

Colfax Township 2024

ECF Analysis

By:

Barbie Eaton, MAAO

Colfax Ag ECF 2024

Due to the low number of sales in Colfax Township, Ag sales from the whole county were analyzed for the ECF

3990 W BAKER RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
012-020-100-10		03/23/2023	#1	401	63,000	15,627
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	23	47,373	59,159	0.801	

104 N MICHIGAN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 046-119-010-00 03/15/2023 #1 201 130,000 18,093
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 111907 136110 0.822

6900 N 168TH AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
004-020-100-05	02/24/2023 #1	401	238,000	14,384		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	85	198,758	211,133	0.941	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		24858	26406	0.941		

2285 N OCEANA DR							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
007-020-200-17	02/03/2023	#1	201		150,000	67,455	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.				
	82545	76958	1.073				

5214 S 172ND AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
019-005-400-07	12/08/2022	#1	401	115,000	991	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	DOUBLE WIDE	74	109,660	94,453	1.161	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	4349	3746	1 161			

8015 S OCEANA DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 017-028-100-08 11/09/2022 #1 401 215,000 5,442
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 70 200,592 184,955 1.085
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 8966 8267 1,095

7770 S MICHIGAN AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
045-021-400-20		11/04/2022	#1	401	170,000	4,479
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	70	165,521	151,740	1,091	

5571 E FILMORE RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
009-031-200-03		10/13/2022	#1	401	108,000	2,219
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	DOUBLE WIDE	80	105,781	90,753	1,166	

6900 N 168TH AVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
004-020-100-05	09/02/2022	#1	401	220,000	14,384	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	85	182,759	211,133	0.866	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		

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6812 E MADISON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 004-016-400-23 08/26/2022 #1 401 165,500 2,573
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home DOUBLE WIDE 76 162,927 168,418 0.967

9472 E WOODROW RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 014-012-400-04 06/07/2022 #1 401 285,000 115,949
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home DOUBLE WIDE 55 139,944 187,078 0.748
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 29107 38910 0.748

3884 S 128TH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 013-028-300-04 05/31/2022 #1 401 130,000 4,278
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 62 120,736 147,468 0.819
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 4986 6090 0.819

2028 N 136TH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 008-022-100-03 05/27/2022 #1 001 210,000 92,215
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 70 117,785 157,492 0.748

2155 W PIKE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 012-034-300-04 05/09/2022 #1 401 255,000 5,336
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 87 249,664 265,274 0.941

5614 S WATER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 017-008-100-04 04/15/2022 #1 401 91,000 0
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 68 91,000 90,353 1.007

1365 W POLK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 007-023-100-03 04/06/2022 #1 401 65,000 6,097
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 70 58,903 97,250 0.606

9103 E HAWLEY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 014-036-100-27 02/15/2022 #1 401 35,000 4,303
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home SINGLE WIDE 35 30,697 31,710 0.968

2035 S 204TH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 014-013-300-05 02/02/2022 #1 101 270,000 95,036
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 70 174,964 194,955 0.897

W HAYES
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 011-028-300-09 01/24/2022 #1 102 219,000 51,931
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 98 126,515 141,772 0.892
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 40554 45445 0.892

7046 W WEBSTER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 016-027-100-01 01/20/2022 #1 101 365,000 230,330
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ STORY 65 134,670 141,121 0.954

7595 S MICHIGAN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 045-021-100-10 12/17/2021 #1 401 90,000 35,635
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home DOUBLE WIDE 61 54,365 59,094 0.920
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 0 0 0.920

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636 N 204TH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 009-036-200-06 10/29/2021 #1 401 110,000 31,616
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home DOUBLE WIDE 47 78,384 98,300 0.797

992 E POLK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 008-017-300-03 10/29/2021 #1 401 125,000 4,758
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1-1/2 STORY 62 120,242 126,708 0.949

8912 N 80TH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 002-004-300-13 10/27/2021 #1 401 154,000 12,597
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 80 141,403 222,400 0.636

1468 S 200TH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 014-012-300-03 10/22/2021 #1 401 239,000 11,266
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1-1/2 STORY 75 227,734 257,577 0.884

9418 E SKEELS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 019-036-400-12 10/22/2021 #1 401 300,000 8,774
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 89 291,226 266,538 1.093

7329 N 126TH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-150-014-50 10/18/2021 #1 401 98,000 6,839
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 75 91,161 91,149 1.000

227 N 28TH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 006-032-300-04 10/14/2021 #1 401 215,000 41,069
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ STORY 70 173,931 153,524 1.133

3902 S 72ND AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 012-029-300-18 10/01/2021 #1 401 103,000 5,196
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 92 97,804 121,195 0.807

4145 W MC KINLEY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 017-030-200-03 09/27/2021 #1 401 37,900 3,131
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home DOUBLE WIDE 35 34,769 34,781 1.000

4334 E WINTER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-025-100-05 09/17/2021 #1 401 235,000 89,900
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 80 133,294 134,623 0.990
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 11806 11924 0.990

8412 E M-20
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 014-026-400-09 09/16/2021 #1 401 165,000 5,374
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MODULAR 75 159,626 141,214 1.130

6331 N DUNE GRASS TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 002-027-100-14 09/09/2021 #1 401 215,000 12,008
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1-1/2 STORY 98 202,992 199,266 1.019

1965 E HAMMETT RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 003-016-300-15 09/02/2021 #1 401 135,000 34,900
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 68 100,100 144,035 0.695

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8762 E PIERCE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
014-011-200-40	08/27/2021 #1	401	160,000	30,628
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-3/4 STORY	63	129,372	115,732
				1.118

4055 W SHELBY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
012-018-400-03	08/20/2021 #1	401	169,500	8,812
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	68	160,688	252,958
				0.635

970 S 160TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
014-007-100-07	08/13/2021 #1	401	130,000	2,052
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/2 STORY	81	127,948	136,064
				0.940

2040 S 160TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
014-018-300-01	07/15/2021 #1	401	190,000	3,985
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	63	178,198	225,412
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	7817	9888	0.791	

7031 S OCEANA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-016-300-17	07/06/2021 #1	401	136,000	4,569
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	80	131,431	132,516
				0.992

2376 W VAN BUREN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
002-034-300-05	06/28/2021 #1	401	145,000	6,829
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/2 STORY	70	137,444	155,601
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	727	823	0.883	

8057 E GARFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
019-002-100-04	06/25/2021 #1	401	271,000	9,272
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/2 STORY	80	261,728	354,371
				0.739

5282 S 48TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
016-002-300-01	06/16/2021 #1	101	250,000	52,809
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-3/4 STORY	64	119,612	123,528
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	77579	80119	0.968	

!!MULTI-PARCEL SALE!!

5962 E MC KINLEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
019-020-300-07	06/11/2021 #1	401	207,000	25,313
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/2 STORY	90	181,687	191,371
				0.949

4115 W ARTHUR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
017-007-200-12	06/04/2021 #1	401	185,000	15,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	95	156,817	145,843
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	12683	11795	1.075	

7232 N 126TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
003-017-400-24	05/13/2021 #1	401	70,000	3,730
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	68	66,270	108,173
				0.613

2104 N 56TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-024-100-07	05/04/2021 #1	401	136,000	13,415
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	116,885	148,859
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	5700	7259	0.785	

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4250 E HAYES RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
013-025-300-05	04/30/2021	#1	401	146,000	4,382	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1-1/2 STORY	85	141,618	186,463	0.759	

4120 W MC KINLEY RD							
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue		
017-019-400-06		04/30/2021	#1	401	119,500	10,116	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.		
Single Family	1 STORY	83	109,384	134,573	0.813		

5156 W ROOSEVELT RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 016-025-400-04 04/26/2021 #1 401 160,000 22,075
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 60 137,925 190,076 0.726
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 0 0 0.726

4520 W HAYES RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
012-030-300-08	04/02/2021	#1	401	184,900	13,790	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	90	171,110	258,560	0.662	

Colfax Ag ECF 2024

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Single Family Computed Costs by Manual

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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
1+ STORY	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
1-1/2 STORY	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
1-1/4 STORY	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
1-3/4 STORY	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
2 STORY	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
A-FRAME	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
BI-LEVEL	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
DOUBLE WIDE	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
LOG	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
MODULAR	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
RANCH	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
SINGLE WIDE	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
TRI-LEVEL	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837
	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837	9,007,837

Total Single Family Costs by Manual : 9,007,837

Total Mobile Home Costs by Manual : 915,346

Total Town Home Costs by Manual : 0

Total Agricultural Costs by Manual : 327,371

Total Commercial Costs by Manual : 544,005

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Single Family Sale Residual Values

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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
1+ STORY	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
1-1/2 STORY	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
1-1/4 STORY	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
1-3/4 STORY	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
2 STORY	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
A-FRAME	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
BI-LEVEL	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
DOUBLE WIDE	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
LOG	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
MODULAR	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
RANCH	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
SINGLE WIDE	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
TRI-LEVEL	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357
	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357	7,774,357

Total Single Family Sale Residual Values : 7,774,357

Total Mobile Home Sale Residual Values : 862,128

Total Town Home Sale Residual Values : 0

Total Agricultural Sale Residual Values : 295,941

Total Commercial Sale Residual Values : 524,783

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Statistics for this Analysis

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# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
64	1435	14.47	18.08	1.008
After Application of E.C.F.s	13.79		17.17	1.008

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Economic Condition Factor Estimates (# of data points)

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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
1+ STORY	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
1-1/2 STORY	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
1-1/4 STORY	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
1-3/4 STORY	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
2 STORY	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
A-FRAME	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
BI-LEVEL	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
DOUBLE WIDE	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
LOG	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
MODULAR	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
RANCH	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
SINGLE WIDE	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
TRI-LEVEL	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)
	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)	0.863(51)

Single Family E.C.F. : 0.863 (51)

Mobile Home E.C.F. : 0.942 (10)

Agricultural E.C.F. : 0.904 (19)

Colfax Com Ind ECF 2024

Due to the small number of com/ind parcels, sales from the whole county were analyzed for the ECF.

175 N MICHIGAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
046-115-009-00 02/27/2023 2001 201 75,000 21,169
Commercial Buildings: ResidualValue CostByManual E.C.F.
 53831 67875 0.793

65 STATE ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
020-628-002-00	02/15/2023 2001	201	210,000	25,047		
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.			
	184953	220035	0.841			

135 N MICHIGAN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 046-118-001-20 01/06/2023 2001 201 115,000 10,352
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 104648 122145 0.857

3003 N OCEANA DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-333-003-50	01/04/2023	2001	201	540,000	200,089	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.			
	339911	389644	0.872			

69 STATE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 020-628-001-00 08/18/2022 2001 201 139,900 23,089
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 116811 138836 0.841

220 WASHINGTON ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-209-015-00	06/17/2022	2001	201	139,500	25,958	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.			
	113542	121796	0.932			

7601 S MICHIGAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
045-021-100-11 05/16/2022 2001 201 65,000 22,088
Commercial Buildings: ResidualValue CostByManual E.C.F.
 42912 54472 0.788

1064 INDUSTRIAL PARK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
046-340-021-00 04/15/2022 2001 201 200,000 39,635
Commercial Buildings: ResidualValue CostByManual E.C.F.
 160365 197181 0.813

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3687 W POLK RD Parcel Number 020-020-100-07 Commercial Buildings:	** Valid Sale ** Class AdjSalePrice LandValue 12/10/2021 2001 201 950,000 164,087 ResidualValue CostByManual E.C.F. 785913 800289 0.982
190 S HANCOCK ST Parcel Number 044-683-004-60 Commercial Buildings:	** Valid Sale ** Class AdjSalePrice LandValue 12/08/2021 2001 201 250,000 62,313 ResidualValue CostByManual E.C.F. 187687 224043 0.838
5657 W FOX RD Parcel Number 006-730-001-00 Commercial Buildings:	** Valid Sale ** Class AdjSalePrice LandValue 11/09/2021 2001 201 95,000 15,766 ResidualValue CostByManual E.C.F. 79234 91413 0.867
302 HANSON ST Parcel Number 020-171-006-00 Commercial Buildings:	** Valid Sale ** Class AdjSalePrice LandValue 10/18/2021 2001 201 250,000 127,538 ResidualValue CostByManual E.C.F. 122462 139740 0.876
106 N STATE ST Parcel Number 046-584-002-00 Commercial Buildings:	** Valid Sale ** Class AdjSalePrice LandValue 09/15/2021 2001 201 80,000 15,766 ResidualValue CostByManual E.C.F. 64234 72877 0.881
109 E MAIN ST Parcel Number 020-208-003-00 Commercial Buildings:	** Valid Sale ** Class AdjSalePrice LandValue 07/30/2021 2001 201 105,000 18,088 ResidualValue CostByManual E.C.F. 86912 109587 0.793
351 E MAIN ST Parcel Number 047-500-049-55 Commercial Buildings:	** Valid Sale ** Class AdjSalePrice LandValue 07/19/2021 2001 201 850,000 160,587 ResidualValue CostByManual E.C.F. 689413 747752 0.922
560 S HANCOCK ST UNIT 7 Parcel Number 044-310-007-00 Commercial Buildings:	** Valid Sale ** Class AdjSalePrice LandValue 07/16/2021 2001 201 140,000 39,363 ResidualValue CostByManual E.C.F. 100637 125472 0.802
Parcel Number 043-405-001-00 Commercial Buildings:	** Valid Sale ** Class AdjSalePrice LandValue 06/22/2021 2001 201 40,000 17,954 ResidualValue CostByManual E.C.F. 22046 30883 0.714
8790 E BUCHANAN RD Parcel Number 014-002-400-16 Commercial Buildings:	** Valid Sale ** Class AdjSalePrice LandValue 04/29/2021 2001 201 290,000 45,299 ResidualValue CostByManual E.C.F. 244701 312151 0.784
3720 W POLK RD Parcel Number 020-363-004-00 Commercial Buildings:	** Valid Sale ** Class AdjSalePrice LandValue 04/07/2021 2001 201 55,000 33,166 ResidualValue CostByManual E.C.F. 21834 39222 0.557

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<<<<<<	Single Family Computed Costs by Manual				>>>>>>	
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
A-FRAME	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DOUBLE WIDE	0	0	0	0	0	0
LOG	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
SINGLE WIDE	0	0	0	0	0	0
TRI-LEVEL	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 :	6,951					
Total Town Home Costs by Manual :	0					
Total Agricultural Costs by Manual :	0					
Total Commercial Costs by Manual :	5,344,465					
<<<<<<	Single Family Sale Residual Values				>>>>>>	
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1-1/2 STORY	0	0	0	0	0	0
1-1/4 STORY	0	0	0	0	0	0
1-3/4 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
A-FRAME	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DOUBLE WIDE	0	0	0	0	0	0
LOG	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
SINGLE WIDE	0	0	0	0	0	0
TRI-LEVEL	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 :	5,716					
Total Town Home Sale Residual Values :	0					
Total Agricultural Sale Residual Values :	0					
Total Commercial Sale Residual Values :	4,670,297					
<<<<<<	Statistics for this Analysis				>>>>>>	
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential		
24	54	4.25	5.58	1.034		
After Application of E.C.F.s		4.41	6.05	1.037		
<<<<	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+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
A-FRAME	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)
DOUBLE WIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	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)
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)

Commercial E.C.F: 0.874 (Calculated) **0.87 Applied to Database**

River & Water (Com/Ind MH uses this too) ECF										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
004-600-025-00	8684 E ANNE DR	09/08/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$16,706	\$28,294	\$29,300	0.966
004-610-096-00	N WATER WONDERLAND	04/26/21	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$30,302	\$2,698	\$9,987	0.270
004-002-100-08	9396 N 192ND AVE	03/18/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$86,741	\$38,259	\$76,767	0.498
004-002-400-08	9069 N STEVEN	09/05/23	\$363,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$363,000	\$105,167	\$257,833	\$262,501	0.982
004-003-200-11	9487 N 192ND AVE	12/30/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,962	\$107,038	\$128,232	0.835
WILL USE 0.85								\$434,122	\$506,786	0.857

Rural Residential ECF										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
004-003-200-02	7777 E WASHINGTON RD	09/18/23	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$11,004	\$167,996	\$129,737	1.295
004-010-300-07	7226 E JEFFERSON RD	06/25/21	\$145,000	WD	31-SPLIT IMPROVED	\$145,000	\$51,762	\$93,238	\$102,827	0.907
004-016-300-06	6758 E MADISON RD	06/29/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$41,272	\$28,728	\$103,976	0.276
004-016-400-23	6812 E MADISON RD	08/26/22	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$13,328	\$152,172	\$73,935	2.058
004-020-100-05	6900 N 168TH AVE	02/24/23	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$25,835	\$212,165	\$116,439	1.822
004-027-400-06	5823 N 192ND AVE	12/19/22	\$14,747	WD	03-ARM'S LENGTH	\$14,747	\$4,718	\$10,029	\$64,904	0.155
004-029-100-06	6334 N 168TH AVE	10/14/22	\$95,000	WD	03-ARM'S LENGTH	\$57,000	\$29,176	\$27,824	\$33,696	0.826
004-029-100-08	6302 N 168TH AVE	10/14/22	\$95,000	WD	03-ARM'S LENGTH	\$38,000	\$27,430	\$10,570	\$60,375	0.175
004-029-200-02	6293 E MONROE RD	03/11/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$75,481	\$334,519	\$189,132	1.769
004-032-200-04	5237 N 176TH AVE	12/19/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$19,500	\$25,500	\$83,646	0.305
004-032-300-09	5918 E VAN BUREN RD	09/16/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$37,992	\$112,008	\$87,438	1.281
004-033-200-02	5494 N 180TH AVE	04/01/21	\$100,000	CD	03-ARM'S LENGTH	\$100,000	\$44,787	\$55,213	\$155,651	0.355
WILL USE 1.03								\$1,229,962	\$1,201,755	1.023

School Section & Tall Timber ECF										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
004-016-300-14	6780 E MADISON RD	04/30/21	\$360,000	WD	31-SPLIT IMPROVED	\$360,000	\$176,612	\$183,388	\$128,461	1.428
004-100-011-00	7740 N 186TH AVE	10/28/22	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$9,396	\$148,604	\$91,315	1.627
004-200-008-00	7472 N KEATING DR	07/22/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$50,833	\$19,167	\$64,822	0.296
004-200-009-00	7464 N KEATING DR	10/02/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$48,898	\$101,102	\$85,689	1.180
004-750-021-00	7370 E LAKEVIEW ST	08/11/23	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$47,120	\$152,780	\$74,282	2.057
004-750-023-00	7384 E LAKEVIEW ST	10/08/21	\$167,900	WD	03-ARM'S LENGTH	\$167,900	\$63,661	\$104,239	\$66,089	1.577
004-750-024-00	7392 E LAKEVIEW ST	09/17/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$70,072	\$159,928	\$90,325	1.771
004-750-026-00	7525 186 TH	09/01/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$46,740	\$313,260	\$203,765	1.537
004-016-200-07	7612 N TALL TIMBERS DR	09/05/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$69,418	\$255,582	\$257,102	0.994
WILL USE 1.3								\$1,438,050	\$1,061,851	1.354