City of Dewitt 2023 ECF Analysis Residential - 4001 Cherry

1 105 Final ECF: 1.115

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 Man. \$	E.C.F. F	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code Land Value Appr. by Eq	. Appr. Date Other Parcels in Sa	e Land Table Propert	y Class Buildin	g Depr.
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	4.2601	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	11	CHERRY	401	64
200-110-000-073-00 609 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	11	CHERRY	401	79
200-110-000-085-00 819 PINE ST	08/24/22 \$139,000 WD	03-ARM'S LENGTH	\$139,000	\$41,600	29.93	\$88,915	\$25,410	\$113,590	\$57,482	1.976	864	\$131.47	4001	26.7047	1 STORY	\$25,410 No	//	CHERRY	401	59
	Totals: \$746,000		\$746,000	\$246,100		\$530,881		\$609,442	\$362,665			\$127.27		2.8584						
				Sale, Ratio =>	32.99				E.C.F. =>	1.680	Str	d. Deviation=> (	0.16141448							
				Std. Dev. =>	1.80					1.709		e. Variance=>		Coefficient of Var=>	6.250224489					
														Coefficient of Var=>	6.250224489					
Outliers:														Coefficient of Var=>	6.250224489					
Outliers: 200-110-000-002-00 504 CHERRY ST	11/02/22 \$1 WD	03-ARM'S LENGTH				\$110.973	\$28.344								6.250224489		//	CHERRY	401	43
	11/02/22 \$1 WD	03-ARM'S LENGTH		Std. Dev. =>	1.80	\$110,973	\$28,344		Ave. E.C.F. =>	1.709	Av	e. Variance=>	10.6819			\$26,950 No	11	CHERRY	401	43
200-110-000-002-00 504 CHERRY ST		03-ARM'S LENGTH		Std. Dev. =>	1.80	\$110,973 \$82,397	\$28,344 \$26,950		\$74,804	1.709	Av	e. Variance=>	10.6819		1 STORY/MOD/B		11	CHERRY	401	43
200-110-000-002-00 504 CHERRY ST Non arms-length transaction			\$1	\$51,700	1.80 5170000.00			(\$28,343)	\$74,804	1.709	1,056	(\$26.84)	4001	208.7936	1 STORY/MOD/B	\$26,950 No	// //			
200-110-000-002-00 504 CHERRY ST Non arms-length transaction 200-110-000-042-00 618 CEDARWOOD			\$1	\$51,700	1.80 5170000.00			(\$28,343)	\$74,804 \$50,196	1.709	1,056	(\$26.84)	4001	208.7936	1 STORY/MOD/B 1 STORY	\$26,950 No	// //			

Analysis.

This older neighborhood, containing mostly "Starter" type homes, has seen drasticly 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: Final ECF: 1.068 Suggested ECF

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 Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	<b>Building Style</b>	Land Value	uilding Dep
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 ST	ORY	\$14,740	70
200-125-000-012-00	1105 1105 1/2 S CHI	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 ST	ORY	\$14,980	68
200-125-000-017-00	1112 S CHIMNEY HIL	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 ST	ORY	\$14,552	77
		Totals:	\$752,500			\$752,500	\$240,200		\$489,865		\$705,417	\$432,996			\$161.73				
							Sale. Ratio =>	31.92				E.C.F. =>	1.629		Std. Deviation=>	0.16728452			
							Std. Dev. =>	2.25				Ave. E.C.F. =>	1.632						

Outliers: None

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

1.095 1.202 Final ECF: 1.105

Suggested ECF:

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 Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	uilding Style	Use Code Land Value App	pr. by Eq. Appr. Date	Other Parcels in Sale Land Tal	le Property Class	Building Depr.
200-135-000-013-00	303 CREEPING BROO	01/13/21	\$190,000 W	/D	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 2.51	ORY	\$35,868 No	//	CREEPING	BI 401	78
200-135-000-019-00	404 CREEPING BROO	08/16/22	\$182,000 W	/D	03-ARM'S LENGTH	\$182,000	\$84,500	46.43	\$182,457	\$39,000	\$143,000	\$131,030	1.091	912	\$156.80	4003	12.3560 1 ST	ORY	\$39,000 No	//	CREEPING	BI 401	71
200-135-000-020-00	406 CREEPING BROO	01/26/22	\$240,000 W	/D	03-ARM'S LENGTH	\$240,000	\$89,600	37.33	\$189,245	\$39,000	\$201,000	\$137,505	1.462	1,822	\$110.32	4003	24.6857 BILE	VEL	\$39,000 No	11	CREEPING	BI 401	64
200-135-000-022-00	904 WILSON ST	05/16/22	\$240,000 W	/D	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 157	ORY	\$39,600 No	11	CREEPING	BI 401	70
		Totals:	\$852,000			\$852,000	\$390,300		\$786,489		\$698,532	\$580,995			\$125.99		1.2607						
							Sale. Ratio =>	45.81				E.C.F. =>	1.202	Sto	d. Deviation=>	0.18261829							
								0.07								40.7000	Confficient of Man	44 33405554					

Narabive.
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

 
 Parcel Number
 Street Address
 Sale Date
 Sale Price
 Instr.
 Terms of Sale
 Adj. Sale \$

 200-100-000-009-00
 207 WILSON ST
 04/06/21
 \$137,000
 WD
 03-ARM'S LENGTH
 \$137,000
 \$158.49 2.6135 1 STORY \$73,039 1,458 \$30,495 DOWNTOWN 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 4004 35.0495 1 STORY \$32,450 DOWNTOWN 200-100-000-031-00 326 WILSON ST 12/15/21 \$181.000 WD 03-ARM'S LENGTH \$191,000 \$74,700 \$157,407 \$107,330 \$110.53 4004 5.1324 1.5 STORY \$52,800 DOWNTOWN 200-100-000-034-00 314 WILSON ST 01/06/21 \$190,000 WD 200-100-000-038-00 410 W MADISON 12/16/21 \$169,900 WD \$128.81 \$38,520 DOWNTOWN 35.2023 1 STOR \$126,772 1.054 03-ARM'S LENGTH \$169,900 \$84,400 \$178,907 \$36,300 \$133,600 1,264 \$105.70 37.8203 1 STORY \$36,300 DOWNTOWN 200-100-000-047-00 422 N LOGAN 200-100-000-053-00 314 N LOGAN 200-100-000-056-00 310 W MADISON 200-100-000-061-00 315 HICKORY 09/02/21 \$162,500 WD 05/31/22 \$265,000 WD 09/01/21 \$140,000 WD 02/18/22 \$143,000 WD \$110,130 \$178,956 \$91,997 \$130,766 \$68,481 1.857 \$129,490 1.792 \$51,884 2.018 \$83,682 1.275 42.5248 1 STORY 35.9581 1.5 STORY 58.5705 1 STORY 15.6998 1 STORY \$35,310 DOWNTOWN \$33,000 DOWNTOWN \$35,310 DOWNTOWN \$36,300 DOWNTOWN 03-ARM'S LENGTH \$162,500 \$265,000 \$55,700 \$82,900 34.28 31.28 \$35,310 \$33,000 \$35,310 \$127,190 \$232,000 \$104,690 \$146.53 \$134.81 \$128.30 4004 4004 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH \$46,500 \$61,800 \$143,000 43.22 \$36,300 \$106,700 1,432 \$74.51 \$58,500 \$72,200 \$108,200 \$125,010 \$156,614 \$213,149 \$39,109 \$35,310 \$35,310 \$76,210 0.996 \$111,026 1.257 \$162,771 1.663 \$82.94 \$81.82 \$97.51 43.6251 1 STORY 17.4794 1.75 STORY 23.0946 2 STORY 37.6858 1.25 STORY \$36,300 DOWNTOWN \$35,310 DOWNTOWN \$35,310 DOWNTOWN 200-100-000-064-00 310 HICKORY 200-100-000-103-00 130 W MAIN ST 08/19/22 \$115.000 WD 03-ARM'S LENGTH \$115,000 50.87 \$75,891 \$139,590 4004 4004 4004 03/11/21 \$174,900 WD 10/08/21 \$306,000 WD 03-ARM'S LENGTH \$174,900 41.28 200-100-000-103-00 130 W MAIN ST 200-100-000-128-00 405 N BRIDGE ST 200-100-000-129-00 409 N BRIDGE ST \$72,500 \$153,306 \$103,352 1.809 \$36,300 DOWNTOWN 200-100-000-130-00 413 N BRIDGE ST 02/22/21 \$190,000 WD 200-100-000-159-00 218 N BRIDGE ST 05/25/21 \$186,900 WD 03-ARM'S LENGTH \$190,000 \$186,900 \$77,500 40.79 42.22 \$158,925 \$155,730 \$52,876 \$35,310 \$137,124 \$151,590 \$97,064 1.413 \$110.217 1.375 1,390 1.656 \$98.65 4004 4004 1.9343 1.75 STORY \$49,220 DOWNTOWN 401 401 03-ARM'S LENGTH \$78,900 \$91.54 5.6688 1 STORY \$35.310 DOWNTOWN

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 E MAIN ST	08/26/21	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$40,900	32.72	\$81,709	\$36,248	\$88,752	\$41,609	2.133	840	\$105.66	4004	70.0926 1	STORY	\$35,310 DOWNTOWN	401	38
200-100-000-249-00	307 W WASHINGTO	09/09/22	\$225,000 WD	03-ARM'S LENGTH	\$225,000	\$80,800	35.91	\$173,298	\$43,560	\$181,440	\$114,975	1.578	1,380	\$131.48	4004	14.6022 2	STORY	\$43,560 DOWNTOWN	401	65
200-100-000-250-00	311 W WASHINGTO	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 WASHINGTO	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	03/30/21	\$172,000 WD	03-ARM'S LENGTH	\$172,000	\$72,400	42.09	\$147,885	\$46,960	\$125,040	\$92,358	1.354	1,520	\$82.26	4004	7.8206 2	STORY	\$44,405 DOWNTOWN	401	67
200-100-000-311-00	225 S SCOTT ST	08/27/21	\$206,500 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	13.3193 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	\$168,243	\$16,050	\$198,950	\$139,274	1.428	1,788	\$111.27	4004	0.3590 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	25.4584 2	STORY	\$16,050 DOWNTOWN	401	72
200-115-000-003-00	235 S BRIDGE ST	07/26/21	\$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	\$137.13	4004	30.2272 2	STORY	\$16,050 DOWNTOWN	401	72
200-115-000-004-00	233 S BRIDGE ST	06/17/21	\$191,500 WD	03-ARM'S LENGTH	\$191,500	\$74,800	39.06	\$148,082	\$16,050	\$175,450	\$120,825	1.452	1,480	\$118.55	4004	2.0038 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	227 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	06/03/21	\$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	\$16,050 DOWNTOWN	401	72
200-130-000-004-00	513 N SCOTT ST	06/16/21	\$135,000 WD	03-ARM'S LENGTH	\$135,000	\$54,700	40.52	\$108,038	\$16,050	\$118,950	\$84,194	1.413	848	\$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	\$126,488	\$16,500	\$133,500	\$97,580	1.368	848	\$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	848	\$143.28	4004	16.0724 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	848	\$134.38	4004	2.1652 1	STORY	\$16,050 DOWNTOWN	401	70
200-130-000-008-00	505 N SCOTT ST	06/30/21	\$130,000 WD	03-ARM'S LENGTH	\$130,000	\$52,800	40.62	\$104,321	\$16,050	\$113,950	\$80,792	1.410	848	\$134.38	4004	2.1652 1	STORY	\$16,050 DOWNTOWN	401	70
		Totals:	***************************************		\$6,484,100	\$2,598,900		\$5,333,642		\$5,354,138	\$3,799,938			\$113.01		2.3059				
						iale. Ratio =>	40.08				E.C.F. =>	1.409		itd. Deviation=>	0.31387145					
					S	itd. Dev. =>	7.67				Ave. E.C.F. =>	1.432		Ave. Variance=>	23.5000	Coefficient of Var=>	16.40984481			
Outliers:																				
200-100-000-261-00			\$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
200-100-000-261-00 Renovation/Updated	d without permits. Upd	lated effecti	ve age after inspecti	on.																
200-100-000-261-00 Renovation/Updated 200-100-000-014-00	d without permits. Upd	lated effecti 08/26/22	ve age after inspecti \$170,000 WD	on. 03-ARM'S LENGTH	\$193,000 \$170,000	\$57,200 \$100,500	29.64 59.12	\$113,069 \$216,003	\$37,450 \$52,170	\$155,550 \$117,830			1,248	\$124.64 \$65.97	4004	81.5380 1 62.0693 2		\$37,450 DOWNTOWN \$51,700 DOWNTOWN	401	55 52

Analysis:
There are several sales that consistently show a need to increase values over the last two years. More recent sales allow less of a need to increase values,
included as the major of increase that took place last year. Values will be increased for this neighborhood 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 Dewitt 2023 ECF Analysis Residential - 4005 Dry Geneva/Springbrook

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

													445								
Parcel Number -120-000-013-00		Sale Date Sale Price Instr 10/11/22 \$200,000 WD	O3-ARM'S LENGTH	Adj. Sale \$ \$200.000	Asd. when Sold \$110,100	Asd/Adj. Sale 55.05	Cur. Appraisal \$238,680	\$40,740	\$159,260	Cost Man. \$ \$192,496		Floor Area 1,752	\$/Sq.Ft. \$90.90	4005	Dev. by Mean (%) Building Style 44.4448 2 STORY	LAKE GENE	\$40,740 No	pr. by Eq. Appr. Da	te Other Parcels in Sale Lan	GENEV/	rty Class Bui
-120-000-013-00		05/03/21 \$295.000 WD	03-ARM'S LENGTH	\$295,000	\$110,100	43.49	\$253,575	\$39,699	\$255,301	\$214.126		1,732	\$138.15	4005	7.9493 2 STORY	LAKE GENE	\$39,699 No	11		GENEV/	401
	903 E GENEVA DR	06/15/22 \$340.000 WD	03-ARM'S LENGTH	\$340,000	\$151.000	44.41	\$329,220	\$39,060	\$300,940	\$282,180		2.032	\$148.10	4005	20.5306 2 STORY	LAKE GENE	\$39,060 No	11		GENEV/	401
	708 LARCHMONT	03/18/22 \$305,000 WD	03-ARM'S LENGTH	\$305,000	\$140,900	46.20	\$300,618	\$37,800	\$267,200	\$255,388		2,032	\$127.72	4005	22.5538 2 STORY	LAKE GENE	\$37,800 No	//		GENEVA GENEVA	401
	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		2,032	\$133.15	4005	28.5496 2 STORY	LAKE GENE	\$37,800 No	11		GENEV/	401
		01/25/21 \$220,000 WD	03-ARM'S LENGTH	\$220,000	\$85,400	38.82	\$183,572	\$50,125	\$169.875	\$132,536		1,730	\$98.19	4005	0.9938 BILEVEL	LAKE GENE	\$50,125 No	11		GENEV/	401
		11/08/21 \$250,000 WD	03-ARM'S LENGTH	\$250,000	\$94.800	37.92	\$187,112	\$39,699	\$210,301	\$147,585		1.804	\$116.57	4005	15.3159 1 STORY	LAKE GENE	\$39,699 No	11		GENEV/	401
	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		2.100	\$131.96	4005	6.4709 2 STORY	LAKE GENE	\$40,100 No	11		GENEV/	401
		10/18/21 \$275.000 WD	03-ARM'S LENGTH	\$275.000	\$101.500	36.91	\$200,480	\$47 774	\$227,226	\$152.884		1.344	\$169.07	4005	21 4473 1 STORY	LAKE GENE	\$42,907 No	11		GENEV/	401
		03/02/22 \$221.000 WD	03-ARM'S LENGTH	\$275,000	\$107,800	48.78	\$200,480	\$47,774	\$227,226	\$152,884		1,344	\$169.07	4005	21.44/3 1 STORY 28.8658 1 STORY	LAKE GENE	\$42,907 No \$41,160 No	11		GENEV/	401
		03/02/22 \$221,000 WD 05/17/21 \$235.000 WD	03-ARM'S LENGTH	\$221,000	\$107,800	48.78	\$229,259	\$38,095	\$179,840	\$182,926		1,444	\$124.54	4005	28.8658 1 STORY 20.3980 1 STORY	LAKE GENE	\$41,160 No	11		GENEV/	401
		10/14/22 \$303,500 WD	03-ARM'S LENGTH	\$303,500	\$112,300	39.47	\$260,122	\$39,900	\$263,600	\$214,166		1,326	\$198.79	4005	4.0965 1 STORY	LAKE GENE	\$39,900 No	//		GENEVA GENEVA	401
		10/04/21 \$227.800 WD	03-ARM'S LENGTH	\$227.800	\$85,900	37.71	\$169.865	\$44,110	\$183,690	\$125,902		1,196	\$153.59	4005	18.7206 1 STORY	LAKE GENE	\$44.110 No	11		GENEV/	401
		12/17/21 \$155,000 WD	03-ARM'S LENGTH	\$155,000	\$87,100	56.19	\$184,671	\$42,000	\$113,000	\$139,025		1,456	\$77.61	4005	45.8984 1 STORY	LAKE GENE	\$42,000 No	11		GENEV/	401
				\$279,900			\$226.130		\$239,800			1,430		4005		LAKE GENE				GENEV/	
		09/27/21 \$279,900 WD	03-ARM'S LENGTH		\$114,600	40.94		\$40,100		\$186,247			\$130.33		1.5748 2 STORY		\$40,100 No	//			401
		02/18/22 \$300,000 WD 11/30/22 \$255.000 WD	03-ARM'S LENGTH	\$300,000 \$255.000	\$125,100	41.70 37.29	\$265,729 \$206.113	\$70,455 \$33,600	\$229,545 \$221,400	\$189,904 \$167,769		1,431	\$160.41 \$118.27	4005 4005	6.3044 1 STORY 4 7886 BUFVEL	LAKE GENE	\$52,080 No \$33,600 No	//		GENEVA GENEVA	401 401
			03-ARM'S LENGTH		\$95,100													//			
		03/26/21 \$270,000 WD	03-ARM'S LENGTH	\$270,000	\$91,300	33.81	\$194,072	\$30,075	\$239,925	\$164,188		1,704	\$140.80	4005	18.9490 2 STORY	LAKE GENE	\$30,075 No	//		GENEV/	401
		08/18/21 \$259,900 WD	03-ARM'S LENGTH	\$259,900	\$107,200	41.25	\$211,695	\$33,193	\$226,707	\$178,710		1,904	\$119.07	4005	0.3216 1 STORY	LAKE GENE	\$32,080 No	//		GENEV/	401
		03/31/21 \$276,100 WD	03-ARM'S LENGTH	\$276,100	\$97,200	35.20	\$207,288	\$32,080	\$244,020	\$175,413		1,463	\$166.79	4005	11.9332 1 STORY	LAKE GENE	\$32,080 No	//		GENEV/	401
		07/21/21 \$270,000 WD	03-ARM'S LENGTH	\$270,000	\$96,000	35.56	\$189,585	\$32,481	\$237,519	\$157,287		1,030	\$230.60	4005	23.8307 1 STORY	LAKE GENE	\$32,481 No	//		GENEV#	401
		01/28/22 \$242,000 WD	03-ARM'S LENGTH	\$242,000	\$91,300	37.73	\$193,953	\$35,700	\$206,300	\$154,209		1,218	\$169.38	4005	6.6010 1 STORY	LAKE GENE	\$35,700 No	11		GENEV/	401
		12/07/21 \$260,007 WD	03-ARM'S LENGTH	\$260,007	\$92,200	35.46	\$195,955	\$32,340	\$227,667	\$159,434		1,532	\$148.61	4005	15.6186 1 STORY	LAKE GENE	\$32,340 No	//		GENEV#	401
		04/29/22 \$270,000 WD	03-ARM'S LENGTH	\$270,000	\$101,800	37.70	\$200,991	\$42,840	\$227,160	\$153,802		1,998	\$113.69	4005	20.5180 BILEVEL	LAKE GENE	\$42,840 No	//		GENEV/	401
		08/27/21 \$185,000 WD	03-ARM'S LENGTH	\$185,000	\$80,000	43.24	\$158,265	\$38,095	\$146,905	\$120,310		1,668	\$88.07	4005	5.0737 BILEVEL	LAKE GENE	\$38,095 No	//		GENEV/	401
50-000-091-00	1600 WAXWING DR	06/24/21 \$199,000 WD	03-ARM'S LENGTH	\$199,000	\$81,100	40.75	\$160,209	\$32,080	\$166,920	\$128,279		1,718	\$97.16	4005	2.9442 BILEVEL	LAKE GENE	\$32,080 No	//	DRY	GENEV!	401
		07/23/21 \$249,900 WD	03-ARM'S LENGTH	\$249,900	\$94,600	37.86	\$186,765	\$32,080	\$217,820	\$154,866		1,459	\$149.29	4005	13.4722 2 STORY	LAKE GENE	\$32,080 No	//		GENEV/	401
0-000-094-00	1518 WAXWING DR	05/20/22 \$305,000 WD	03-ARM'S LENGTH	\$305,000	\$99,600	32.66	\$197,223	\$33,600	\$271,400	\$159,123	1.706	1,722	\$157.61	4005	43.3809 BILEVEL	LAKE GENE	\$33,600 No	//	DRY	GENEV/	401
0-000-100-00	1114 SCHAVEY RD	01/26/22 \$290,000 WD	03-ARM'S LENGTH	\$290,000	\$97,700	33.69	\$207,798	\$35,314	\$254,686	\$167,740	1.518	1,530	\$166.46	4005	24.6546 1 STORY	LAKE GENE	\$33,600 No	11	200-260-000-101-00 DRY	GENEV#	401
0-000-101-00	1118 SCHAVEY RD V.	01/26/22 \$290,000 WD	03-ARM'S LENGTH	\$290,000	\$97,700	33.69	\$207,798	\$35,314	\$254,686	\$167,740	1.518	1,530	\$166.46	4005	24.6546 1 STORY	LAKE GENE	\$33,600 No	11	200-260-000-101-00 DRY	GENEV#	401
0-000-103-00	1122 SCHAVEY RD	07/16/21 \$295,000 WD	03-ARM'S LENGTH	\$295,000	\$104,100	35.29	\$205,506	\$57,744	\$237,256	\$147,935	1.604	1,828	\$129.79	4005	33.2002 1 STORY	LAKE GENE	\$57,744 No	//	DRY	GENEV/	401
	1217 LONGSPUR	08/16/21 \$230,000 WD	03-ARM'S LENGTH	\$230,000	\$88,800	38.61	\$175,326	\$34,887	\$195,113	\$140,603		1,200	\$162.59	4005	11.5899 1 STORY	LAKE GENE	\$34,887 No	//	DRY	GENEV/	401
50-000-128-00	1202 REDPOLE	06/14/21 \$255,000 WD	03-ARM'S LENGTH	\$255,000	\$106,600	41.80	\$210,947	\$34,486	\$220,514	\$176,667	1.248	1,250	\$176.41	4005	2.3598 1 STORY	LAKE GENE	\$34,486 No	11	DRY	GENEV#	401
50-000-129-00	1503 WAXWING DR	11/05/21 \$223,000 WD	03-ARM'S LENGTH	\$223,000	\$79,300	35.56	\$156,743	\$40,100	\$182,900	\$116,779	1.566	1,200	\$152.42	4005	29.4416 1 STORY	LAKE GENE	\$40,100 No	11	DRY	GENEV#	401
0-000-131-00	1511 WAXWING DR	06/15/22 \$245,000 WD	03-ARM'S LENGTH	\$245,000	\$81,300	33.18	\$174,955	\$39,900	\$205,100	\$131,341	1.562	1,620	\$126.60	4005	28.9798 BILEVEL	LAKE GENE	\$39,900 No	11	DRY	GENEV#	401
50-000-140-00	1229 REDPOLE	01/21/21 \$212,000 WD	03-ARM'S LENGTH	\$212,000	\$81,600	38.49	\$173,302	\$33,684	\$178,316	\$138,665	1.286	2,324	\$76.73	4005	1.4160 BILEVEL	LAKE GENE	\$33,684 No	11	DRY	GENEV/	401
60-000-142-00	1305 REDPOLE	06/30/22 \$239,900 WD	03-ARM'S LENGTH	\$239,900	\$102,900	42.89	\$223,460	\$31,920	\$207,980	\$186,272	1.117	1,160	\$179.29	4005	15.5251 1 STORY	LAKE GENE	\$31,920 No	11	DRY	GENEV#	401
60-000-146-00	1406 LARKWOOD	06/16/22 \$190,000 WD	03-ARM'S LENGTH	\$190,000	\$100,200	52.74	\$216,583	\$41,160	\$148,840	\$170,599	0.872	1,865	\$79.81	4005	39.9331 2 STORY	LAKE GENE	\$41,160 No	11	DRY	GENEV#	401
60-000-154-00	1222 SCHAVEY RD	06/08/22 \$250.000 WD	03-ARM'S LENGTH	\$250,000	\$76,600	30.64	\$164,759	\$37.800	\$212,200	\$123,467	1.719	1.452	\$146.14	4005	44.6884 BILEVEL	LAKE GENE	\$37.800 No	//	DRY	GENEV/	401
50-000-156-00	1212 SCHAVEY RD	01/20/21 \$215.000 WD	03-ARM'S LENGTH	\$215,000	\$85,300	39.67	\$185.863	\$36.090	\$178.910	\$148,751	1 203	1.314	\$136.16	4005	6.9037 1 STORY	LAKE GENE	\$36,090 No	//	DRY	GENEV/	401
		07/07/22 \$305,000 WD	03-ARM'S LENGTH	\$305,000	\$125,200	41.05	\$272,079	\$37,800	\$267,200	\$227.836		2,568	\$104.05	4005	9.9015 BILEVEL	LAKE GENE	\$37,800 No	11		GENEV/	401
		11/11/22 \$270,000 WD	03-ARM'S LENGTH	\$270,000	\$102,900	38.11	\$222,488	\$63,089	\$206,911	\$155.015		1.350	\$153.27	4005	6.2990 2 STORY	LAKE GENE	\$40,740 No	11		GENEV/	401
	1319 LARKWOOD	11/15/21 \$220,000 WD	03-ARM'S LENGTH	\$220,000	\$80,500	36.59	\$159,110	\$38,095	\$181,905	\$121,156		1,200	\$151.59	4005	22.9620 1 STORY	LAKE GENE	\$38,095 No	11		GENEV4	401
		01/22/21 \$189.900 WD	03-ARM'S LENGTH	\$189,900	\$73,000	38.44	\$156,872	\$36.090	\$153.810	\$119,958		1.552	\$99.10	4005	1.0415 BIJEVEI	LAKE GENE	\$36,090 No	11		GENEV/	401
		10/27/21 \$405,000 WD	03-ARM'S LENGTH	\$405,000	\$204,500	50.49	\$404,267	\$31,877	\$373,123	\$372,825		2,719	\$137.23	4005	27.0988 2 STORY		\$31,278 No	11		GENEV/	401
		07/22/22 \$358,000 WD	03-ARM'S LENGTH	\$358.000	\$161,700	45.17	\$352,226	\$44,940	\$313,060	\$298.835		2,719	\$141.78	4005	22.4187 1.25 STORY		\$44,940 No	11		GENEV/	401
		03/31/21 \$310,000 WD	03-ARM'S LENGTH	\$310,000	\$146,000	45.17	\$352,226	\$48,120	\$261,880	\$263,523		2,208	\$119.91	4005	27.8024 2 STORY	LAKE GENE	\$48,120 No	11		GENEV/	401
		07/01/22 \$416.000 WD	03-ARM'S LENGTH	\$416,000	\$144,700	34.78	\$315,167	\$40,320	\$375.680	\$267,288		1.660	\$226.31	4005	13.3735 1 STORY	DANE GENE	\$40,320 No	//		GENEV/	401
		08/05/21 \$325,000 WD	03-ARM'S LENGTH	\$325,000	\$171,800	34.78 52.86	\$315,167	\$40,320	\$375,680	\$267,288		2,644	\$107.00	4005	32.2998 2 STORY		\$40,320 No \$42,105 No	11		GENEV/	401
		12/15/21 \$325,000 WD	03-ARM'S LENGTH	\$325,000	\$171,800	40.94	\$339,921	\$42,105	\$282,895	\$298,104		2,644	\$107.00	4005	7.2746 2 STORY		\$42,105 No	//		GENEV/	401
		06/14/22 \$335,000 WD	03-ARM'S LENGTH	\$335,000	\$163,500	48.81	\$356,861	\$37,800	\$297,200	\$310,286		2,188	\$139.14	4005	31.3963 2 STORY		\$42,000 No	11		GENEVA GENEVA	401
		05/28/21 \$413.500 WD	03-ARM'S LENGTH	\$413.500	\$153,500	48.81 37.15	\$303.854	\$37,800	\$297,200	\$265.266		2,136	\$139.14	4005	14.0389 2 STORY		\$37,800 No \$38,897 No	//		GENEV/	401
		03/17/22 \$390,000 WD	03-ARM'S LENGTH	\$390,000	\$151,800	38.92	\$324,096	\$42,000	\$348,000	\$274,338		1,882	\$184.91	4005	0.3280 2 STORY		\$42,000 No	//		GENEV/	401
		08/10/22 \$407,000 WD	03-ARM'S LENGTH	\$407,000	\$184,200	45.26	\$402,155	\$42,000	\$365,000	\$350,250		2,760	\$132.25	4005	22.9676 2 STORY		\$42,000 No	//		GENEV/	401
U-UUU-U89-00		03/24/22 \$389,900 WD	03-ARM'S LENGTH	\$389,900	\$153,000	39.24	\$326,576	\$39,060	\$350,840	\$279,609	1.255	2,164	\$162.13	4005	1.7035 2 STORY		\$39,060 No		DRY	GENEV/	401
		Totals: ########		\$15,345,707	\$6,249,800		\$13,026,977		\$13,156,047	\$10,672,034			\$140.24		3.9029						
					iale. Ratio =>	40.73				E.C.F. =>	1.233			21899017							
				SI	itd. Dev. =>	5.91				Ave. E.C.F. =>	1.272	Av	e. Variance=>	17.5600 Coe	fficient of Var=> 13.8073153	19					
rs:																					
	1109 MORA CIRCLE	03/03/21 \$1 WD	03-ARM'S LENGTH	\$1	\$113,200	11320000.00	\$240,764	\$42,506	(\$42,505)	\$198,489	(0.214)	1,992	(\$21.34)	4005	148.5931 1.5 STORY	LAKE GENE	\$42,506 No	11	DRY	GENEV#	401
80-000-127-00																					
rms-length trans		08/08/22 \$439,500 WD	03-ARM'S LENGTH	\$439,500	\$0	0.00	\$418,825	\$82,779	\$356,721	\$326,804		2 160	\$165.15	4005	18.0245 1.25 STORY		\$56,280 No	//		GENEV/	401

Property was exempt due to disabled veteran exemption.
200-2000-074-0006-000 1173 CHAVEN' FO 081/93/2 S100,0000 WO 03-ARMYS LENGTH \$100,000 \$74.20 \$157,440 \$57,460 \$42,540 \$97,230 0.438 1.168 \$36.42 4005 88.4271 15TONY \$56,700 No // DRY GENEVA Condition of property at time of sale was not reflected in the assessed value.

2019-180-001-1910-0 414 W CENINUM 6 0(0/1/2 534-50.00 W 0 03-ARM/S LENGTH 5345.000 595.900 27.80 5207.787 533.600 5311.400 5169.397 18.88 1.392 5223.71 4005 LAKE GENE \$33,600 No. 56 6502 1 STORY 11 DRY GENEVA 401 67

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 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 Dunley

New ECF: 0.883

Suggested ECF: 1.011

 
 Parcel Number
 Street Address
 Sale Date
 Sale Price
 Instr.

 200-220-000-006-00
 101 103 MANCHEST
 07/08/22
 \$179,900
 WD

 200-220-000-008-00
 115 117 MANCHEST
 07/28/21
 \$230,000
 WD
 03-ARM'S LENGTH 03-ARM'S LENGTH 1.9549 1 STORY 3.5853 1 STORY \$101.65 MILLBROOK \$31,164 No 200-220-000-013-00 208 AND 210 MANCI 09/27/22 \$276,000 WD 03-ARM'S LENGTH \$93.20 4006 1.6304 2 STORY \$22,500 No \$328,500 Sale. Ratio => \$593,536 5 \$587,056 E.C.F. => 1.011 \$92.97 Std. Deviation=> 0.03109225 Ave. E.C.F. => 1.012 Ave. Variance=> 2.3902 Coefficient of Var=> 2.361707631 Std. Dev. => 3.67

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.

Values will be sightly 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

Current ECF: New ECF: 1.023 Suggested ECF: 1.217

Parcel Number	Street Address	Sale Date Sal	le Price Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%) Building Style	Use Code Land Value Appr. by I	q. Appr. Dat	e Other Parcels in Sale Land Table Pro	erty Class Bui	ilding Dep
200-213-000-009-00	711 PINE RIDGE DR	07/20/21 \$33	30,000 WD	03-ARM'S LENGTH	\$330,000	\$164,200	49.76	\$325,054	\$48,733	\$281,267	\$277,826	1.012	1,976	\$142.34	4007	23.7785 2 STORY	\$44,880 No	//	MILLBROOK,	401	
200-220-000-046-00	801 ANDOVER DR	07/09/21 \$22	20,100 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	11	MILLBROOK,	401	
200-220-000-049-00	6 LAURA LANE	03/15/21 \$22	27,000 WD	03-ARM'S LENGTH	\$227,000	\$91,400	40.26	\$201,300	\$39,600	\$187,400	\$162,581	1.153	1,708	\$109.72	4007	9.7512 2 STORY	\$39,600 No	//	MILLBROOK,	401	- 6
200-220-000-051-00	9 LAURA LANE	05/06/22 \$33	34,500 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	6
200-220-000-052-00	7 LAURA LANE	12/02/22 \$32	29,000 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	6
200-220-000-081-00	602 MANCHESTER	07/29/22 \$26	62,000 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	11	MILLBROOK,	401	- 7
200-220-000-083-00	804 AMESBURY DR	04/30/21 \$33	35,000 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	11	MILLBROOK,	401	
200-220-000-085-00	812 AMESBURY DR	09/22/21 \$24	45,000 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	
200-220-000-089-00	819 AMESBURY DR	06/03/22 \$34	40,000 PTA	03-ARM'S LENGTH	\$340,000	\$122,600	36.06	\$264,285	\$60,750	\$279,250	\$200,732	1.391	1,216	\$229.65	4007	14.0986 2 STORY	\$60,750 No	//	MILLBROOK,	401	
200-230-000-009-00	218 OAKWOOD DR	05/04/21 \$43	39,000 WD	03-ARM'S LENGTH	\$439,000	\$194,300	44.26	\$384,421	\$64,686	\$374,314	\$321,476	1.164	2,578	\$145.20	4007	8.5812 2 STORY	\$42,240 No	11	MILLBROOK,	401	
200-230-000-022-00	1135 OAKWOOD DR	R 05/24/21 \$33	30,460 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	11	MILLBROOK,	401	
200-230-000-026-00	1119 OAKWOOD DR	R 12/20/21 \$33	30,000 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	
200-230-000-035-00	1083 OAKWOOD DR	8 06/29/21 \$31	19,900 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	1.5289 2 STORY	\$30,800 No	//	MILLBROOK	401	8
200-230-000-041-00	1055 OAKWOOD DR	8 07/12/21 \$32	20,000 WD	03-ARM'S LENGTH	\$320,000	\$112,100	35.03	\$221,880	\$28,160	\$291,840	\$194,775	1.498	1,704	\$171.27	4007	24.8173 2 STORY	\$28,160 No	11	MILLBROOK,	401	- 1
200-230-000-045-00	1084 RIVER OAKS DI	F 09/01/22 \$37	79,150 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	11	MILLBROOK,	401	
200-230-000-058-00	1130 OAKWOOD DR	R 09/07/21 \$30	05,000 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	
200-230-000-070-00	201 AYLA DR	03/11/22 \$33	35,000 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	11	MILLBROOK	401	
200-230-000-071-00	205 AYLA DR	03/11/21 \$37	75,000 WD	03-ARM'S LENGTH	\$375,000	\$162,500	43.33	\$342,423	\$34,688	\$340,312	\$309,411	1.100	2,240	\$151.93	4007	15.0301 2 STORY	\$28,600 No	11	MILLBROOK,	401	
		Totals: ###	***************************************		\$5,756,110	\$2,367,800		\$4,860,875		\$5,067,783	\$4,164,186			\$163.36		3.3178					

Std. Deviation=> 0.1987
Ave. Variance=> 15.8961 Coefficient of Var=> 12.71511186 Sale. Ratio => Ave. E.C.F. => 1.250 Std. Dev. => 200-230-000-069-00 1128 RIVER OAKS DF 04/01/22 \$335,000 WD 03-ARMYS LENGTH \$335,000 \$0 0.00 \$303,925 \$35,214 \$299,786 \$265,011 1.131 1,840 \$162.93 4007 11.8949 2 STORY \$31,950 No 11 MILLBROOK, 401 2007-230-000-00-00 230 APUA 03/11/22 \$333,255 W0 03-ARM/S LENGTH \$331,255 \$14,300 4.32 \$198,302 \$30,688 \$300,587 \$165,326 1.818 1,808 \$166.25 4007 \$67,990 25TORY \$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

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 Man. \$	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 Ta	ile Property Class	Building Depr.
200-008-100-010-00	111 W WEBB	11/29/21 \$184,900 W	D 03-	-ARM'S LENGTH	\$184,900	\$73,800	39.91	\$154,474	\$7,215	\$177,685	\$142,245	1.249	1,480	\$120.06	4008	8.3138 2 STORY	\$5,250 No	//	S.E. CORI	ER 401	84
200-008-400-001-09	110 W HERBISON DF	06/18/21 \$230,000 W	D 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 BILEVEL	\$47,710 No	//	S.E. CORI	ER 401	82
200-100-031-013-01	809 E DILL DR	05/03/21 \$231,250 W	D 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	11	S.E. CORI	ER 401	69
200-100-034-007-00	906 E DILL DR	06/04/21 \$278,000 W	D 03-	-ARM'S LENGTH	\$278,000	\$88,800	31.94	\$175,446	\$45,875	\$232,125	\$126,089	1.841	1,600	\$145.08	4008	50.8678 1 STORY	\$45,875 No	11	S.E. CORI	ER 401	58
200-100-034-008-00	1004 E DILL DR	02/11/21 \$150,000 W	D 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	11	S.E. CORI	ER 401	60
200-100-034-018-00	809 E WEBB	02/18/22 \$215,000 W	D 03-	-ARM'S LENGTH	\$215,000	\$77,900	36.23	\$161,126	\$38,535	\$176,465	\$118,175	1.493	1,008	\$175.06	4008	16.0966 1 STORY	\$38,535 No	11	S.E. CORI	ER 401	61
200-100-036-009-00	912 E WEBB	06/15/22 \$148,000 W	D 03-	-ARM'S LENGTH	\$148,000	\$43,100	29.12	\$92,282	\$25,690	\$122,310	\$64,193	1.905	616	\$198.56	4008	57.3056 1 STORY	\$25,690 No	11	S.E. CORI	ER 401	64
200-110-000-097-00	606 S BRIDGE ST	10/24/22 \$260,000 W	D 03-	-ARM'S LENGTH	\$260,000	\$85,700	32.96	\$185,768	\$25,323	\$234,677	\$154,665	1.517	1,517	\$154.70	4008	18.5035 1 STORY	\$25,323 No	11	S.E. CORI	ER 401	59
200-110-000-104-00	102 104 E DILL DR	02/28/22 \$252,500 W	D 03-	-ARM'S LENGTH	\$252,500	\$93,800	37.15	\$195,151	\$28,626	\$223,874		1.395	1,244	\$179.96	4008	6.2274 1 STORY	\$28,626 No	11	S.E. CORI	ER 401	77
200-110-000-121-00	112 E WEBB DR	04/19/21 \$217,000 W	D 03-	-ARM'S LENGTH	\$217,000	\$95,400	43.96	\$188,303	\$33,031	\$183,969	\$151,099	1.218	1,586	\$116.00	4008	11.4748 1 STORY	\$32,663 No	11	S.E. CORI	ER 401	59
200-110-000-125-00	710 TURNER ST	05/31/22 \$200,000 W	D 03-	-ARM'S LENGTH	\$200,000	\$88,300	44.15	\$191,826	\$24,222	\$175,778	\$161,566	1.088	1,144	\$153.65	4008	24.4325 1 STORY	\$24,222 No	11	S.E. CORI	ER 401	64
200-110-000-136-50	1012 TURNER ST	11/10/21 \$189,000 W	D 03-	-ARM'S LENGTH	\$189,000	\$84,300	44.60	\$166,754	\$56,885	\$132,115	\$106,916	1.236	1,076	\$122.78	4008	9.6600 2 STORY	\$56,885 No	11	S.E. CORI	ER 401	60
200-110-000-141-00	1114 TURNER ST	05/10/22 \$215,000 W	D 03-	-ARM'S LENGTH	\$215,000	\$68,000	31.63	\$135,690	\$56,151	\$158,849	\$76,674	2.072	964	\$164.78	4008	73.9464 1 STORY	\$56,151 No	11	S.E. CORI	ER 401	45
200-160-000-010-00	319 321 HICKORY	05/27/22 \$190,000 W	D 03-	-ARM'S LENGTH	\$190,000	\$82,100	43.21	\$177,698	\$30,828	\$159,172	\$141,586	1.124	1,728	\$92.11	4008	20.8079 BILEVEL	\$30,828 No	11	S.E. CORI	ER 401	71
200-230-000-077-00	240 NOLEIGH LANE	11/23/21 \$299.000 W	D 03-	-ARM'S LENGTH	\$299,000	\$127.800	42.74	\$267.351	\$35,362	\$263,638	\$224.079	1.177	1.840	\$143.28	4008	15.5748 2 STORY	\$32.526 No	11	MILLBRO	OK. 401	97
200-230-000-083-00	1126 RIVER OAKS DE	07/14/22 \$345.000 W	D 03-	-ARM'S LENGTH	\$345,000	\$128.800	37.33	\$281,613	\$35,400	\$309,600	\$237,344	1.304	2.040	\$151.76	4008	2.7849 2 STORY	\$32,270 No	11	MILLBRO	DK. 401	87
200-230-000-086-00	1120 RIVER OAKS DE	04/27/21 \$338.000 W	D 03-	-ARM'S LENGTH	\$338,000	\$118.600	35.09	\$235,086	\$33,339	\$304,661	\$196,325	1.552	1.680	\$181.35	4008	21.9532 1 STORY	\$31.544 No	11	MILLBRO	OK. 401	83
200-230-000-090-00	1112 RIVER OAKS DE	08/20/21 \$309.000 W	D 03-	-ARM'S LENGTH	\$309,000	\$130.800	42.33	\$259,231	\$31,771	\$277,229	\$221.347	1.252	2.142	\$129.43	4008	7.9824 1 STORY	\$30.219 No	11	MILLBRO	DK. 401	87
200-230-000-091-00	1110 RIVER OAKS DE	04/28/21 \$309.900 W	D 03-	-ARM'S LENGTH	\$309,900	\$121,700	39.27	\$241.163	\$30,219	\$279.681	\$205,275	1.362	2.142	\$130.57	4008	3.0184 1 STORY	\$30,219 No	11	MILLBRO	DK. 401	83

200-230-000-098-00 1121 RIVER OAKS DF 08/19/22 \$342,000 W	03-ARM'S LENGTH	\$342,000	\$129,100	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 W	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	3.0527 1 STORY	\$51,013 No	//	S.E. CORNER	401	61
200-321-000-039-00 1201 WINELEAF LAN 06/15/22 \$406,500 WI	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	//	WILDFLOWE	401	98
200-321-000-040-00 1203 WINELEAF LAN 05/26/22 \$385,717 W	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	11	WILDFLOWE	401	98
Totals: ########		\$6,005,767	\$2,424,000		\$5,012,306		\$5,175,368	\$4,045,994			\$150.85		5.3153					
		S	iale. Ratio =>	40.36				E.C.F. =>	1.279	St	d. Deviation=>	0.29181797						
		S	itd. Dev. =>	6.41				Ave. E.C.F. =>	1.332	A	e. Variance=>	21.8236 Co	pefficient of Var=> 16.38056806					
Outliers:																		
200-321-000-044-00 1211 WINELEAF LAN 03/15/21 \$346,766 W	03-ARM'S LENGTH	\$346,766	\$15,000	4.33	\$328,573	\$34,362	\$312,404	\$286,304	1.091	1,440	\$216.95	4008	24.1125 1 STORY	\$33,000 No	//	WILDFLOWE	401	99
200-321-000-035-00 1206 WINELEAF LAN 09/24/21 \$349,323 W	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 CONDO	\$33,000 No	//	WILDFLOWE	401	99
200-321-000-038-00 1200 WINELEAF LAN 10/13/22 \$418,460 WI	03-ARM'S LENGTH	\$418,460	\$17,500	4.18	\$380,658	\$37,105	\$381,355	\$331,177	1.152	1,308	\$291.56	4008	18.0773 1 STORY	\$35,000 No	11	WILDFLOWE	401	99
200-230-000-099-00 233 NOLEIGH LANE 01/06/21 \$320,900 W	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	11	MILLBROOK,	401	99
200-230-000-102-00 239 NOLEIGH LANE 02/26/21 \$301,530 W	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	1.6106 2 STORY	\$30,466 No	11	MILLBROOK,	401	89
200-230-000-097-00 1119 RIVER OAKS DF 02/19/21 \$300,660 W	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	11	MILLBROOK,	401	99
200-230-000-098-00 1121 RIVER OAKS DF 03/12/21 \$294,900 WI	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	6.9148 2 STORY	\$34,760 No	11	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 W	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	//	WILDFLOWE	401	98
200-321-000-042-00 1207 WINELEAF LAN 08/17/21 \$364.630 W	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	//	WILDFLOWE	401	98
Partial construction at time of sale.																		

Analysis:
Sales in this neighborhood show a consistent need to increas values based on sales prices. Sales show some variation, but they are consistently much higher than current values.
Values will be stightly 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: Suggested ECF: 0.895 New ECF: 0.903 1.244

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 Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	<b>Building Style</b>	Use Code Land Value Appr. by E	q. Appr. Date	Other Parcels in Sale	Land Table	Property Class Build	lding Depr.
200-210-000-006-00	1600 JEANNINE LAY	09/17/21	\$365,000 W	VD	03-ARM'S LENGTH	\$365,000	\$100,600	27.56	\$199,176	\$54,035	\$310,965	\$168,527	1.845	1,696	\$183.35	4009	51.6796	1 STORY	\$54,035 No	11		WEST SPRIN	401	68
200-210-000-007-00	1520 JEANNINE LAY	11/08/22	\$450,000 W	VD	03-ARM'S LENGTH	\$450,000	\$175,300	38.96	\$381,119	\$80,675	\$369,325	\$335,605	1.100	2,272	\$162.56	4009	22.7925	2 STORY	\$55,747 No	11		WEST SPRIN	401	78
200-271-000-056-00	405 SHORELINE DR	04/02/21	\$543,000 W	VD	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	16.7368	1 STORY	\$35,350 No	//		WEST SPRIN	401	76
200-271-000-097-00	1519 STAUFFER LN	05/24/21	\$631,500 W	VD	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			\$171.31		8.4816							
							Sale. Ratio =>	36.24				E.C.F. =>	1.244	St	d. Deviation=> (	0.34727678								
							Std. Dev. =>	5.39				Ave. E.C.F. =>	1.328	A.	ve. 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: Suggested ECF: 1.213 New ECF: 1.215 1.243

Parcel Number	Street Address	Sale Dat	e Sale Price Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	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 Depr.
200-180-000-038-00	1228 W GENEVA DR	08/19/2	1 \$458,000 WD	03-ARM'S LENGTH	\$458,000	\$231,500	50.55	\$458,657	\$136,080	\$321,920	\$273,164	1.178	1,688	\$190.71	4010	7.2947	1 STORY	LAKE GENE	\$136,080 No	//		WEST GENE	401	72
200-180-000-045-00	1250 S GENEVA DR	05/26/2	1 \$456,000 WD	03-ARM'S LENGTH	\$456,000	\$198,700	43.57	\$393,147	\$87,825	\$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	08/01/2	2 \$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	11		WEST GENE	401	51
200-180-000-164-00	1107 W GENEVA DR	06/17/2	2 \$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	30.9910	1 STORY	LAKE GENE	\$113,100 No	11		WEST GENE	401	65
200-180-000-182-00	601 W GENEVA DR	08/03/2	2 \$399,900 WD	03-ARM'S LENGTH	\$399,900	\$224,500	56.14	\$477,573	\$169,000	\$230,900	\$256,311	0.901	1,572	\$146.88	4010	35.0574	1.5 STORY	LAKE GENE	\$169,000 No	11		WEST GENE	401	69
		Totals:	***************************************		\$2,418,900	\$1,128,400		\$2,350,560		\$1,804,995	\$1,452,688			\$194.78		0.8910								
						Sale. Ratio =>	46.65				E.C.F. =>	1.243	St	d. Deviation=>	0.25373037									
						Std. Dev. =>	6.74				Ave. E.C.F. =>	1.251	A	e. Variance=>	19.2986	Coefficient of Var=>	15.42118845							

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 - Wet Springbrook

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

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 Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value Appr. by Eq.	Appr. Date Oth	her Parcels in Sale Land Table	Property Class Bui	ailding Depr.
200-215-000-006-00	401 W GENEVA DR	10/27/2	\$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	11	WEST SPRIN	401	80
200-271-000-016-00	311 W SPRING MEA	Al 12/01/2	\$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	2.0319	1 STORY		\$44,000 No	//	WEST SPRIN	401	73
200-271-000-029-00	504 W SPRING MEA	AI 08/15/2	\$555,000 WD	03-ARM'S LENGTH	\$555,000	\$281,500	50.72	\$616,451	\$46,200	\$508,800	\$600,954	0.847	2,444	\$208.18	4011	14.4807	1 STORY		\$46,200 No	//	WEST SPRIN	401	75
200-271-000-030-00	508 W SPRING MEA	AI 06/30/2	\$750,000 WD	03-ARM'S LENGTH	\$750,000	\$328,700	43.83	\$720,251	\$54,002	\$695,998	\$702,120	0.991	2,790	\$249.46	4011	0.0181	1 STORY		\$53,240 No	11	WEST SPRIN	401	75
200-271-000-042-00	403 W SPRING MEA	N 03/01/2	\$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	2 STORY		\$41,800 No	11	WEST SPRIN	401	76
		Totals:	***************************************		\$2,905,900	\$1,305,200		\$2,790,971		\$2,678,342	\$2,715,370			\$196.17		0.5098							
						Sale. Ratio =>	44.92				E.C.F. =>	0.986	Sto	I. Deviation=> 0	0.09659284								
						Std. Dev. =>	3.45				Ave. E.C.F. =>	0.991	Av	e. Variance=>	6.6123 C	Coefficient of Var=>	6.669239742						
Outliers:																							
200-271-000-047-00	506 SHORELINE DR	07/21/2	\$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	\$281.31	4011	136.6962	1 STORY		\$59,400 No	//	WEST SPRIN	401	75
Several upgrades without	out permits, not on a	assessment	roll. Including finished, v	walkout basement.																			

Analysis:
Sales in this neighborhood show a need to keep values consistent, as sales are closer to assessed values, especially after the increase last year.
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

Current ECF: Suggested ECF: 1.024 New ECF: 1.033 1.262

Parcel Number	Street Address	Sale Date	Sale Price Instr.	Terms of Sale	Adi, Sale \$	Asd, when Sold	And /Adi Cala	Cur Approisal	Lond L Vord	Oldo Docidual	Cost Man. \$	ECE	Floor Area	\$/Sa.Ft.	FCF Area	Dev. by Mean (%) Building Style	Use Code Land Value Appr. by Eq	Appr Date Other De	cels in Sale Land Table Proper	tu Class Buildin	a Dans
200-320-000-003-00			\$404.000 WD	03-ARM'S LENGTH	\$404,000	\$152,300				\$353,720	\$274,669		1.630	\$217.01	4012	0.0582 1 STORY	S47.150 No	Appr. Date Other Pa	WILDFLOWE	401	
							37.70	\$331,590	\$50,280			1.288						//			87
200-320-000-007-00	1222 SENNA TRAIL	07/23/21	\$435,000 WD	03-ARM'S LENGTH	\$435,000	\$183,700	42.23	\$363,914	\$47,580	\$387,420		1.230	2,252	\$172.03	4012	5.8030 2 STORY	\$45,100 No	//	WILDFLOWE	401	90
200-320-000-013-00	1237 SENNA TRAIL	06/25/21	\$334,900 WD	03-ARM'S LENGTH	\$334,900	\$136,500	40.76	\$270,565	\$51,643	\$283,257	\$217,919	1.300	1,587	\$178.49	4012	1.1442 1 STORY	\$48,950 No	//	WILDFLOWE	401	88
200-320-000-015-00	1257 LOBELIA LANE	08/10/22	\$365,000 WD	03-ARM'S LENGTH	\$365,000	\$162,700	44.58	\$354,535	\$50,184	\$314,816	\$297,166	1.059	2,046	\$153.87	4012	22.8992 2 STORY	\$46,575 No	11	WILDFLOWE	401	83
200-320-000-022-00	1229 LOBELIA LANE	06/14/21	\$415,000 WD	03-ARM'S LENGTH	\$415,000	\$146,900	35.40	\$291,137	\$51,625	\$363,375	\$238,415	1.524	1,762	\$206.23	4012	23.5745 1 STORY	\$48,400 No	11	WILDFLOWE	401	88
200-320-000-023-00	1225 LOBELIA LANE	11/08/22	\$335,000 WD	03-ARM'S LENGTH	\$335,000	\$141,500	42.24	\$307,299	\$53,730	\$281,270	\$247,583	1.136	1,598	\$176.01	4012	15.2323 1 STORY	\$50,600 No	//	WILDFLOWE	401	87
200-320-000-024-00	1221 LOBELIA LANE	11/19/21	\$395,100 WD	03-ARM'S LENGTH	\$395,100	\$148,700	37.64	\$294,540	\$50,543	\$344,557	\$242,879	1.419	1,638	\$210.35	4012	13.0250 1 STORY	\$47,850 No	//	WILDFLOWE	401	88
200-320-000-025-00	1217 LOBELIA LANE	05/20/22	\$365,000 WD	03-ARM'S LENGTH	\$365,000	\$137,600	37.70	\$272,643	\$45,927	\$319,073	\$221,364	1.441	1,587	\$201.05	4012	15.3010 1 STORY	\$43,125 No	11	WILDFLOWE	401	89
200-320-000-064-00	1212 LOBELIA LANE	06/23/21	\$410,003 WD	03-ARM'S LENGTH	\$410,003	\$131,000	31.95	\$259,875	\$46,617	\$363,386	\$212,281	1.712	2,400	\$151.41	4012	42.3431 2 STORY	\$44,550 No	11	WILDFLOWE	401	98
200-320-000-066-00	1220 LOBELIA LANE	02/19/21	\$405,000 WD	03-ARM'S LENGTH	\$405,000	\$186,700	46.10	\$392,791	\$44,016	\$360,984	\$347,177	1.040	2,540	\$142.12	4012	24.8616 2 STORY	\$41,250 No	//	WILDFLOWE	401	91
200-320-000-068-00	1228 LOBELIA LANE	04/20/22	\$485,000 WD	03-ARM'S LENGTH	\$485,000	\$242,100	49.92	\$479,749	\$73,367	\$411,633	\$396,789	1.037	2,908	\$141.55	4012	25.0975 1 STORY	\$64,975 No	//	WILDFLOWE	401	93
200-321-000-003-00	1254 WINELEAF LAN	07/18/22	\$390,000 WD	03-ARM'S LENGTH	\$390,000	\$140,300	35.97	\$306,175	\$35,453	\$354,547	\$264,366	1.341	1,488	\$238.27	4012	5.2738 CONDO	\$35,000 No	11	WILDFLOWE	401	82
200-321-000-014-00	1247 WINELEAF LAN	06/18/21	\$317,000 WD	03-ARM'S LENGTH	\$317,000	\$133,300	42.05	\$263,944	\$33,000	\$284,000	\$229,861	1.236	1,336	\$212.57	4012	5.2855 CONDO	\$33,000 No	11	WILDFLOWE	401	84
200-321-000-019-00	1257 WINELEAF LAN	04/29/22	\$295,000 WD	03-ARM'S LENGTH	\$295,000	\$123,200	41.76	\$243,965	\$35,000	\$260,000	\$204,059	1.274	1,336	\$194.61	4012	1.4242 CONDO	\$35,000 No	11	WILDFLOWE	401	83
		Totals:	***************************************		\$5,351,003	\$2,166,500		\$4,432,722		\$4,682,038	\$3,709,411			\$185.40		2.6181					
						Sale. Ratio =>	40.49				E.C.F. =>	1.262	St	d. Deviation=>	0.1931443						
						Std. Dev. =>	4.72				Ave. E.C.F. =>	1.288	Av	e. Variance=>	14.3802 (	Coefficient of Var=> 11.16142631					

Analysis:
Sales in this neighborhood are very consistent, and all show a need to slightly increase values.
Values will be slightly increased in this neighborhood, due to a large increase in countly multipliers, and a large increase in the prior year, to better reflect current sales values in this neighborhood.

Dewitt City and Township 2023 ECF Analysis: Commercial Improved

Current ECF: Suggested ECF:

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 Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style Use C	ode Land Vali	e Land Table
200-100-000-104-00	124 W MAIN ST	11/30/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$30,500	43.57	\$67,991	\$7,057	\$62,943	\$56,172	1.121	400	\$157.36	2001	8.8245	City Do	wnt \$7,05	7 COMMERCIAL
200-100-000-201-05	130 N BRIDGE ST	04/19/22	\$89,500	WD	03-ARM'S LENGTH	\$89,500	\$51,900	57.99	\$102,387	\$24,790	\$64,710	\$71,533	0.905	953	\$67.90	2001	30.4165	City Do	wnt \$24,79	0 COMMERCIAL
200-100-000-201-06	132 N BRIDGE ST	09/29/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$85,600	63.41	\$187,885	\$24,790	\$110,210	\$150,349	0.733	1,322	\$83.37	2001	47.5757	City Do	wnt \$24,79	0 COMMERCIAL
200-100-000-233-01	107 S BRIDGE ST	01/28/22	\$210,970	WD	03-ARM'S LENGTH	\$210,970	\$123,200	58.40	\$269,048	\$17,054	\$193,916	\$232,301	0.835	3,860	\$50.24	2001	37.4022	City Do	wnt \$17,05	4 COMMERCIAL
200-100-000-230-00	126 E MAIN ST	08/19/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$127,000	40.32	\$249,371	\$18,426	\$296,574	\$226,867	1.307	4,275	\$69.37	2001	9.8477	City Do	wnt \$18,42	6 COMMERCIAL
200-110-000-091-00	710 DEWITT DR	06/21/22	**********	WD	03-ARM'S LENGTH	\$700,000	\$258,900	18.49	\$572,887	\$80,579	\$619,421	\$453,834	1.365	12,688	\$103.99	2001	169.8490	City Ou	tlyir \$80,57	9 COMMERCIAL
200-100-000-235-00	129 S BRIDGE ST	04/01/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$146,800	65.24	\$293,520	\$54,419	\$170,581	\$234,879	0.726	5,355	\$31.85	2001	48.2533	City Do	wnt \$50,90	9 COMMERCIAL
200-100-000-297-60	128 S BRIDGE ST	08/23/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$215,900	43.62	\$475,392	\$64,490	\$430,510	\$378,790	1.137	4,480	\$96.10	2001	7.2245	City Do	wnt \$43,75	4 COMMERCIAL
050-305-000-006-00	1125 MAK-TECH	05/12/22	\$617,241	WD	03-ARM'S LENGTH	\$617,241	\$231,700	37.54	\$513,575	\$117,754	\$499,487	\$365,355	1.367	6,900	\$72.39	2050	136.7128	Towns	hip (\$66,64	0 2004 - WEST C
		Totals:	***************************************			\$2,857,711	\$1,271,500		\$2,732,056		\$2,448,352	\$2,170,080			\$81.40		12.3602			
							Sale. Ratio =>	44.49				E.C.F. =>	1.128	1	Std. Deviation=>	0.27072192				
							Std. Dev. =>	4.30				Ave. E.C.F. =>	1.252	-	Ave. Variance=>	71.9686	Coefficient of Var=>	57.49057828		

Outliers: 0769-022-000-99-00 14475-5 US 27 07/29/22 53,000 WD 03-ABMYS LENGTH 53,000 5125,700 4190.00 5276,445 5106,379 (\$103,379) \$179,945 (0.575) 9,236 (\$11.19) 2010 182.6338 Smull, unbuilidable lot behind other parcel. Only uneable for expansion of existing operation, no frontage, unbuildable. Township L \$81,893 2002 - US 27 AARON - SHERIDAN RD

Analysis:
There is a lot of variation in the saleS in the downtown area of the City of Dewitt. Overall, the analysis suggests the ECF should stay steady, increasing about 4%. Taking prior year increases into consideration, 4% is appropriate city wide.

Dewitt City and Township 2023 ECF Analysis: Industrial Improved

Current ECF: Suggested ECF: Revised ECF 0.841

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. R	esidual (	Cost Man. \$		Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table
		Totals:	#REF!			#REF!	#REF!		#REF!	#R	EF!	#REF!			#REF!		#REF!				
							Sale. Ratio =>	#REF!			E.0	C.F. =>	#REF!	s	td. Deviation=>	#REF!					
							Std. Dev. =>	#RFF!			Δν	ve. F.C.F. =>	#RFF!		ve. Variance=>	#RFF! C	oefficient of Var=>	#RFF!			

Outliers: None.

Analysis:
There are no improved industrial Properties in Dewitt. The only industrial class property houses a Consumer's Energy transformer. If the property is developed further, ECF analysis will be conducted, using surrounding areas.

City of Dewitt 2023 Land Analysis Commercial - Vacant

Beginning Site Values: 24,351 Ending Site Values: 24,839 Ending Per FF: \$305 Beginning per FF: 298 Beginning per SF: 11,100 Ending Per SF: \$11,250 Ending Per Acre: \$77,002 Beginning Per Acre: 76,240

Parcel Number	Street Address	Sale Date Sale Price Inst	r. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residua	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Liber/Page er Parcels in	Land Table	Gravel	Paved	Inspected Date
050-003-200-090-00	11525 S US 27	09/08/21 \$300,000 WD	03-ARM'S LENGTH	\$300,000	\$142,000	47.33	\$324,897	\$300,000	\$300,616	0.0	0.0	20.00	20.00	#DIV/0!	\$15,000	\$0.34	0.00	2000	5315198	2000 - US 27 CUTLER - W	0	0	11/10/2022
050-016-400-020-00	1315 CLARION	07/20/20 \$295,000 WD	03-ARM'S LENGTH	\$295,000	\$218,700	74.14	\$486,042	\$295,000	\$486,042	559.0	1320.0	16.94	16.94	\$528	\$17,414	\$0.40	559.00	2030	5295468	2004 - WEST OF US 27	0	0	5/6/2021
050-022-300-040-60	S US 27 VACANT	06/03/22 \$131,850 WD	03-ARM'S LENGTH	\$131,850	\$26,500	20.10	\$51,360	\$131,850	\$51,360	0.0	0.0	26.41	26.41	#DIV/0!	\$4,992	\$0.11	0.00	2010	5325965	2002 - US 27 AARON - SI	0	1	NOT INSPECTED
050-026-300-016-00	WOOD RD VACANT	01/08/21 \$80,000 WD	03-ARM'S LENGTH	\$80,000	\$35,800	44.75	\$80,447	\$80,000	\$80,447	0.0	0.0	1.14	1.14	#DIV/0!	\$70,175	\$1.61	0.00	2015	5303898	2003 - EAST OF US 27	0	1	NOT INSPECTED
050-032-400-025-50	16825 DEWITT	09/17/20 \$171,730 WD	03-ARM'S LENGTH	\$171,730	\$52,100	30.34	\$115,260	\$171,730	\$115,260	0.0	0.0	13.02	13.02	#DIV/0!	\$13,190	\$0.30	0.00	2020	5298305	2004 - WEST OF US 27	0	0	NOT INSPECTED
		Totals: \$978,580		\$978,580	\$475,100		\$1,058,006	\$978,580	\$1,033,725	559.0		77.51	77.51										

	Std. Dev. =>	20.47	P	er FF=>	\$1,751	per Net Acre	12,625.21	per	SqFt=>	\$0.29						
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 29	7.0 0.30	0.68	\$2,000	\$666,667	\$15.30	100.00	7000	5288739 050-131-000 4440 - 130,1	31,160,330,	0	0 NOT INSPECTED
Church purchased, parking lot across the street from church. Did not pay market rate.																
050-027-400-006-00 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 - AGRIG	CULTURAL	0	1 NOT INSPECTED
Fram land, purchased for farming.																
050-009-400-065-53 1030 W HERBISON 09/09/21 \$428,000 WD 19-MULTI PARCEL AF	\$428,000 \$0	0.00 \$	\$400,119 \$428,000	\$400,119	702.0 70	2.0 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
Contained partially built Culvers																

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 U.527 (Sce and Per Acre): Medium increase in value, 1%.

Downtoon (IF and 5F): Largest increase in value, 2%

Outputs (Commercial Land (IP Acre Rate): 5%) increase.

Dewitt Township - 2023 Land Analysis: Industrial: Vacant

Current Price Per SF: New Price Per ! 0.34

Suggested Price Per SF

		Type									
Parcel	Liber/	of	Date				Square	Sale	Time	Price	Price/
Number	Page	Instr	(Mo-Day-Yr)	Seller	Buyer	Acres	Feet	Price	Adjustment	per Acre	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
19-20-50-26-400-026	5301281	wd	20-Nov-20	T&D Devel	Bernardo, P	7.1	309,276	100,000	1.00	14,085	0.323
050-003-200-090-00	5315198	wd	8-Sep-21	Feldpausch	Mid-MI Ponds	20.00	871,200	300,000	1.00	15,000	0.344
050-016-400-020-00	5295468	wd	20-Jul-20	F&J Assoc	Redwwod dewitt	16.94	737,906	295,000	1.00	17,414	0.400
									Averages:	14,585.81	0.33

Adjusted Per SF: Proximity Score 4 1.2111761 1 0.3039582 4 1.2933432

4 1.2933432 4 1.3774105 4 1.5991188 Totals: 17.00 5.79 Suggested Per SF: 0.3402945

 Outliers:
 010-025-400-010-60
 5296576
 wd
 10-Aug-20 land of the { maillory blidg cont.
 4.20
 182,952
 127,500
 1.00
 30,357
 0.697

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

Revised: \$45,900 \$35,700 \$1,326 \$561 \$313 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 Whest Geneva: \$52,000
Front Foot Onthomom: \$522
Front Foot Rest of City: \$300

Parcel Number Street Address Sale Date	Sale Price Instr.	Terms of Sale	Adj. Sale \$ A	sd. when Sold Asi	d/Adj. Sale	Cur. Appraisal L	and Residua E	st. Land Value	Effec. Front	Depth Net Acre	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt A	ctual Fron	ECF Area Liber/Page er Parcels in	n Land Table	Gravel	Paved Ins	ected Date Use Code	Class	tate Group late Group late Grou
200-005-300-012-00 VACANT OFF NORRI: 01/19/21	\$180,000 WD	03-ARM'S LENGTH	\$180,000	\$76,000	42.22	\$159,668	\$180,000	\$159,668	0.0	0.0 17.8	17.89	#DIV/0!	\$10,061	\$0.23	0.00	4008 5304/303	S.E. CORNER & NE	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 0.90	0.98	\$471	\$91,650	\$2.10	191.00	4008 5316/812	S.E. CORNER & NE	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 0.2	0.22	\$400	\$126,126	\$2.90	70.00	4008 5310/785	S.E. CORNER & NE	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 0.2	0.26	\$619	\$214,008	\$4.91	88.92	4012 531/891	WILDFLOWER MEADOW	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	41.64	\$45,788	\$55,000	\$45,788	83.3	126.7 0.2	0.24	\$661	\$227,273	\$5.22	83.25	4012 5309/287	WILDFLOWER MEADOW	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	41.64	\$45,876	\$55,000	\$45,876	83.4	128.2 0.25	0.25	\$659	\$224,490	\$5.15	83.41	4012 5309/580	WILDFLOWER MEADOW	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 0.2	0.24	\$647	\$225,410	\$5.17	85.00	4012 5309/482	WILDFLOWER MEADOW	0	1 NOT	INSPECTED	401	FF RATE
200-321-000-037-00 1202 WINELEAF LAN 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 0.0	0.10	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4008 5318/718	WILDFLOWER MEADOW	0	0 NOT	INSPECTED	402	
200-321-000-051-00 1198 WINELEAF LAN 06/06/22	\$37,500 WD	03-ARM'S LENGTH	\$37,500	\$17,500	46.67	\$35,000	\$37,500	\$35,000	0.0	0.0 0.1	0.10	#DIV/0!	\$375,000	\$8.61	0.00	4008 5326/145	WILDFLOWER MEADOW	0	0 NOT	INSPECTED	402	
200-321-000-052-00 1196 WINELEAF LAN 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	WILDFLOWER MEADOW	0	0 NOT	INSPECTED	402	
Totals:	\$630,500		\$630,500	\$276,000		\$545,775	\$630,500	\$545,775	601.6	20.21	20.38											
			Sal	e. Ratio =>	43.77		A	erage		Average			Average									
			Std	l. Dev. =>	2.12		pe	r FF=>	\$1,048	per Net A	rt 31,086.68		per SqFt=>	\$0.71								
Outliers:																						
200-230-000-096-00 1115 RIVER OAKS DF 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 0.2	0.21	\$4,592	\$1,449,495	\$33.28	65.66	4008 5307/566	MILLBROOK/LOOKINGG	0	0	9/9/2014	401	FF RATE
200-230-000-100-00 235 NOLEIGH 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 0.2	0.22	\$4,557	\$1,467,890	\$33.70	70.22	4008 5309/921	MILLBROOK/LOOKINGG	0	0	9/9/2014	401	FF RATE
Homes built before land was sold. Issues with timing of	sale.																					

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.