0.000	0.000
MULTI STORY		0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.75	1.550	1.550	1.550	1.550	1.550	1.550
RANCH CONDO		0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 0.850
Mobile Homes : 1.000
Agricultural Bldgs : 0.850
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

06/11/2024
11:34 AM

ECF Analysis for: 59 - DOUGLAS CITY

Page: 1/4
DB: Douglas 2025

Neighborhoods Used: 40005.DOUGLAS CENTRAL EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-016-053-10	05/17/2024 40005	401	665,000	159,817
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	82	505,183	214,376
				E.C.F. 2.357



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-016-046-10	04/10/2024 40005	401	1,275,000	197,108
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	92	1,077,892	525,301
				E.C.F. 2.052



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-150-030-00	03/15/2024 40005	401	1,535,000	219,182
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	82	1,315,818	743,641
				E.C.F. 1.769



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-502-004-00	02/05/2024 40005	401	485,000	121,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	364,000	129,117
				E.C.F. 2.819



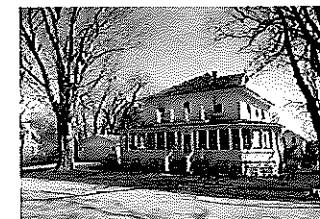
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-250-013-01	02/01/2024 40005	401	438,000	165,694
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	272,306	140,357
				E.C.F. 1.940



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-100-023-50	10/17/2023 40005	401	640,000	90,737
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	82	549,263	275,857
				E.C.F. 1.991



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-150-065-00	09/11/2023 40005	401	810,000	131,657
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	74	678,343	344,176
				E.C.F. 1.971



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-016-001-00	09/08/2023 40005	401	724,900	200,314
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	65	524,586	239,384
				E.C.F. 2.191



06/11/2024
11:34 AM

ECF Analysis for: 59 - DOUGLAS CITY

Page: 2/4
DB: Douglas 2025

Neighborhoods Used: 40005.DOUGLAS CENTRAL EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-551-005-00	05/05/2023 40005	401	1,460,000	150,330
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	83	1,309,670	724,401
				E.C.F. 1.808



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-150-048-00	12/27/2022 40005	401	351,000	141,336
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	209,664	118,349
				E.C.F. 1.772



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-501-003-00	11/10/2022 40005	401	975,000	198,755
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	73	776,245	464,213
				E.C.F. 1.672



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-100-032-00	10/28/2022 40005	401	529,000	139,592
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	75	389,408	150,174
				E.C.F. 2.593



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-016-046-00	10/05/2022 40005	401	550,000	222,964
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	327,036	185,059
				E.C.F. 1.767



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-150-038-00	09/02/2022 40005	401	1,175,000	183,044
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	71	991,956	461,198
				E.C.F. 2.151



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-016-003-10	06/30/2022 40005	401	800,000	162,343
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	79	637,657	379,752
				E.C.F. 1.679



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-250-010-00	05/27/2022 40005	401	575,000	131,101
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	72	443,899	206,627
				E.C.F. 2.148



06/11/2024
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ECF Analysis for: 59 - DOUGLAS CITY

Page: 3/4
DB: Douglas 2025

Neighborhoods Used: 40005.DOUGLAS CENTRAL EAST

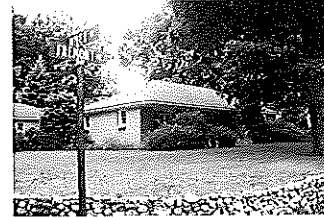
61 E RANDOLPH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-150-058-00	05/09/2022 40005	401	520,000	115,439	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75 STORY	69	404,561	219,634	1.842



121 W FREMONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-503-006-00	04/11/2022 40005	401	400,000	177,663	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	222,337	151,375	1.469



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 4.00
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

E.C.F.s for Neighborhood: 40006 'DOUGLAS SOUTHEAST'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1+ STORY		1.250	1.250	1.250	1.250	1.250	1.250
1.25 STORY	1.33	1.250	1.250	1.250	1.250	1.250	1.250
1.5 STORY		1.250	1.250	1.250	1.250	1.250	1.250
1.75 STORY	1.45	1.250	1.250	1.250	1.250	1.250	1.250
2 STORY	1.45	1.330	1.330	1.330	1.330	1.330	1.330
2 STORY CONDO		0.000	0.000	0.000	0.000	0.000	0.000
2.5 STORY		0.000	0.000	0.000	0.000	0.000	0.000
3 STORY	1.42	0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL		1.320	1.320	1.320	1.320	1.320	1.320
DUPLEX/4 PLEX	1.45	1.240	1.240	1.240	1.240	1.240	1.240
LOFT APT		0.000	0.000	0.000	0.000	0.000	0.000
MULTI STORY		0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.65	1.550	1.550	1.550	1.550	1.550	1.550
RANCH CONDO		0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	1.35	1.240	1.240	1.240	1.240	1.240	1.240

Town Homes/Duplexes: 1.042
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.950
Industrial Bldgs : 0.690

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

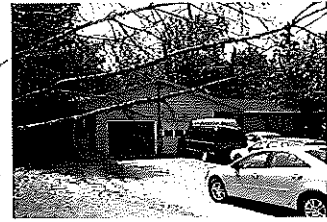
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ECF Analysis for: 59 - DOUGLAS CITY

Page: 1/3
DB: Douglas 2025

Neighborhoods Used: 40006.DOUGLAS SOUTHEAST

490 S UNION ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
59-016-080-10		04/15/2024	40006 401	377,000	80,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DUPLEX/4 PLEX	69	297,000	192,256	1.545



390 S WATER ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
59-016-100-00		12/11/2023	40006 401	485,000	90,090
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75 STORY	62	394,910	231,989	1.702



477 S UNION ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
59-016-087-10		11/06/2023	40006 401	885,000	96,972
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	788,028	494,265	1.594



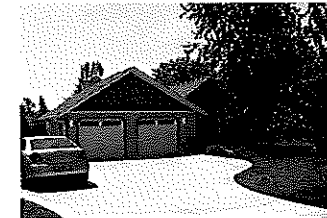
489 S UNION ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
59-016-088-01		10/20/2023	40006 401	775,000	88,616
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97	686,384	415,838	1.651



160 W WILEY RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
59-016-088-02		09/15/2023	40006 401	550,000	87,408
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	84	462,592	347,243	1.332



201 W WILEY RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
59-021-011-00		10/25/2022	40006 401	555,000	86,126
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82	468,874	238,533	1.966



266 W WILEY RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
59-016-082-00		07/13/2022	40006 401	325,000	64,926
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	260,074	77,774	3.344



160 W WILEY RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
59-016-088-00		04/29/2022	40006 001	410,000	87,598
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	69	322,402	278,731	1.157



06/11/2024
11:46 AM

ECF Analysis for: 59 - DOUGLAS CITY

Page: 2/3
DB: Douglas 2025

Neighborhoods Used: 40006,DOUGLAS SOUTHEAST

160 W WILEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-016-088-02	04/29/2022 40006	401	410,000	87,408	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	84	322,592	347,243	0.929



old
split
split

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 4.00
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

E.C.F.s for Neighborhood: 40007 'RIVERCREST'

Residential : 1.070
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

1.18

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

(No Sales) in period 4/1/2022 - 3/31/2024
Used time Adjusted 2021 for ECF

Page: 1/2
DB: Douglas 2025



NBHD Adjustment Report

Parcel Number	Style	NBHD	Yr Blt	Sq. Ft.	Class	TCV	Prev MBOR	SEV	% Change
59-016-108-11		40007	0			125,000	0	0	0.000
59-016-111-10	RANCH	40007	64	1008	B -10	268,578 ^{284,254}	135,800	134,300	-1.105
							\$155 ϕ		
59-016-118-10	RANCH	40007	73	1704	B 15	679,011	345,100	339,500	-1.623
							\$296 ϕ		
59-016-118-20	2 STORY	40007	77	2572	B 10	729,697	370,700	364,800	-1.592
							\$221 ϕ		
59-016-118-30		40007	0			125,000	62,500	62,500	0.000
59-016-119-00	1.75 STORY	40007	64	1684	C 05	319,155	161,800	159,600	-1.360
							\$113 ϕ		
59-016-120-00	1.5 STORY	40007	82	3399	B 10	931,651	473,500	465,800	-1.626
							\$224 ϕ		
59-016-121-10	RANCH	40007	74	2299	B 10	622,364	316,500	311,200	-1.675
							\$227 ϕ		
59-016-121-20		40007	0			95,000	47,500	47,500	0.000
59-016-121-51	RANCH	40007	83	2226	B 00	598,148	303,700	299,100	-1.515
							\$208 ϕ		
59-016-124-00	1.5 STORY	40007	64	1680	C 15	340,091	172,200	170,000	-1.278
							\$111 ϕ		
Data Label				2,389,300		2,354,300			

E.C.F.s for Neighborhood: 40008 'KALAMAZOO RIVER'

Residential : 1.380
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

1.50

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

*(No Sales) - During 2 year Sales period
4/1/2022 - 3/31/2024*

USED 2021 Sales with time adjustments

Neighborhoods Used: 40008,KALAMAZOO RIVER

31 N WATER ST LOT 7					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
59-100-002-00	05/19/2023 40008	402	1,800,000	1,219,168	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		49	497,993	256,377	1.942
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	82839	42647	1.942		

!MULTI-PARCEL SALE!!

89 S WATER ST							\$805,000
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
59-150-079-00		12/07/2021	40008	401	700,000	134,766	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.		
Single Family	1.5 STORY	88	565,234	444,188	1.273		
			670,234				
+15% time Adj.							1.508

224 RIVERVIEW DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
59-016-111-50	08/25/2021 40008	401	720,300	148,076		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.75 STORY	80	572,224	464,878	1.231	
			701,878	1.5098		
+18% time Adj						



```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

Single Family E.C.F.	: 1.403	(3)
Mobile Home E.C.F.	: 1.000	(0)
Town Home E.C.F.	: 1.000	(0)
Agricultural E.C.F.	: 1.942	(1)
Commercial E.C.F.	: 1.000	(0)

```

Starting Date: 02/01/2021
Ending Date: 09/01/2024
Terms Selected: 4
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 40008 - KALAMAZOO RIVER

```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 4.00
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

E.C.F.s for Neighborhood: 40010 'BED & BREAKFAST'

Residential	: 1.280
Town Homes/Duplexes	: 1.280
Mobile Homes	: 1.000
Agricultural Bldgs	: 1.000
Commercial Bldgs	: 1.000
Industrial Bldgs	: 1.000

1.35

(Optional) Gross Rate Multipliers

A:	0.000
B:	0.000
C:	0.000
D:	0.000

06/11/2024
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ECF Analysis for: 59 - DOUGLAS CITY

Page: 1/2
DB: Douglas 2025

Neighborhoods Used: 40010.BED & BREAKFAST

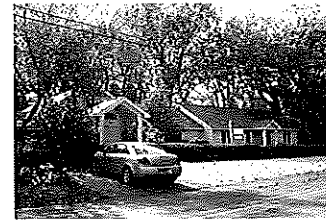
938 W CENTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-017-061-00	09/29/2023 40010	401	1,600,000	293,281
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2.5 STORY	70	1,306,719	821,748
				1.590



955 W CENTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59-210-001-01	07/19/2022 40010	401	925,000	326,170
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX/4 PLEX	87	598,830	463,746
				1.291



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 4.00
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

E.C.F.s for Neighborhood: 40210 'FELKER'S LAKE AREA'

Residential : 1.510
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

Ranch 1.80

1 1/4 sty
1 1/2 sty
1 3/4 sty
2 sty 1.60

} 1.70

Trilevel 1.60

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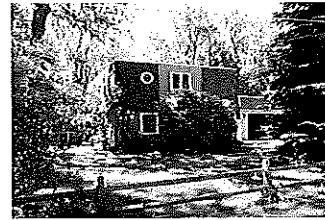
ECF Analysis for: 59 - DOUGLAS CITY

Page: 1/2
DB: Douglas 2025

Neighborhoods Used: 40210.FELKER'S LAKE AREA

6924 SECOND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
59-210-033-00 05/01/2024 40210 401 443,880 197,782
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 246,098 156,425 1.573

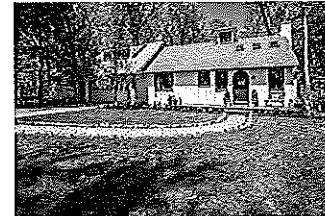
1163



842 W CENTER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
59-017-040-51 12/08/2023 40210 401 990,000 286,589
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 82 703,411 348,443 2.019



6909 SECOND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
59-210-024-00 06/28/2022 40210 401 849,000 250,982
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.5 STORY 79 598,018 351,246 1.703



3066 PEACH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
59-200-015-00 04/22/2022 40210 401 250,000 200,052
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 62 49,948 251,967 0.198

Vacant lot sale
Partial new construction



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 4.00
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

E.C.F.s for Neighborhood: 46000 'RESIDENTAL DEVELOPABLE'

Residential : 1.240
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

No change - only 2 homes in this
neighborhood and they are either run down
or not habitable.