

E.C.F.s for Neighborhood: S RES 'SOUTH NEWKIRK RESIDENTIAL'

Residential : 0.982
Town Homes/Duplexes: 0.982
Mobile Homes : 0.938
Agricultural Bldgs : 0.839
Commercial Bldgs : 0.632
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: TC 'TIMBER CUTOVER'

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

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: TCU 'INDUSTRIAL'

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

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: U PER 'UTILITY PERSONAL'

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

(Optional) Gross Rate Multipliers

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

E.F.s for Neighborhood: 17 'AG NORTH'

Residential : 0.839
Town Homes/Duplexes: 1.004
Mobile Homes : 0.996
Agricultural Bldgs : 0.839
Commercial Bldgs : 0.632
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: A DNR 'AG DNR PROPERTY'

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

(Optional) Gross Rate Multipliers

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

E.F.s for Neighborhood: AG 'AGRICULTURAL SOUTH'

Residential : 0.839
Town Homes/Duplexes: 1.004
Mobile Homes : 0.996
Agricultural Bldgs : 0.839
Commercial Bldgs : 0.632
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

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

Residential : 0.930
Town Homes/Duplexes: 1.004
Mobile Homes : 0.996
Agricultural Bldgs : 0.839
Commercial Bldgs : 0.632
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

F.F.s for Neighborhood: DNR 'DEFAULT NEIGHBORHOOD'

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

(Optional) Gross Rate Multipliers

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

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

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

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: L RES 'VILLAGE OF LUTHER'

Residential : 0.930
Town Homes/Duplexes: 0.930
Mobile Homes : 0.938
Agricultural Bldgs : 0.839
Commercial Bldgs : 0.632
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: N PLT 'NORTH NEWKIRK PLATTED'

Residential : 0.930
Town Homes/Duplexes: 0.930
Mobile Homes : 0.938
Agricultural Bldgs : 0.839
Commercial Bldgs : 0.632
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

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

.F.s for Neighborhood: N RES 'NORTH NEWKIRK RESIDENTIAL'

Residential : 0.982
Town Homes/Duplexes: 0.982
Mobile Homes : 0.938
Agricultural Bldgs : 0.839
Commercial Bldgs : 0.632
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: PER 'COMMERCIAL PERSONAL'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
PLAIN		0.000	0.000	0.000	0.000	0.000	0.000
TWO STORY		0.000	0.000	0.000	0.000	0.000	0.000
RANCH		0.000	0.000	0.000	0.000	0.000	0.000
FARMHOUSE		0.000	0.000	0.000	0.000	0.000	0.000
M-H		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR		0.000	0.000	0.000	0.000	0.000	0.000
CABIN PLAIN		0.000	0.000	0.000	0.000	0.000	0.000
CABIN OTHER		0.000	0.000	0.000	0.000	0.000	0.000
LOG		0.000	0.000	0.000	0.000	0.000	0.000
GARAGE		0.000	0.000	0.000	0.000	0.000	0.000
A FRAME		0.000	0.000	0.000	0.000	0.000	0.000
TRAVEL TRAILER		1.000	1.000	1.000	1.000	1.000	1.000
POLE HOUSE		1.000	1.000	1.000	1.000	1.000	1.000

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

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
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E.C.F.s for Neighborhood: S PLT 'SOUTH NEWKIRK PLATTED'

Residential : 0.930
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(Optional) Gross Rate Multipliers

A: 1.000
B: 0.000
C: 0.000
D: 0.000

Asd when sold	Asd/Adj Sale	Cur Appraisal	Land + Yard	Bldg Residual	Cost Man \$\$\$	ECF	Floor Area	\$/SqFt	ECF Area
\$53,000	70.67	\$134,645	\$29,390	\$45,610	\$139,968	0.326	4,920	\$9.27	200
\$91,400	45.70	\$258,259	\$144,926	\$55,074	\$150,709	0.365	1,692	\$32.55	200
\$49,000	26.49	\$208,056	\$156,162	\$28,838	\$69,008	0.418	1,320	\$21.85	200
\$47,400	47.40	\$117,356	\$37,169	\$62,831	\$106,632	0.589	3,360	\$18.70	200
\$16,200	46.29	\$42,262	\$2,545	\$32,455	\$52,815	0.615	977	\$33.22	200
\$48,900	42.52	\$129,186	\$44,784	\$70,216	\$112,237	0.626	5,460	\$12.86	200
\$62,000	47.69	\$143,880	\$44,178	\$85,822	\$132,582	0.647	1,428	\$60.10	200
\$36,200	48.27	\$83,109	\$16,362	\$58,638	\$88,759	0.661	3,000	\$19.55	200
\$16,100	40.25	\$42,168	\$2,862	\$37,138	\$52,269	0.711	1,088	\$34.13	200
\$82,800	36.80	\$219,056	\$21,480	\$203,520	\$262,734	0.775	5,200	\$39.14	200
\$50,200	34.03	\$144,022	\$48,590	\$98,910	\$126,904	0.779	5,088	\$19.44	200
\$25,000	39.18	\$58,745	\$11,319	\$52,481	\$63,066	0.832	1,020	\$51.45	200
\$30,400	44.06	\$47,919	\$11,668	\$57,332	\$48,206	1.189	748	\$76.65	200
\$608,600		\$1,628,663		\$888,865	\$1,405,890	0.632		\$32.55	

2023 for 2024 Newkirk Agricultural 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 \$\$\$	ECF
16 030 005 10		4/1/2021	\$222,500			\$222,500				153,768	\$68,732	\$363,318	0.189
09 002 004 00		10/12/2021	\$240,000			\$240,000				202,478	\$37,522	\$128,224	0.293
16 033 009 01		10/19/2021	\$100,000			\$100,000				73,529	\$26,471	\$44,924	0.589
08 031 004 01		4/8/2021	\$478,000			\$478,000				290,475	\$187,525	\$313,436	0.598
02 019 003 00		8/26/2021	\$110,000			\$110,000				78,740	\$31,260	\$49,705	0.629
10 009 001 00		12/28/2021	\$465,000			\$465,000				319,711	\$145,289	\$223,459	0.650
07 022 007 10		2/4/2022	\$275,000			\$275,000				134,224	\$140,776	\$171,144	0.823
05 029 001 16		11/18/2022	\$200,000			\$200,000				19,636	\$180,364	\$207,897	0.868
12 016 206 00		7/9/2021	\$318,000			\$318,000				124,540	\$193,460	\$211,696	0.914
05 014 024 05		8/6/2021	\$400,000			\$400,000				67,504	\$332,496	\$342,452	0.971
07 021 001 40		7/21/2021	\$170,000			\$170,000				96,934	\$73,066	\$73,018	1.001
16 007 022 00		7/7/2021	\$165,000			\$165,000				151,948	\$13,052	\$13,034	1.001
07 009 001 30		6/8/2021	\$187,000			\$187,000				45,520	\$141,480	\$136,662	1.035
16 027 005 00		4/8/2022	\$270,109			\$270,109				156,232	\$113,877	\$109,189	1.043
08 034 001 02		5/14/2021	\$360,000			\$360,000				133,670	\$226,330	\$215,353	1.051
12 032 013 00		6/10/2022	\$320,000			\$320,000				146,769	\$173,231	\$162,651	1.065
01 021 017 00		11/16/2021	\$169,900			\$169,900				47,658	\$122,242	\$109,917	1.112
03 022 009 00		7/29/2023	\$199,000			\$199,000				40,740	\$158,260	\$136,691	1.158
11 009 006 01		8/27/2021	\$180,000			\$180,000				17,987	\$162,013	\$135,914	1.192
11 032 001 00		12/22/2022	\$197,000			\$197,000				64,072	\$132,928	\$109,605	1.213

02 031 002 05		6/10/2022	\$280,000						50,175	\$229,825	\$184,620	1.245
									\$2,416,310	\$2,890,199	\$3,442,909	0.839

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.						
02-522-009-00	3537 E 3 MILE RD	05/26/21	\$15,000	LC	\$15,000	\$2,000	13.33	\$20,662	\$6,245	\$8,755	\$16,629	0.527						
02-007-007-00	10661 N TWIN CREEK RD	04/14/21	\$72,500	WD	\$72,500	\$34,200	47.17	\$98,820	\$33,174	\$39,326	\$72,457	0.543						
02-511-013-20	4141 E JOST DR	09/29/21	\$89,000	WD	\$89,000	\$34,300	38.54	\$98,801	\$36,305	\$52,695	\$68,980	0.764						
02-523-004-60	2176 N KINGS HWY	08/25/22	\$92,900	WD	\$92,900	\$32,600	35.09	\$97,903	\$21,013	\$71,887	\$84,868	0.847						
02-006-004-26	56 E 11 MILE RD	01/25/22	\$195,000	WD	\$195,000	\$68,900	35.33	\$197,407	\$30,586	\$164,414	\$184,129	0.893						
02-534-003-20	507 N KINGS	09/03/21	\$82,500	WD	\$82,500	\$29,300	35.52	\$83,481	\$4,898	\$77,602	\$86,736	0.895						
02-001-020-00	11592 N STATE RD	08/09/21	\$142,000	WD	\$142,000	\$45,800	32.25	\$137,308	\$4,184	\$137,816	\$146,936	0.938						
02-511-018-10		11/10/22	\$295,000	SD	\$295,000	\$0	0.00	\$262,534	\$168,478	\$126,522	\$127,274	0.994						
02-300-006-50	195 E 11 MILE RD	01/23/23	\$94,000	WD	\$94,000	\$25,700	27.34	\$79,235	\$4,256	\$89,744	\$86,183	1.041						
02-001-008-00	5022 E STATE RD	10/11/21	\$75,000	WD	\$75,000	\$16,000	21.33	\$59,619	\$2,310	\$72,690	\$63,255	1.149						
02-517-004-00	1293 E CHICKADEE LN	12/22/22	\$359,900	WD	\$359,900	\$77,200	21.45	\$268,208	\$121,450	\$238,450	\$161,985	1.472						
Totals:											\$1,512,800	\$1,512,800	\$366,000	24.19	\$1,403,978	\$1,079,901	\$1,099,431	0.982
											Sale. Ratio =>	24.19	E.C.F. =>	0.982	Ave. E.C.F. =>	0.915		
											Std. Dev. =>	13.21	Ave. E.C.F. =>	0.915				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.				
02-602-007-00	3434 N KINGS HWY	06/17/21	\$75,000	WD	\$75,000	\$28,200	37.60	\$85,035	\$11,518	\$63,482	\$84,502	0.751				
02-603-003-00	3474 N "B" AVE	10/14/22	\$139,900	WD	\$139,900	\$35,800	25.59	\$122,515	\$3,860	\$136,040	\$136,385	0.997				
02-700-011-00	5286 N TWIN CREEK	05/17/22	\$30,000	WD	\$30,000	\$8,600	28.67	\$25,975	\$4,784	\$25,216	\$24,357	1.035				
02-702-031-00	5263 N MAY	09/24/21	\$150,000	WD	\$150,000	\$38,700	25.80	\$155,235	\$4,732	\$145,268	\$172,992	0.840				
02-702-044-00	1144 E OLD M-63	06/06/22	\$65,000	WD	\$65,000	\$14,600	22.46	\$42,984	\$4,237	\$60,763	\$44,537	1.364				
02-702-058-00	5192 N MAY	09/24/21	\$75,000	WD	\$75,000	\$20,900	27.87	\$56,526	\$6,381	\$68,619	\$57,638	1.191				
43-103-002-00	612 SPRING ST	10/05/22	\$130,000	PTA	\$130,000	\$33,300	25.62	\$141,395	\$4,435	\$125,565	\$153,371	0.819				
43-105-001-01	513 LUTHER	04/18/22	\$78,000	WD	\$78,000	\$25,500	32.69	\$78,668	\$6,060	\$71,940	\$81,308	0.885				
43-211-002-00	711 PINE	01/31/22	\$35,000	WD	\$35,000	\$21,100	60.29	\$49,949	\$6,269	\$28,731	\$50,381	0.570				
43-311-005-00	303 WOLFE ST	05/06/22	\$175,000	WD	\$175,000	\$53,700	30.69	\$114,689	\$22,762	\$152,238	\$138,236	1.101				
Totals:											\$952,900	\$280,400	\$872,971	\$877,862	\$943,707	E.C.F. => 0.930
											Sale. Ratio =>	29.43	Ave. E.C.F. =>	0.955		
											Std. Dev. =>	10.92				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
02-300-019-00	10584 N FORMAN RD	08/14/21	\$69,900	WD	\$69,900	\$35,500	50.79	\$88,812	\$24,534	\$45,366	\$74,138	0.612
43-501-003-00	1023 STATE ST	04/16/21	\$30,000	WD	\$30,000	\$13,400	44.67	\$31,821	\$2,614	\$27,386	\$33,687	0.813
02-603-009-00	3397 N "C" AVE	09/02/21	\$50,000	WD	\$50,000	\$21,500	43.00	\$51,253	\$2,080	\$47,920	\$56,716	0.845
02-008-004-10	1602 E 10 MILE RD	12/15/21	\$50,000	WD	\$50,000	\$17,000	34.00	\$47,803	\$24,580	\$25,420	\$26,785	0.949
02-511-008-25	4914 N KINGS HWY	10/07/22	\$90,000	WD	\$90,000	\$23,600	26.22	\$75,383	\$8,902	\$81,098	\$76,679	1.058
02-001-011-50	5126 E STATE RD	09/26/22	\$35,000	WD	\$35,000	\$7,700	22.00	\$27,351	\$2,288	\$32,712	\$28,908	1.132
02-019-009-50	8613 N BOSS DR	10/22/21	\$35,000	WD	\$35,000	\$11,000	31.43	\$27,375	\$4,417	\$30,583	\$26,480	1.155
Totals:			\$359,900		\$359,900	\$129,700		\$349,798		\$290,485	\$323,394	
						Sale. Ratio =>	36.04			E.C.F. =>	0.898	
						Std. Dev. =>	10.48			Ave. E.C.F. =>	0.938	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
swt dwt												
43-501-003-00	1023 STATE ST.	04/16/21	\$30,000	WD	\$30,000	\$13,400	44.67	\$31,821	\$2,614	\$28,300	\$33,687	0.840
02-603-009-00	3397 N "C" AVE	09/02/21	\$50,000	WD	\$50,000	\$21,500	43.00	\$51,253	\$2,080	\$47,920	\$56,716	0.845
02-008-004-10	1602 E 10 MILE RD	12/15/21	\$50,000	WD	\$50,000	\$17,000	34.00	\$47,803	\$24,580	\$25,420	\$26,785	0.949
02-511-008-25	4914 N KINGS HWY	10/07/22	\$90,000	WD	\$90,000	\$23,600	26.22	\$75,383	\$8,902	\$81,098	\$76,679	1.058
02-001-011-50	5126 E STATE RD	09/26/22	\$35,000	WD	\$35,000	\$7,700	22.00	\$27,351	\$2,288	\$32,712	\$28,908	1.132
02-019-009-50	8613 N BOSS DR	10/22/21	\$35,000	WD	\$35,000	\$11,000	31.43	\$27,375	\$4,417	\$30,583	\$26,480	1.155
Totals:			\$290,000		\$290,000	\$94,200		\$260,986		\$246,033	\$249,256	
							Sale. Ratio =>	32.48			E.C.F. =>	0.987
							Std. Dev. =>	9.00			Ave. E.C.F. =>	0.996