

RESIDENTIAL ECF ANALYSIS

2024 Augusta Township ECF Analysis Residential - Village of Willis

2023 ECF Value: 0.989 2024 ECF Value: 1.12 Suggested ECF: 1.12

Table with 21 columns: 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, S/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value. Includes summary rows for Totals, Sale Ratio, and Std. Deviation.

Analysis: Values in this neighborhood will need to be increased, due to sales in the area. Values will be increased according to this analysis.

2024 Augusta Township ECF Analysis Residential - Stoneham Estates

2023 ECF Value: 1.099 2024 ECF Value: 1.173 Suggested ECF: 1.173

Table with 21 columns: 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, S/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value. Includes summary rows for Totals, Sale Ratio, and Std. Deviation.

Analysis: Analysis shows a consistent need to increase the ECF value for this neighborhood. Values will be increased according to this analysis.

2024 Augusta Township ECF Analysis Residential - Multi Units

2023 ECF Value: 0.857 2024 ECF Value: 1.035 Suggested ECF: 1.035

Table with 21 columns: 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, S/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value. Includes summary rows for Totals, Sale Ratio, and Std. Deviation.

Analysis: Sales show a need to increase the ECF values in this neighborhood. The ECF will be increased to the values suggested by this analysis.

2024 Augusta Township ECF Analysis Residential - LP

2023 ECF Value: 0.873 2024 ECF Value: 0.921 Suggested ECF: 0.921

Table with 21 columns: 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, S/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value. Includes summary rows for Totals, Sale Ratio, and Std. Deviation.

Analysis: Values for this area will be increased according to this analysis. Sales consistently suggest a need to increase the ECF values.

2024 Augusta Township ECF Analysis Residential - D-CO

2023 ECF Value: 0.954 2024 ECF Value: 0.94 Suggested ECF: 0.94

Table with 21 columns: 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, S/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value. Includes summary rows for Totals, Sale Ratio, and Std. Deviation.

Analysis: Analysis shows a need to decrease ECF values in this area. The ECF values will be decreased in accordance with this analysis.

2024 Augusta Township ECF Analysis Residential - CS Med

2023 ECF Value: 1.103 2024 ECF Value: 1.169 Suggested ECF: 1.169

Table with 21 columns: 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, S/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value. Includes summary rows for Totals, Sale Ratio, and Std. Deviation.

Analysis: Sales in this area show a need to increase values for this neighborhood. ECFs will be increased according to this analysis.

2024 Augusta Township ECF Analysis Residential - C-10

2023 ECF Value: 1.007 2024 ECF Value: 1.006 Suggested ECF: 1.006

Table with 21 columns: 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, S/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value. Includes summary rows for Totals, Sale Ratio, and Std. Deviation.

Analysis: Sales in this area show a need to keep ECF values relatively stable in this area. ECF values will be slightly decreased in accordance with this analysis.

2024 Augusta Township ECF Analysis Residential - C Med

2023 ECF Value: 1.047 2024 ECF Value: 1.001 Suggested ECF: 1.001

Table with 21 columns: 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, S/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value. Includes summary rows for Totals, Sale Ratio, and Std. Deviation.

Analysis: Analysis shows a need to increase ECF values for this neighborhood. Values will be increased according to this analysis.

Sales in this area show a need to decrease values for this ECF area. ECFs will be decreased in accordance with this analysis.

2024 Augusta Township ECF Analysis  
Residential - C Large

2023 ECF Value: 0.933  
Suggested ECF: 0.989  
2024 ECF Value: 0.989

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, and other financial metrics. Totals: \$989,500 Sale Price, 39.19 Sale Ratio, 1.63 Std. Dev., 0.989 E.C.F., 0.40350865 Std. Deviation, 3.0537 Coefficient of Var.

Analysis:  
Sales in this neighborhood show a need to increase values for this ECF area. Values will be increased according to this analysis.

2024 Augusta Township ECF Values  
Residential - Bellemeade

2023 ECF Value: 1.006  
Suggested ECF: 1.043  
2024 ECF Value: 1.043

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, and other financial metrics. Totals: \$1,200,000 Sale Price, 47.03 Sale Ratio, 2.42 Std. Dev., 1.043 E.C.F., 0.02152089 Std. Deviation, 1.6019 Coefficient of Var.

Analysis:  
Sales in this area are consistent, as they typically are, and suggest a need to increase ECF values in this neighborhood. ECFs will be increased according to this analysis.

2024 Augusta Township ECF Values  
Residential - BC and B

2023 ECF Value: 0.907  
Suggested ECF: 0.931  
2024 ECF Value: 0.931

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, and other financial metrics. Totals: \$1,050,000 Sale Price, 48.94 Sale Ratio, 2.57 Std. Dev., 0.931 E.C.F., 0.07464952 Std. Deviation, 5.6305 Coefficient of Var.

Analysis:  
Sales in this area show a need to increase the ECF values for this area. ECFs will be increased according to this analysis.

2024 Augusta Township ECF Analysis  
Residential - Augusta Woodlands

2023 ECF Value: 1.076  
Suggested ECF: 1.062  
2024 ECF Value: 1.062

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, and other financial metrics. Totals: \$534,000 Sale Price, 46.67 Sale Ratio, 5.32 Std. Dev., 1.062 E.C.F., 0.24836102 Std. Deviation, 17.2273 Coefficient of Var.

Analysis:  
Although there are only two sales in this area, they both show a consistent sales ratio. ECF values will be adjusted according to this analysis.

AGRICULTURAL ECF ANALYSIS

2024 Augusta Township ECF Analysis  
Agricultural - Improved

2023 ECF Value: 0.949  
Suggested ECF: 0.974  
2024 ECF Value: 0.974

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, and other financial metrics. Totals: \$152,490 Sale Price, 0.00 Sale Ratio, #DIV/0! Std. Dev., 0.974 E.C.F., 0.0000 Coefficient of Var.

Analysis:  
Although there is only one quality sale in this neighborhood, it agrees with county sales and appraisal studies, as well as ECF analysis in surrounding residential areas. This study will be used to set the 2024 ECF.

INDUSTRIAL ECF ANALYSIS

2024 Augusta Township ECF Analysis  
Industrial - Improved

2023 ECF Value: 1.36  
Suggested ECF: 1.01  
ECF Value: 1.010

Table with columns: Community, Parcel Number, Street Add, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, and other financial metrics. Totals: \$39,967,222 Sale Price, 38.18 Sale Ratio, 12.17 Std. Dev., 1.010 E.C.F., 91.5040 Coefficient of Var.

Analysis:  
Due to a lack of industrial sales in Augusta Township over the last few years, sales from neighboring jurisdictions will be used to determine the ECF value for Augusta Township. The range of sales found in the neighboring units reflects the character of Augusta Township's industrial class, containing larger engineering and manufacturing properties, as well as smaller shops. This study presents sales within an acceptable ratio of variation, and this value will be used to set the 2024 Industrial class ECF for Augusta Township.

COMMERIAL ECF ANALYSIS

2024 Augusta Township ECF Analysis  
Commercial - Improved

2023 ECF Value: 0.893  
Suggested ECF: 0.877  
ECF Value: 0.877

Table with columns: Community, Parcel Number, Street Add, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, and other financial metrics. Totals: \$1,932,000 Sale Price, 30.29 Sale Ratio, 10.34 Std. Dev., 0.877 E.C.F., 88.7915 Coefficient of Var.

Analysis:  
Due to a lack of commercial sales in Augusta Township, sales from neighboring areas will be used to determine the appropriate ECF for 2024. The ECF for commercial properties will be reduced in accordance with this analysis.