

City of Dewitt 2023 ECF Analysis
Residential - 4001 Cherry

Beginning ECF: 1.105 Final ECF: 1.115
Suggested ECF: 1.68

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Dept.	
200-110-000-002-00	504 CHERRY ST	10/13/22	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$51,700	33.79	\$110,973	\$28,344	\$124,656	\$74,804	1.666	1,056	\$118.05	4001	4.2001	1 STORY/MOD/B		\$26,950	No	/ /		CHERRY	401	43	
200-110-000-011-00	911 ELMWOOD	02/05/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$66,000	33.00	\$145,142	\$26,928	\$173,072	\$112,595	1.537	1,520	\$113.86	4001	17.1914	1 STORY		\$26,928	No	/ /		CHERRY	401	71	
200-110-000-024-00	415 CHERRY ST	07/05/22	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$41,700	34.46	\$89,098	\$29,036	\$91,964	\$54,365	1.692	672	\$136.85	4001	1.7448	1 STORY		\$26,950	No	/ /		CHERRY	401	64	
200-110-000-073-00	909 BIRCHWOOD	12/30/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$45,100	33.91	\$96,753	\$26,840	\$106,160	\$63,419	1.674	780	\$136.10	4001	3.5084	1 STORY		\$25,410	No	/ /		CHERRY	401	59	
200-110-000-085-00	819 PINE ST	08/24/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$41,000	29.93	\$88,155	\$25,410	\$113,590	\$57,482	1.976	864	\$131.47	4001	25.2047	1 STORY		\$25,410	No	/ /		CHERRY	401	59	
Totals:						\$746,000	\$746,000	\$246,100	\$530,881	\$69,442	\$462,665	\$127.27	1.680	1.680	1.680	1.680	1.680	0.16141448	2.8584								
						Sale. Ratio =>	32.99	1.80				E.C.F. =>	1.680			Std. Deviation=>	0.16141448	2.8584									
						Std. Dev. =>	1.80					Ave. E.C.F. =>	1.709			Ave. Variance=>	0.16141448	2.8584									

Outliers:

200-110-000-002-00	504 CHERRY ST	11/02/22	\$1	WD	03-ARM'S LENGTH	\$1	\$51,700	\$170,000.00	\$110,973	\$28,344	(\$28,343)	\$74,804	(0.379)	1,056	(\$26.84)	4001	208.7936	1 STORY/MOD/B		\$26,950	No	/ /		CHERRY	401	43
200-110-000-002-00	518 EDGARWOOD	10/26/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$38,700	28.25	\$82,397	\$26,950	\$110,050	\$50,196	2.192	776	\$141.82	4001	48.3364	1 STORY		\$26,950	No	/ /		CHERRY	401	58
200-110-000-085-00	819 PINE ST	12/07/21	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$38,900	49.87	\$83,070	\$25,410	\$52,590	\$52,295	1.006	864	\$60.87	4001	70.3402	1 STORY		\$25,410	No	/ /		CHERRY	401	60

Renovated without permits, resold within 1 year of purchase. Investor sale, does not reflect market.

Analysis:
This older neighborhood, containing mostly "Starter" type homes, has seen drastically increasing sales prices over the last two years. Values in this neighborhood will need to be increased, to reflect changes in the market. Values will be slightly increased in this neighborhood, due to a large increase in county multipliers, and a large increase in the prior year, to better reflect current sales values in this neighborhood.

City of Dewitt 2023 ECF Analysis
Residential - 4002 Chimney Hill

Previous ECF: 1.058 Final ECF: 1.068
Suggested ECF: 1.629

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Dept.
200-125-000-008-00	204 E CHIMNEY HILL	01/04/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$79,500	34.57	\$172,383	\$14,740	\$215,260	\$149,389	1.441	1,488	\$144.66	4002	1 STORY			\$14,740	70					
200-125-000-012-00	1105 1105 1/2 S CH	07/30/21	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$80,500	31.26	\$159,074	\$17,791	\$239,709	\$140,524	1.706	1,392	\$172.20	4002	1 STORY			\$14,980	68					
200-125-000-017-00	1112 S CHIMNEY HILL	10/21/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$80,200	30.26	\$158,408	\$14,552	\$250,448	\$143,083	1.750	1,488	\$168.31	4002	1 STORY			\$14,552	77					
Totals:						\$752,500	\$752,500	\$240,200	\$489,865	\$705,417	\$432,296	\$141.79	1.629	1.629	1.629	1.629	1.629	0.16728452								
						Sale. Ratio =>	31.92	2.25				E.C.F. =>	1.629			Std. Deviation=>	0.16728452									
						Std. Dev. =>	2.25					Ave. E.C.F. =>	1.632			Ave. Variance=>	0.16728452									

Outliers:
None

Analysis:
Although there are only three sales in this neighborhood over the last two years, the three sales are very consistent in showing a need to increase values to better reflect the current market conditions. Values will be slightly increased in this neighborhood, due to a large increase in county multipliers, and a large increase in the prior year, to better reflect current sales values in this neighborhood.

City of Dewitt 2023 ECF Analysis
Residential - 4003 Creeping Brook

Previous ECF: 1.095 Final ECF: 1.105
Suggested ECF: 1.202

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Dept.
200-135-000-013-00	303 CREEPING BROOK	07/13/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,100	40.58	\$168,813	\$35,868	\$154,132	\$123,962	1.243	1,248	\$123.50	4003	2.8467	2 STORY		\$35,868	No	/ /		CREEPING BI	401	71
200-135-000-019-00	404 CREEPING BROOK	08/16/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$84,500	46.43	\$182,457	\$39,000	\$143,000	\$109,101	1.912	912	\$156.80	4003	12.3560	1 STORY		\$39,000	No	/ /		CREEPING BI	401	78
200-135-000-020-00	406 CREEPING BROOK	02/26/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,200	37.18	\$189,245	\$39,000	\$201,000	\$137,505	1.462	1,622	\$110.22	4003	24.8857	BLEVEL		\$39,000	No	/ /		CREEPING BI	401	64
200-135-000-022-00	904 WILSON ST	05/16/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$139,100	57.96	\$245,974	\$39,600	\$200,400	\$188,497	1.063	1,768	\$113.35	4003	15.1765	1 STORY		\$39,600	No	/ /		CREEPING BI	401	70
Totals:						\$852,000	\$852,000	\$390,300	\$786,489	\$698,532	\$580,995	\$125.99	1.2607	1.2607	1.2607	1.2607	1.2607	0.18261829								
						Sale. Ratio =>	45.81	9.07				E.C.F. =>	1.202			Std. Deviation=>	0.18261829									
						Std. Dev. =>	9.07					Ave. E.C.F. =>	1.215			Ave. Variance=>	0.18261829									

Outliers:
None

Narrative:
Analysis of this ECF Area shows a need to slightly increase values. Although prices have increased over the last two years, this neighborhood saw a much smaller increase than some other areas. After the increase last year, only a smaller increase is needed this year to better reflect market conditions. Values will be slightly increased in this neighborhood, due to a large increase in county multipliers, and a large increase in the prior year, to better reflect current sales values in this neighborhood.

City of Dewitt 2023 ECF Analysis
Residential - 4004 Downtown

Previous ECF: 1.127 Final ECF: 1.137
Suggested ECF: 1.409

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Dept.
200-100-000-009-00	207 WILSON ST	04/06/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$55,800	40.73	\$110,295	\$30,495	\$106,505	\$79,839	1.458	672	\$118.89	4004	2.8235	1 STORY		\$30,495	No	/ /		DOWNTOWN	401	60
200-100-000-011-00	215 WILSON ST	12/21/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$68,300	48.79	\$144,453	\$32,450	\$107,550	\$99,439	1.082	1,692	\$63.56	4004	35.0495	1 STORY		\$32,450	No	/ /		DOWNTOWN	401	55
200-100-000-031-00	326 WILSON ST	12/15/21	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$74,700	41.27	\$157,407	\$53,666	\$127,334	\$92,221	1.381	1,152	\$110.53	4004	5.1324	1.5 STORY		\$52,800	No	/ /		DOWNTOWN	401	60
200-100-000-034-00	314 WILSON ST	01/06/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$63,100	33.21	\$131,286	\$38,520	\$151,480	\$84,906	1.784	1,176	\$128.81	4004	35.2023	1 STORY		\$38,520	No	/ /		DOWNTOWN	401	61
200-100-000-038-00	410 W MADISON	12/16/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$84,400	49.68	\$178,907	\$36,300	\$133,600	\$126,772	1.054	1,264	\$105.70	4004	37.8203	1 STORY		\$36,300	No	/ /		DOWNTOWN	401	65
200-100-000-047-00	422 N LOGAN	09/07/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$55,700	34.28	\$110,130	\$35,310	\$137,190	\$68,481	1.857	868	\$146.53	4004	42.5248	1 STORY		\$35,310	No	/ /		DOWNTOWN	401	60
200-100-000-053-00	314 N LOGAN	05/31/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$82,900	31.28	\$178,956	\$33,000	\$232,000	\$129,490	1.792	1,721	\$134.81	4004	35.9581	1.5 STORY		\$33,000	No	/ /		DOWNTOWN	401	45
200-100-000-056-00	310 W MADISON	09/01/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$46,500	33.21	\$91,997	\$35,310	\$104,690	\$51,884	2.018	816	\$128.30	4004	58.705	1 STORY		\$35,310	No	/ /		DOWNTOWN	401	53
200-100-000-061-00	315 HICKORY	02/18/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$63,800	43.22	\$130,766	\$36,300	\$106,700	\$83,062	1.275	1,432	\$74.51	4004	15.8998	1 STORY		\$36,300	No	/ /		DOWNTOWN	401	45
200-100-000-064-00	310 HICKORY	08/19/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$58,500	50.87	\$125,010	\$39,109	\$75,891	\$76,210	0.996	915	\$82.94	4004	43.6251	1 STORY		\$36,300	No	/ /		DOWNTOWN	401	64
200-100-000-103-00	130 W MAIN ST	03/11/21	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$72,200	41.28	\$156,614	\$35,310	\$139,590	\$111,026	1.257	1,706	\$81.82	4004	17.4794	1.75 STORY		\$35,310	No	/ /		DOWNTOWN	401	63
200-100-000-128-00	405 N BRIDGE ST	10/08/21	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$108,200	35.36	\$213,149	\$35,310	\$270,690	\$162,771	1.663	2,776	\$97.51	4004	23.0946	2 STORY		\$35,310	No	/ /		DOWNTOWN	401	58
200-100-000-129-00	409 N BRIDGE ST	02/22/22	\$224,000	WD	03-ARM'S LENGTH	\$224,000																				

200-100-000-175-00	113 N MARKET	03/12/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$96,500	37.84	\$201,602	\$35,310	\$219,690	\$152,202	1.443	2.178	\$100.87	4004	1.1342	1 STORY	\$35,310	DOWNTOWN	401	71
200-100-000-188-00	202 N MARKET	08/02/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$78,300	55.93	\$166,792	\$50,820	\$89,180	\$102,762	0.868	1.435	\$62.15	4004	56.4232	2 STORY	\$50,820	DOWNTOWN	401	54
200-100-000-219-00	314 N MARKET	08/26/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$40,200	32.12	\$151,709	\$36,248	\$89,752	\$41,609	2.133	8.40	\$185.66	4004	30.0266	1 STORY	\$35,310	DOWNTOWN	401	67
200-100-000-249-00	207 W WASHINGTON	09/09/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$80,800	35.91	\$172,298	\$43,560	\$181,440	\$114,975	1.578	1.380	\$144.02	4004	14.6022	2 STORY	\$43,560	DOWNTOWN	401	65
200-100-000-250-00	311 W WASHINGTON	02/12/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$82,900	63.77	\$172,360	\$42,372	\$87,628	\$118,974	0.737	1.536	\$57.05	4004	69.5537	2 STORY	\$42,372	DOWNTOWN	401	66
200-100-000-252-00	317 W WASHINGTON	05/06/21	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$105,500	48.62	\$208,505	\$42,372	\$174,628	\$152,057	1.148	1.845	\$94.65	4004	28.3626	1 STORY	\$42,372	DOWNTOWN	401	71
200-100-000-263-00	207 W MAIN ST	03/17/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$72,400	42.09	\$147,885	\$46,960	\$125,400	\$92,258	1.154	1.520	\$82.26	4004	7.8206	2 STORY	\$46,960	DOWNTOWN	401	67
200-100-000-311-00	225 S SCOTT ST	06/27/21	\$202,000	WD	03-ARM'S LENGTH	\$206,500	\$78,400	37.97	\$154,803	\$35,310	\$171,190	\$109,369	1.565	1.416	\$120.90	4004	13.1333	1 STORY	\$35,310	DOWNTOWN	401	60
200-115-000-001-00	239 S BRIDGE ST	06/03/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$85,000	39.53	\$126,243	\$16,050	\$198,950	\$139,274	1.428	1.788	\$111.27	4004	0.3990	2 STORY	\$16,050	DOWNTOWN	401	72
200-115-000-002-00	237 S BRIDGE ST	10/12/21	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$76,500	34.02	\$151,361	\$16,050	\$208,850	\$123,825	1.687	1.480	\$141.11	4004	25.4884	2 STORY	\$16,050	DOWNTOWN	401	72
200-115-000-003-00	235 S BRIDGE ST	07/21/21	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$72,700	33.20	\$143,923	\$16,050	\$202,950	\$117,019	1.734	1.480	\$117.13	4004	30.2772	2 STORY	\$16,050	DOWNTOWN	401	72
200-115-000-004-00	235 S BRIDGE ST	08/21/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$54,700	25.43	\$148,282	\$16,050	\$199,160	\$179,450	1.420	1.480	\$148.86	4004	2.0108	2 STORY	\$16,050	DOWNTOWN	401	72
200-115-000-005-00	231 S BRIDGE ST	02/04/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$72,700	32.31	\$155,475	\$16,500	\$208,500	\$123,177	1.693	1.480	\$140.88	4004	26.0617	2 STORY	\$16,500	DOWNTOWN	401	72
200-115-000-007-00	215 S BRIDGE ST	12/07/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$73,300	36.65	\$156,433	\$16,500	\$183,500	\$124,274	1.477	1.520	\$120.72	4004	4.4505	2 STORY	\$16,500	DOWNTOWN	401	72
200-115-000-008-00	225 S BRIDGE ST	06/01/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$75,200	45.58	\$148,748	\$16,050	\$148,950	\$121,434	1.227	1.520	\$97.99	4004	20.5475	2 STORY	\$16,500	DOWNTOWN	401	72
200-130-000-004-00	513 N SCOTT ST	06/26/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$54,700	40.52	\$108,008	\$16,050	\$118,950	\$84,194	1.413	8.48	\$140.27	4004	1.9257	1 STORY	\$16,050	DOWNTOWN	401	70
200-130-000-004-00	513 N SCOTT ST	07/20/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$58,200	38.80	\$126,485	\$16,500	\$133,980	\$107,348	1.368	8.48	\$157.43	4004	6.3952	1 STORY	\$16,500	DOWNTOWN	401	69
200-130-000-006-00	509 N SCOTT ST	11/14/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$57,200	41.45	\$124,221	\$16,500	\$121,500	\$95,568	1.271	8.48	\$143.28	4004	16.0074	1 STORY	\$16,500	DOWNTOWN	401	69
200-130-000-007-00	507 N SCOTT ST	08/10/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$52,800	40.62	\$104,321	\$16,050	\$113,950	\$80,792	1.410	8.48	\$134.38	4004	2.1652	1 STORY	\$16,050	DOWNTOWN	401	70
200-130-000-008-00	505 N SCOTT ST	05/27/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$52,800	40.62	\$104,321	\$16,050	\$113,950	\$80,792	1.410	8.48	\$134.38	4004	2.1652	1 STORY	\$16,050	DOWNTOWN	401	70
Totals: #####																						
Sale Ratio => 40.08																						
Std. Dev. => 7.67																						
E.C.F. => 1.409																						
Ave. E.C.F. => 1.432																						
Std. Deviation=> 0.3187145																						
Ave. Variance=> 23.5000																						
Coefficient of Var=> 16.40984481																						

Outlets:	200-100-000-261-00	110 S SCOTT ST	05/18/21	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$57,200	29.64	\$113,069	\$37,450	\$155,550	\$69,212	2.247	1.248	\$124.64	4004	81.5380	1.5 STORY	\$37,450	DOWNTOWN	401	55
Renovation/Updated without permits. Updated effective age after inspection.																							
200-180-000-014-00	110 S MONTEUX ST	08/26/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$100,500	59.12	\$216,003	\$52,170	\$117,830	\$145,223	0.811	1.786	\$65.97	4004	62.0693	2 STORY	\$52,170	DOWNTOWN	401	52	
Home needed a lot of work, such as a new kitchen, which was not reflected in assessed value.																							

Analysis:
 There are several sales that consistently show a need to increase values over the last two years. More recent sales show less of a need to increase values, likely due to the amount of increase that took place last year. Values will be increased for 2023 to reflect the current market. Values will be slightly increased in this neighborhood, due to a large increase in county multipliers, and a large increase in the prior year, to better reflect current sales values in this neighborhood.

City of Denville 2023 ECF Analysis
 Residential - 4005 Dry Geneva/Springbrook

Previous ECF: 1.028
 Suggested ECF: 1.233
 Final ECF: 1.038

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Ft.	Sur.	Car.	Residual	Land + Yard	Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Dep.		
200-120-000-013-00	714 LARCHMONT	10/11/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$110,100	55.05	\$238,880	\$40,740	\$159,260	\$192,496	0.827	1.752	\$90.90	4005	44,448	2 STORY	LAKE GENE	\$40,740	No	///	///	///	///	///	///	///	///		
200-120-000-013-00	714 LARCHMONT	05/18/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$128,200	43.46	\$253,775	\$39,699	\$255,301	\$256,232	1.102	1.648	\$80.25	4005	7,809	3 STORY	LAKE GENE	\$39,699	No	///	///	///	///	///	///	///	///	///	
200-120-000-030-00	903 S GENIEVA DR	06/15/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$153,000	44.41	\$329,220	\$39,600	\$300,940	\$282,180	1.066	2.032	\$148.10	4005	20,5306	2 STORY	LAKE GENE	\$39,600	No	///	///	///	///	///	///	///	///	///	
200-120-000-053-00	708 LARCHMONT	03/18/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$149,900	46.20	\$300,618	\$37,800	\$262,940	\$255,388	1.046	2.092	\$127.72	4005	22,5538	2 STORY	LAKE GENE	\$37,800	No	///	///	///	///	///	///	///	///	///	
200-120-000-055-00	712 LARCHMONT	08/05/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$159,400	47.58	\$347,652	\$37,800	\$297,200	\$301,331	1.096	2.232	\$133.15	4005	28,5496	2 STORY	LAKE GENE	\$37,800	No	///	///	///	///	///	///	///	///	///	
200-180-000-018-00	1235 W WASHINGTON	02/10/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$89,400	44.70	\$209,672	\$36,248	\$169,676	\$176,436	1.026	1.700	\$82.92	4005	10,818	2 STORY	LAKE GENE	\$36,248	No	///	///	///	///	///	///	///	///	///	///
200-180-000-018-00	1235 W WASHINGTON	01/04/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$84,800	33.92	\$187,112	\$39,699	\$210,301	\$147,585	1.425	1.804	\$116.57	4005	15,3159	1 STORY	LAKE GENE	\$39,699	No	///	///	///	///	///	///	///	///	///	///
200-180-000-064-00	1204 ALPINE DR	04/26/21	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$130,500	39.85	\$257,488	\$50,387	\$277,113	\$207,343	1.336	2.100	\$131.96	4005	6,4709	2 STORY	LAKE GENE	\$40,100	No	///	///	///	///	///	///	///	///	///	///
200-180-000-075-00	1233 S GENIEVA DR	10/18/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$101,500	36.91	\$220,480	\$47,774	\$222,126	\$152,884	1.486	1.344	\$169.07	4005	21,4473	2 STORY	LAKE GENE	\$42,907	No	///	///	///	///	///	///	///	///	///	///
200-180-000-081-00	1209 S GENIEVA DR	03/02/22	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$107,800	48.78	\$229,259	\$41,160	\$179,840	\$182,226	0.993	1.444	\$124.54	4005	28,8658	1 STORY	LAKE GENE	\$41,160	No	///	///	///	///	///	///	///	///	///	///
200-180-000-115-00	1011 MONTEUX DR	05/17/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$112,300	47.79	\$222,281	\$38,055	\$196,955	\$184,601	1.068	1.326	\$148.50	4005	20,3800	1 STORY	LAKE GENE	\$38,055	No	///	///	///	///	///	///	///	///	///	///
200-180-000-115-00	1011 MONTEUX DR	10/14/22	\$303,500	WD	03-ARM'S LENGTH	\$303,500	\$119,800	39.47	\$260,122	\$39,900	\$263,600	\$214,162	1.321	1.326	\$198.79	4005	4,0865	1 STORY	LAKE GENE	\$39,900	No	///	///	///	///	///	///	///	///	///	///
200-180-000-142-00	1225 S GENIEVA DR	10/04/21	\$227,800	WD	03-ARM'S LENGTH	\$227,800	\$85,900	37.71	\$189,665	\$44,110	\$183,690	\$125,902	1.459	1.196	\$153.59	4005	18,7206	1 STORY	LAKE GENE	\$44,110	No	///	///	///	///	///	///	///	///	///	///
200-180-000-151-00	1104 W HERBSON E	12/17/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$87,100	56.19	\$186,671	\$42,000	\$113,000	\$139,025	0.813	1.456	\$77.61	4005	45,8984	1 STORY	LAKE GENE	\$42,000	No	///	///	///	///	///	///	///	///	///	///
200-180-000-160-00	1129 S GENIEVA DR	09/27/21	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$114,600	40.94	\$226,130	\$40,100	\$239,800	\$186,247	1.288	1.840	\$130.33	4005	1,5748	2 STORY	LAKE GENE	\$40,100	No	///	///	///	///	///	///	///	///	///	///
200-180-000-197-00	208 RIVERVIEW DR	02/18/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$125,100	41.70	\$265,729	\$70,455	\$229,545	\$189,904	1.209	1.431	\$160.41	4005	6,3044	1 STORY	LAKE GENE	\$52,080	No	///	///	///	///	///	///	///	///	///	///
200-180-000-212-00	408 RIVERVIEW DR	11/30/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$95,100	37.29	\$226,113	\$33,600	\$221,400	\$167,769	1.320	1.872	\$118.27	4005	4,7886	BLVLEL	LAKE GENE	\$33,600	No	///	///	///	///	///	///	///	///	///	///
200-180-000-216-00	504 N GENIEVA DR	03/21/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$91,300	33.81	\$194,072	\$30,075	\$239,925	\$144,388	1.461	1.704	\$140.80	4005	18,9900	2 STORY	LAKE GENE	\$30,075	No	///	///	///	///	///	///	///	///	///	///
200-180-000-227-00	1010 W GENIEVA DR	08/18/21	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$107,200	41.25	\$211,695	\$33,193	\$226,707	\$178,710	1.269	1.904	\$119.07	4005	0,3216	1 STORY	LAKE GENE	\$32,080	No	///	///	///	///	///	///	///	///	///	///
200-260-000-007-00	1306 SANDHILL DR																														

Property was exempt due to disabled veteran exemption.

200-007-400-008-00	1117 SCHAVEY RD	08/19/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$74,200	\$157,440	\$57,460	\$42,540	\$97,230	0.438	1.168	\$36.42	4005	83.4271	1 STORY	\$56,700	No	/ /	DRY GENEV	401	55
Condition of property at time of sale was not reflected in the assessed value.																							
200-180-000-191-00	414 W GENEVA DR	06/01/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$95,900	\$207,787	\$33,600	\$311,400	\$169,397	1.838	1.392	\$223.71	4005	56.6502	1 STORY	\$33,600	No	/ /	DRY GENEV	401	67
Several upgrades done without permits, such as finishing basement.																							

Analysis:

Several sales show a consistent need to increase the values in this neighborhood to better reflect the current market. Last year's adjustment brought these properties closer to the current market, but further adjustments are necessary after sales in 2022 also show a need to increase values to better reflect the current market.

Values will be slightly increased in this neighborhood, due to a large increase in county multipliers, and a large increase in the prior year, to better reflect current sales values in this neighborhood.

City of Dewitt 2023 ECF Analysis
Residential - 4006 Millbrook Duplex

Previous ECF: 0.876 New ECF: 0.883
Suggested ECF: 1.011

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ass. when Sold	Adj/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Dept.
200-220-000-006-00	101 103 MANCHESTER	07/08/22	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$91,400	50.81	\$197,370	\$38,700	\$141,200	\$136,872	1.032	1.680	\$84.05	4006	1.9549	1 STORY	\$38,700	No	/ /	MILLBROOK	401	70		
200-220-000-008-00	115 117 MANCHESTER	07/22/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$115,300	50.13	\$227,886	\$21,164	\$198,836	\$203,680	0.976	1.556	\$101.65	4006	3.5853	1 STORY	\$31,164	No	/ /	MILLBROOK	401	63		
200-220-000-013-00	208 AND 210 MANC	09/27/22	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$121,800	44.13	\$265,767	\$22,500	\$243,500	\$246,505	1.028	2.720	\$93.20	4006	1.6304	2 STORY	\$12,500	No	/ /	MILLBROOK	401	59		
Totals:						\$685,900	\$685,900	\$328,500	\$690,823	\$593,536	\$87,056	\$92.97	1.011		\$92.97		0.03109225	1.035								
						Sale. Ratio =>	47.89	3.67		Ave. E.C.F. =>	1.012			1.012		Ave. Variance=>	2.3902	Coefficient of Var=>	2.361707631							

Outliers:

None

Analysis:

Analysis of sales in this neighborhood show a need to decrease values for properties in this area/type. Over the last two years, sales of duplexes in this area have reflected a need to decrease values in order to better reflect the current market, and this has continued. Although there are only three sales, the show a consistent need to decrease values, with little variance in their sales prices vs. assessed values.

Values will be slightly increased in this neighborhood, less than other neighborhoods, due to a large increase in county multipliers, and a large increase in the prior year, to better reflect current sales values in this neighborhood.

City of Dewitt 2023 ECF Analysis
4007 Residential - Millbrook/Looking Glass

Current ECF: 1.014 New ECF: 1.023
Suggested ECF: 1.217

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ass. when Sold	Adj/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Dept.
200-220-000-046-00	801 ANDOVER DR	07/09/21	\$220,100	WD	03-ARM'S LENGTH	\$220,100	\$95,900	43.57	\$189,518	\$36,080	\$184,020	\$154,274	1.193	1.248	\$147.45	4007	5.7356	1 STORY	\$36,080	No	/ /	MILLBROOK	401	65		
200-220-000-049-00	14 LAURA LANE	03/15/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$91,400	40.26	\$201,300	\$39,600	\$162,581	\$153,178	1.153	1.708	\$109.72	4007	9.7512	2 STORY	\$39,600	No	/ /	MILLBROOK	401	69		
200-220-000-051-00	14 LAURA LANE	05/06/22	\$334,500	WD	03-ARM'S LENGTH	\$334,500	\$113,700	33.99	\$224,526	\$34,650	\$299,850	\$187,261	1.601	1.232	\$243.38	4007	35.1067	1 STORY	\$34,650	No	/ /	MILLBROOK	401	74		
200-220-000-052-00	14 LAURA LANE	12/02/22	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$99,100	30.12	\$214,398	\$38,250	\$290,750	\$173,722	1.674	1.448	\$200.79	4007	42.3476	1 STORY	\$38,250	No	/ /	MILLBROOK	401	66		
200-220-000-081-00	602 MANCHESTER	07/29/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$104,100	39.73	\$224,382	\$51,750	\$210,250	\$170,255	1.235	1.320	\$159.28	4007	1.5257	1.5 STORY	\$51,750	No	/ /	MILLBROOK	401	64		
200-220-000-083-00	804 AMESBURY DR	04/30/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$146,000	43.58	\$288,698	\$36,080	\$298,920	\$253,994	1.177	2.754	\$108.54	4007	7.3292	2 STORY	\$36,080	No	/ /	MILLBROOK	401	72		
200-220-000-085-00	812 AMESBURY DR	09/22/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$88,700	36.20	\$175,626	\$39,600	\$205,400	\$136,767	1.502	1.263	\$162.63	4007	25.1655	1 STORY	\$39,600	No	/ /	MILLBROOK	401	74		
200-220-000-089-00	819 AMESBURY DR	06/03/22	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$122,000	36.06	\$164,285	\$60,750	\$279,250	\$200,732	1.391	1.216	\$229.65	4007	14.9886	2 STORY	\$60,750	No	/ /	MILLBROOK	401	74		
200-220-000-092-00	218 OAKWOOD DR	05/04/22	\$439,000	WD	03-ARM'S LENGTH	\$439,000	\$194,300	44.26	\$384,421	\$64,686	\$74,314	\$321,676	1.164	2.578	\$145.20	4007	5.8812	2 STORY	\$42,240	No	/ /	MILLBROOK	401	69		
200-220-000-022-00	1135 OAKWOOD DR	05/24/21	\$330,460	WD	03-ARM'S LENGTH	\$330,460	\$143,400	43.39	\$284,197	\$28,600	\$301,860	\$256,989	1.175	1.840	\$164.05	4007	7.5568	2 STORY	\$28,600	No	/ /	MILLBROOK	401	98		
200-220-000-026-00	1103 OAKWOOD DR	12/20/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$138,800	42.06	\$293,022	\$29,250	\$300,750	\$260,660	1.154	1.847	\$162.83	4007	9.6369	1 STORY	\$29,250	No	/ /	MILLBROOK	401	90		
200-220-000-035-00	1083 OAKWOOD DR	06/29/21	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$130,300	40.73	\$258,017	\$30,800	\$289,100	\$228,455	1.265	1.734	\$166.72	4007	15.289	2 STORY	\$30,800	No	/ /	MILLBROOK	401	85		
200-220-000-043-00	1055 OAKWOOD DR	07/21/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$112,100	35.03	\$221,800	\$28,160	\$291,840	\$194,775	1.498	1.704	\$171.27	4007	24.8173	2 STORY	\$28,160	No	/ /	MILLBROOK	401	85		
200-220-000-045-00	1084 RIVER OAKS DR	09/01/22	\$379,150	WD	03-ARM'S LENGTH	\$379,150	\$165,900	43.76	\$363,810	\$28,800	\$350,350	\$330,397	1.060	2.128	\$164.64	4007	18.9779	1 STORY	\$28,800	No	/ /	MILLBROOK	401	95		
200-220-000-058-00	1130 OAKWOOD DR	09/07/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$137,500	45.08	\$272,212	\$28,600	\$276,400	\$244,939	1.128	1.858	\$148.76	4007	12.1726	2 STORY	\$28,600	No	/ /	MILLBROOK	401	90		
200-220-000-070-00	201 ATLA DR	03/11/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$157,300	46.96	\$333,106	\$29,250	\$305,750	\$299,672	1.020	1.896	\$161.26	4007	22.9888	2 STORY	\$29,250	No	/ /	MILLBROOK	401	86		
200-220-000-073-00	205 ATLA DR	03/11/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$162,500	43.33	\$342,423	\$34,686	\$340,312	\$309,613	1.100	2.240	\$151.93	4007	35.0001	2 STORY	\$28,600	No	/ /	MILLBROOK	401	92		
Totals:						#####	\$5,796,110	\$2,367,800	\$4,860,875	\$5,067,783	\$4,164,186	\$3,178.36	1.217		\$3,178.36		0.1987	1.023								
						Sale. Ratio =>	41.14	5.00		Ave. E.C.F. =>	1.217			1.217		Std. Deviation=>	0.1987	Coefficient of Var=>	15.8961	12.71511186						

Outliers:

200-220-000-069-00	1128 RIVER OAKS DR	04/01/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$0	0.00	\$303,925	\$35,214	\$299,786	\$265,011	1.331	1.840	\$162.93	4007	11.8849	2 STORY	\$31,950	No	/ /	MILLBROOK	401	96
Parcel sold before value created.																								
200-220-000-069-00	120 ATLA DR	03/11/22	\$331,255	WD	03-ARM'S LENGTH	\$331,255	\$14,300	4.32	\$198,302	\$30,668	\$300,587	\$165,326	1.818	1.808	\$166.25	4007	56.7980	2 STORY	\$29,250	No	/ /	MILLBROOK	401	74
Property sold before new home added to tax role.																								

Analysis:

Sales in this area show a consistent need to increase values. After increasing by around 10% last year, this neighborhood will need an additional slight increase for 2023.

Values will be slightly increased in this neighborhood, due to a large increase in county multipliers, and a large increase in the prior year, to better reflect current sales values in this neighborhood.

City of Dewitt 2023 ECF Analysis
4008 - Residential - S.E. Corner

Current ECF: 1.037 New ECF: 1.047
Suggested ECF: 1.279

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ass. when Sold	Adj/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Dept.
200-008-100-010-00	111 W WEBB	11/29/21	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$73,800	39.91	\$154,474	\$7,215	\$171,685	\$142,245	1.249	1.480	\$120.06	4008	8.3138	2 STORY	\$5,250	No	/ /	S.E. CORNER	401	84		
200-008-400-001-09	110 W HERBSON DR	06/18/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$127,600	55.48	\$252,715	\$47,710	\$182,290	\$199,496	0.914	1.608	\$113.36	4008	41.8532	BLEVEL	\$47,710	No	/ /	S.E. CORNER	401	82		
200-100-031-013-01	809 E DILL DR	05/03/21	\$231,250	WD	03-ARM'S LENGTH	\$231,250	\$111,200	48.09	\$220,195	\$41,779	\$189,471	\$173,621	1.091	1.532	\$123.68	4008	24.0997	1 STORY	\$41,471	No	/ /	S.E. CORNER	401	69		
200-100-034-007-00	806 E DILL DR	05/04/21	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$98,200	35.34	\$175,446	\$45,875	\$232,125	\$126,089	1.844	1.600	\$145.08	4008	59.8678	1 STORY	\$45,875	No	/ /	S.E. CORNER	401	60		
200-100-034-008-00	1004 E DILL DR	02/11/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$75,100	50.07	\$155,638	\$45,875	\$104,125	\$106,813	0.975	1.152	\$90.39	4008	35.7453	1 STORY	\$45,875	No	/ /	S.E. CORNER	401	60		
200-100-034-018-00	809 E WEBB	02/18/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$77,900	36.23	\$161,126	\$38,535	\$176,465	\$148,175	1.493	1.409	\$175.06	4008	16.0666	1 STORY	\$38,535	No	/ /	S.E. CORNER	401	61		
200-100-036-009-00	912 E WEBB	06/15/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$43,100	29.12	\$92,282	\$25,690	\$122,310	\$64,193	1.905	0.616	\$198.56	4008	57.3056	1 STORY	\$25,690	No	/ /	S.E. CORNER	401	64		
200-100-036-																										

200-230-000-098-00	1121 RIVER OAKS DR	08/19/22	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$170,100	37.75	\$281,763	\$35,550	\$306,450	\$237,344	1.291	2,040	\$150.22	4008	4,1121	2 STORY	\$35,550	No	/ /	MILLBROOK	401	87
200-240-000-004-00	210 W WEBB	06/09/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$115,100	37.13	\$248,153	\$51,013	\$258,987	\$190,038	1.363	1,876	\$138.05	4008	3,0227	1 STORY	\$51,013	No	/ /	S.E. CORNER	401	61
200-321-000-039-00	1201 WINELEAF LAN	05/15/22	\$406,500	WD	03-ARM'S LENGTH	\$406,500	\$178,200	43.84	\$390,617	\$35,000	\$371,500	\$342,807	1.084	1,460	\$254.45	4008	24,8585	1 STORY	\$35,000	No	/ /	WILDLOWE	401	98
200-321-000-040-00	3203 WINELEAF LAN	05/26/22	\$385,717	WD	03-ARM'S LENGTH	\$385,717	\$178,800	46.36	\$354,263	\$35,000	\$350,717	\$307,762	1.140	1,460	\$240.22	4008	19,2715	1 STORY	\$35,000	No	/ /	WILDLOWE	401	98
Totals: #####						\$6,005,767	\$2,424,000		\$5,012,306		\$5,175,368	\$4,045,994			\$150.85									
						Sale. Ratio =>	40.36				E.C.F. =>	1.279			Std. Deviation=>	0.29181797								
						Std. Dev. =>	6.41				Ave. E.C.F. =>	1.332			Ave. Variance=>	21.8236			Coefficient of Var=>	16.38056806				

Outliers:

200-321-000-044-00	1211 WINELEAF LAN	03/15/21	\$346,766	WD	03-ARM'S LENGTH	\$346,766	\$15,000	4.33	\$328,573	\$34,362	\$332,404	\$286,304	1.091	1,440	\$216.95	4008	24,1125	1 STORY	\$33,000	No	/ /	WILDLOWE	401	99
200-321-000-035-00	1206 WINELEAF LAN	09/24/21	\$349,323	WD	03-ARM'S LENGTH	\$349,323	\$16,500	4.72	\$340,730	\$33,000	\$316,323	\$299,615	1.056	1,488	\$212.58	4008	27,6522	COND	\$33,000	No	/ /	WILDLOWE	401	99
200-321-000-038-00	1200 WINELEAF LAN	10/29/22	\$418,460	WD	03-ARM'S LENGTH	\$418,460	\$17,500	4.18	\$380,658	\$37,105	\$381,355	\$331,177	1.152	1,308	\$281.56	4008	18,0773	1 STORY	\$30,000	No	/ /	WILDLOWE	401	99
200-230-000-099-00	233 NOLIGH LANE	01/06/21	\$320,900	WD	03-ARM'S LENGTH	\$320,900	\$14,000	4.36	\$287,010	\$32,481	\$288,419	\$245,711	1.174	2,292	\$125.84	4008	15,8473	2 STORY	\$30,897	No	/ /	MILLBROOK	401	99
200-230-000-102-00	239 NOLIGH LANE	02/26/21	\$301,530	WD	03-ARM'S LENGTH	\$301,530	\$13,800	4.58	\$242,101	\$30,466	\$271,064	\$205,947	1.316	2,040	\$132.87	4008	16,1066	2 STORY	\$30,466	No	/ /	MILLBROOK	401	89
200-230-000-097-00	1119 RIVER OAKS DR	02/19/21	\$300,660	WD	03-ARM'S LENGTH	\$300,660	\$13,500	4.49	\$153,977	\$29,806	\$270,854	\$120,834	2.242	1,760	\$153.89	4008	90,9252	2 STORY	\$29,806	No	/ /	MILLBROOK	401	99
200-230-000-098-00	1121 RIVER OAKS DR	03/22/21	\$294,900	WD	03-ARM'S LENGTH	\$294,900	\$15,800	5.36	\$246,395	\$34,760	\$260,140	\$205,947	1.263	2,040	\$127.52	4008	6,9348	2 STORY	\$34,760	No	/ /	MILLBROOK	401	89

Homes built while still just a vacant lot on the tax roll.

200-321-000-041-00	1205 WINELEAF LAN	07/16/21	\$355,160	WD	03-ARM'S LENGTH	\$355,160	\$84,900	23.90	\$168,447	\$34,806	\$320,354	\$130,049	2.463	1,308	\$244.92	4008	113,1038	1 STORY	\$33,000	No	/ /	WILDLOWE	401	98
200-321-000-042-00	1207 WINELEAF LAN	08/17/21	\$364,630	WD	03-ARM'S LENGTH	\$364,630	\$86,800	23.80	\$326,203	\$33,000	\$331,630	\$285,323	1.162	1,348	\$246.02	4008	16,9991	1 STORY	\$33,000	No	/ /	WILDLOWE	401	98

Partial construction at time of sale.

Analysis:
 Sales in this neighborhood show a consistent need to increase values based on sales prices. Sales show some variation, but they are consistently much higher than current values.
 Values will be slightly increased in this neighborhood, due to a large increase in county multipliers, and a large increase in the prior year, to better reflect current sales values in this neighborhood.

City of Dewitt 2023 ECF Analysis
 4009 Residential - Springbrook

Current ECF: 0.895 New ECF: 0.903
 Suggested ECF: 1.244

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ass. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
200-210-000-006-00	1600 JEANNINE LAYI	09/17/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$100,600	27.56	\$199,176	\$54,035	\$110,965	\$168,527	1.845	1,896	\$183.35	4009	51,6796	1 STORY	\$54,035	No	/ /	WEST SPRIN	401	68		
200-210-000-007-00	1520 JEANNINE LAYI	11/09/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$175,300	38.96	\$381,119	\$80,975	\$369,255	\$235,605	1.100	2,272	\$162.56	4009	22,7075	1 STORY	\$55,741	No	/ /	WEST SPRIN	401	72		
200-271-000-056-00	405 SHORELINE DR	04/02/21	\$543,000	WD	03-ARM'S LENGTH	\$543,000	\$208,400	38.38	\$411,916	\$35,350	\$507,650	\$437,240	1.161	2,784	\$182.35	4009	16,7568	1 STORY	\$35,350	No	/ /	WEST SPRIN	401	76		
200-271-000-097-00	1519 STAUFFER LN	05/24/21	\$631,500	WD	03-ARM'S LENGTH	\$631,500	\$236,600	37.47	\$468,828	\$63,524	\$567,976	\$470,608	1.207	3,618	\$156.99	4009	12,1503	2 STORY	\$53,025	No	/ /	WEST SPRIN	401	94		
Totals: #####						\$1,989,500	\$720,900		\$1,461,039		\$1,755,916	\$1,411,979														
						Sale. Ratio =>	36.24				E.C.F. =>	1.244			Std. Deviation=>	0.34712708										
						Std. Dev. =>	1.39				Ave. E.C.F. =>	1.328			Ave. Variance=>	25.8398			Coefficient of Var=>	19.45181283						

Outliers:
 None

Analysis:
 Sales in this area show a consistent need to greatly increase values. Sales have been consistently much higher than assessments in this neighborhood.
 Values will be slightly increased in this neighborhood, due to a large increase in county multipliers, and a large increase in the prior year, to better reflect current sales values in this neighborhood.

City of Dewitt 2023 ECF Analysis
 4010 Residential - West Geneva

Current ECF: 1.213 New ECF: 1.215
 Suggested ECF: 1.243

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ass. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
200-180-000-038-00	1228 W GENEVA DR	08/19/21	\$458,000	WD	03-ARM'S LENGTH	\$458,000	\$213,500	50.55	\$468,657	\$136,000	\$321,920	\$273,164	1.178	1,688	\$160.71	4010	7,2947	1 STORY	LAKE GENE	\$136,000	No	/ /	WEST GENE'	401	71	
200-180-000-045-00	1250 S GENEVA DR	05/26/21	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$198,700	43.57	\$393,147	\$86,175	\$368,175	\$258,553	1.424	1,892	\$194.60	4010	17,2554	1 STORY	LAKE GENE	\$86,940	No	/ /	WEST GENE'	401	77	
200-180-000-053-00	1218 S GENEVA DR	08/01/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$281,600	46.55	\$609,757	\$107,900	\$497,100	\$416,860	1.192	2,109	\$235.70	4010	5,8944	2 STORY	LAKE GENE	\$107,900	No	/ /	WEST GENE'	401	51	
200-180-000-044-00	1107 W GENEVA DR	06/17/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$192,100	38.42	\$411,426	\$113,100	\$386,900	\$247,800	1.561	1,878	\$206.02	4010	10,9910	1 STORY	LAKE GENE	\$113,100	No	/ /	WEST GENE'	401	65	
200-180-000-182-00	601 W GENEVA DR	08/03/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$224,500	56.14	\$477,373	\$169,000	\$230,900	\$256,311	0.901	1,572	\$145.89	4010	15,0774	1.5 STORY	LAKE GENE	\$169,000	No	/ /	WEST GENE'	401	69	
Totals: #####						\$2,418,900	\$1,128,400		\$2,350,560		\$1,804,995	\$1,452,688														
						Sale. Ratio =>	46.65				E.C.F. =>	1.243			Std. Deviation=>	0.25373037										
						Std. Dev. =>	6.74				Ave. E.C.F. =>	1.251			Ave. Variance=>	19.2986			Coefficient of Var=>	15.42118845						

Outliers:
 None

Analysis:
 After the increase last year, this ECF will be kept steady.
 Values will be slightly increased in this neighborhood, due to a large increase in county multipliers, and a large increase in the prior year, to better reflect current sales values in this neighborhood.

City of Dewitt 2023 ECF Analysis
 4011 - Residential - West Springbrook

Current ECF: 0.955 New ECF: 0.957
 Suggested ECF: 0.986

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ass. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
200-215-000-006-00	401 W GENEVA DR	10/27/21	\$551,000	WD	03-ARM'S LENGTH	\$551,000	\$231,900	42.09	\$465,418	\$41,556	\$509,444	\$459,851	1.108	3,000	\$169.81	4011	11,6384	1 STORY	LAKE GENE	\$36,540	No	/ /	WEST SPRIN	401	80	
200-271-000-016-00	311 W SPRING MEAI	12/01/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$192,700	45.88	\$410,659	\$44,000	\$376,000	\$387,173	0.971	2,424	\$155.12	4011	2,0219	1 STORY	LAKE GENE	\$44,000	No	/ /	WEST SPRIN	401	73	
200-271-000-029-00	504 W SPRING MEAI	08/15/22	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$281,500	50.72	\$616,451	\$46,200	\$508,800	\$600,354	0.847	2,444	\$208.18	4011	14,4807	1 STORY	LAKE GENE	\$46,200	No	/ /	WEST SPRIN	401	75	
200-271-000-030-00	508 W SPRING MEAI	06/30/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$328,700	43.83	\$720,251	\$54,000	\$695,998	\$702,320	0.991	2,790	\$249.46	4011	0,0281	1 STORY	LAKE GENE	\$53,240	No	/ /	WEST SPRIN	401	75	
200-271-000-042-00	401 W SPRING MEAI	03/01/22	\$629,900	WD	03-ARM'S LENGTH	\$629,900	\$270,400	42.93	\$578,192	\$41,800	\$588,100	\$565,272	1.040	2,966	\$198.28	4011	4,8923	1 STORY	LAKE GENE	\$41,800	No	/ /	WEST SPRIN	401	76	
Totals: #####						\$2,905,900	\$1,305,200		\$2,790,971		\$2,678,342	\$2,715,370														
						Sale. Ratio =>	44.92				E.C.F. =>	0.986			Std. Deviation=>	0.09659294										
						Std. Dev. =>	1.45				Ave. E.C.F. =>	0.991			Ave. Variance=>	6.6223			Coefficient of Var=>	6.669239742						

Outliers:
 200-271-000-047-00 506 SHORELINE DR 07/21/22 \$750,000 WD 03-ARM'S LENGTH \$750,000 \$250,500 33.40 \$546,279 \$83,866 \$666,134 \$487,310 1.367 2,368 \$

Std. Dev. =>	20.47	per FF=>	\$1,751	per Net Acr	12,625.21	per SqFt=>	\$0.29
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Outliers:	050-131-000-067-01	E STATE RD VACANT	01/24/20	\$200,000	QC	21-NOT USED/OTHEI	\$200,000	\$0	0.00	\$16,506	\$200,000	\$0	100.0	297.0	0.30	0.68	\$2,000	\$666,667	\$15.30	100.00	7000	5288739	050-131-000-4440-130,131,160,330,	0	0	NOT INSPECTED
	050-027-400-096-00	E STATE RD VACANT	12/15/22	\$361,000	QC	03-ARM'S LENGTH	\$361,000	\$0	0.00	\$228,159	\$361,000	\$228,159	0.0	0.0	45.06	45.06	#DIV/0!	\$8,012	\$0.18	0.00	7000	5331783	1000- AGRICULTURAL	0	1	NOT INSPECTED
	050-009-400-065-53	1030 W HERBISON	09/09/21	\$428,000	WD	19-MULF PARCEL AF	\$428,000	\$0	0.00	\$400,119	\$428,000	\$400,119	702.0	702.0	1.72	1.19	\$610	\$249,272	\$5.72	702.00	2005	5315191	050-009-400-2001-US 27 WEBB - AAI	0	0	12/27/2016

Analysis:
 Sales of vacant commercial land in the Dewitt area show a need to slightly increase land valuations. Using an analysis of the vacant sales, and the extraction method of Improved sales, we can determine the following:
 Commercial Land along US-27 (Site and Per Acre): Medium increase in value, 1%.
 Downtown (FF and SF): Largest Increase in value, 2%.
 Outlying Commercial (Per Acre Rate): 0.5% increase.

Dewitt Township - 2023 Land Analysis:
 Industrial- Vacant

Current Price Per SF: 0.33
 Suggested Price Per SF: 0.34
 New Price Per SF: 0.34

Parcel Number	Libert Page	Type of Instr	Date (Mo-Day-Yr)	Seller	Buyer	Acres	Square Feet	Sale Price	Time Adjustment	Price per Acre	Price/ per SF
050-032-400-025-50	5298305	wd	17-Sep-20	Thompson	Outdoor Property	13.02	567,151	171,730	1.00	13,190	0.303
300-004-300-050-00	5307392	wd	18-Mar-21	Searles De	Spadafore Group	5.74	250,034	76,000	1.00	13,240	0.304
19-20-50-28-400-028	5301281	wd	20-Nov-20	T&D Dewett	Bernards, P	7.1	309,276	100,000	1.00	14,085	0.323
050-033-000-000-00	531198	wd	8-Sep-21	Fedlowson	Mac AM Ponds	20.00	871,200	300,000	1.00	15,000	0.341
050-016-400-020-00	5295468	wd	20-Jul-20	F&J Assoc	Redwood dewitt	16.94	737,906	295,000	1.00	17,414	0.400
							Averages:	14,585.81		0.33	
Outliers:	010-025-400-010-00	5296576	wd	10-Aug-20	land of the (maltry bldg cont	4.20	182,952	127,500	1.00	30,357	0.697

Adjusted Per SF:
 Proximity Score
 4 1.211761
 1 0.3039582
 4 1.2933432
 4 1.3774056
 4 1.5991188
 Totals: 17.00 5.79
 Suggested Per SF: 0.3402945

Analysis:
 Sales of vacant industrial land over the last few years have held relatively stable. For 2023, the price per square foot for the industrial land class will be reduced very slightly, to 0.34.

City of Dewitt 2023 Land Analysis:
 Residential - Vacant Land

Current: Price Per Buildable Single Family Home Site: \$45,000
 Price Per Buildable Condo Site: \$35,000
 Front Foot West Geneva: \$1,300
 Front Foot Downtown: \$532
 Front Foot Rest of City: \$380
 Revised: Price Per Buildable Single Family Home Site: \$45,900
 Price Per Buildable Condo Site: \$35,700
 Front Foot West Geneva: \$1,326
 Front Foot Downtown: \$561
 Front Foot Rest of City: \$313

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cor. Appraisal	Land Records	Est. Land Value	Effect	Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Page	er Parcels in	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	late Group	late Group
200-005-300-012-00	VACANT OFFSHORE	01/07/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$76,000	42.22	\$159,668	\$180,000	\$159,668	0.0	0.0	17.89	0.3789	#DIV/0!	\$10,061	\$0.23	0.00	4008	5304/093			0	0	NOT INSPECTED		401			
200-100-034-001-02	304 E DILL DR	10/07/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$42,000	46.67	\$70,097	\$90,000	\$70,097	191.0	224.0	0.98	0.98	5471	\$91,650	\$2.10	191.00	4008	5316/812			0	1	10/28/1996	402	FF RATE			
200-110-000-123-00	TURNER ST VACANT	05/06/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$12,800	45.71	\$25,690	\$28,000	\$25,690	70.0	138.0	0.22	0.22	5400	\$126,126	\$2.90	70.00	4008	5310/785			0	1	10/28/1996	402	FF RATE			
200-320-000-077-00	1192 VERBENA LANE	06/01/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$24,500	44.55	\$48,906	\$55,000	\$48,906	88.9	125.9	0.26	0.26	5619	\$214,008	\$4.91	88.92	4012	5312/891			0	1	NOT INSPECTED	401	FF RATE			
200-320-000-082-00	1193 VERBENA LANE	04/22/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$22,900	43.64	\$45,788	\$55,000	\$45,788	83.8	124.7	0.24	0.24	5661	\$227,273	\$5.22	83.25	4012	5309/987			0	1	NOT INSPECTED	401	FF RATE			
200-320-000-083-00	1197 VERBENA LANE	05/03/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$22,900	43.64	\$45,876	\$55,000	\$45,876	83.4	128.2	0.25	0.25	5659	\$224,490	\$5.15	83.41	4012	5309/580			0	1	NOT INSPECTED	401	FF RATE			
200-320-000-091-00	637 SENNA	04/28/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$23,400	42.55	\$46,750	\$55,000	\$46,750	85.0	125.0	0.24	0.24	5647	\$225,410	\$5.17	85.00	4012	5309/482			0	1	NOT INSPECTED	401	FF RATE			
200-321-000-037-00	1202 WINELEAF LANE	11/16/21	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$16,500	44.00	\$33,000	\$37,500	\$33,000	0.0	0.0	0.00	0.10	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4008	5318/718			0	0	NOT INSPECTED	402				
200-321-000-051-00	1198 WINELEAF LANE	06/06/21	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$17,500	46.67	\$35,000	\$37,500	\$35,000	0.0	0.0	0.10	0.10	#DIV/0!	\$375,000	\$8.61	0.00	4008	5326/145			0	0	NOT INSPECTED	402				
200-321-000-052-00	1196 WINELEAF LANE	06/22/22	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$17,500	46.67	\$35,000	\$37,500	\$35,000	0.0	0.0	0.10	0.10	#DIV/0!	\$375,000	\$8.61	0.00	4008	5326/680			0	0	NOT INSPECTED	402				
Totals:						\$630,500	\$630,500	\$276,000	\$545,775	\$630,500	\$545,775	601.6	20.28	20.38			Average	Average	Average												
						Sale. Ratio =>	43.77	Average	per FF=>	\$1,048	per Net Acr	\$1,086.68	Average	per SqFt=>	\$0.71																
						Std. Dev. =>	2.12																								

Outliers:	200-230-000-096-00	1115 RIVER OAKS DR	03/16/21	\$301,495	WD	03-ARM'S LENGTH	\$301,495	\$13,100	4.35	\$28,890	\$301,495	\$28,890	65.7	137.9	0.21	0.21	\$4,592	\$1,449,495	\$33.28	65.66	4008	5307/566	MILLBROOK/LOOKINGG	0	0	9/9/2014	401	FF RATE		
	200-230-000-300-00	235 MOLDEN LANE	04/28/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$15,400	4.81	\$30,897	\$320,000	\$30,897	70.2	135.5	0.22	0.22	\$4,557	\$1,467,890	\$33.70	70.22	4008	5309/921	MILLBROOK/LOOKINGG	0	0	9/9/2014	401	FF RATE		

Analysis:
 Analysis of vacant land sales throughout the city show a need to keep land values somewhat steady, with areas receiving a 2% increase to their current values. As sales are consistently low in all neighborhoods, each area will see a similar increase.