

What is an Economic Condition Factor?

An Economic Condition Factor (ECF) adjusts the assessor's use of the state mandated cost manual to the local market. The State Tax Commission Assessor's Manual provides costs in which property characteristics are costed out. County multipliers are provided by the State Tax Commission and adjusted annually to reflect change in the market of construction costs by bringing the costs to the County level. ECF's are then analyzed annually and adjusted by the assessor to further improve these costs to our local market.

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Parcel Number	Sale Date	Sale Price	Instr.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre
008-010-100-02	06/24/21	\$1,000,000	WD	\$15,235	\$18,000	\$15,235	5.00	\$3,600
008-002-100-01	07/09/21	\$60,900	WD	\$56,217	\$60,900	\$56,217	19.00	\$3,205
008-023-200-02	11/25/20	\$50,000	WD	\$59,417	\$50,000	\$59,417	20.00	\$2,500
008-033-100-04	03/24/23	\$44,000	WD	\$54,495	\$44,000	\$54,495	21.00	\$2,095
008-015-400-07	09/10/21	\$100,000	WD	\$71,224	\$100,000	\$71,224	25.00	\$4,000
008-022-400-07	04/14/22	\$109,000	WD	\$66,632	\$109,000	\$66,632	30.00	\$3,633
008-023-200-05	08/31/21	\$100,000	WD	\$89,125	\$100,000	\$89,125	30.00	\$3,333
008-013-300-02	10/15/21	\$121,830	WD	\$118,833	\$121,830	\$118,833	40.00	\$3,046
008-022-400-04	01/12/21	\$125,000	WD	\$118,833	\$125,000	\$118,833	40.00	\$3,125
008-025-100-01	08/19/22	\$150,000	WD	\$89,981	\$150,000	\$89,981	40.00	\$3,750
008-003-100-02	12/16/20	\$85,000	WD	\$122,520	\$85,000	\$122,520	42.21	\$2,014
008-006-400-13	05/13/21	\$140,000	WD	\$149,553	\$140,000	\$149,553	55.76	\$2,511
008-024-200-01	07/23/21	\$180,000	WD	\$180,535	\$180,000	\$180,535	60.00	\$3,000
008-019-400-06	10/07/22	\$332,000	MLC	\$167,049	\$252,460	\$167,049	63.48	\$3,977
008-003-200-01	06/24/21	\$1,000,000	WD	\$214,509	\$166,658	\$214,509	72.40	\$2,302
008-003-300-10	06/24/21	\$1,000,000	WD	\$214,509	\$163,116	\$214,509	45.31	\$2,253
008-003-400-02	06/24/21	\$1,000,000	WD	\$214,509	\$144,000	\$214,509	40.00	\$1,989
Totals:		\$5,597,730		\$2,003,176	\$2,009,964	\$2,003,176	649.16	
							\$/ACRE	2,836.33

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
008-015-300-03	2636 E POLK RD	05/17/21	\$270,000	WD	\$243,057	\$26,943	\$97,856	0.275	1,542	\$17.47	RANCH
008-019-100-02	317 E POLK RD	07/27/20	\$280,000	WD	\$63,497	\$216,503	\$252,838	0.856	1,617	\$133.89	RANCH
008-020-200-01	2315 N 128TH AVE	05/06/20	\$270,000	MLC	\$235,253	\$34,747	\$128,225	0.271	2,092	\$16.61	2 STORY
008-022-100-03	2028 N 136TH AVE	05/27/22	\$210,000	WD	\$67,886	\$142,114	\$129,423	1.098	1,584	\$89.72	2 STORY
Totals:			\$1,030,000			\$420,307	\$608,342			\$64.42	
							E.C.F. =>	0.691			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Land Residual	Est. Land Value	Total Acres	Dollars/Acre
008-022-100-06	2028 N 136TH AVE	08/05/22	\$123,000	WD	\$31,307	\$13,679	1.09	\$28,722
008-020-300-04	1814 N 122ND AVE	06/28/21	\$95,000	WD	\$16,630	\$12,503	1.48	\$11,236
008-020-300-04	1814 N 122ND AVE	02/25/22	\$122,000	WD	\$38,553	\$16,189	1.48	\$26,049
008-015-100-07	2477 E TYLER RD	06/25/23	\$123,000	WD	\$82,815	\$16,713	2.50	\$33,126
								\$24,783 0-2.5 ACRES
008-002-400-03	3648 E HARRISON R	06/23/21	\$19,000	WD	\$19,000	\$32,679	2.88	\$6,597
008-025-200-04	4752 E HAZEL RD	10/13/23	\$93,000	WD	\$22,405	\$21,269	5.00	\$4,481
008-034-100-18	2593 E FILMORE RD	11/04/22	\$45,000	WD	\$32,310	\$27,605	5.30	\$6,096
								\$5,725 2.51-9.99 ACRES
008-024-200-02		09/02/22	\$20,000	WD	\$20,000	\$22,610	10.00	\$2,000
008-024-200-03	4785 E POLK RD	09/22/22	\$20,000	WD	\$20,000	\$36,230	10.00	\$2,000
008-029-100-14	1232 N 122ND AVE	12/17/21	\$35,000	MLC	\$17,823	\$34,206	10.00	\$1,782
								\$1,927 10-19.99 ACRES
008-008-100-01	3992 N 120TH AVE	04/13/23	\$100,000	WD	\$62,341	\$135,350	20.00	\$3,117
008-008-100-01	3992 N 120TH AVE	11/08/23	\$110,000	MLC	\$72,341	\$135,350	20.00	\$3,617
008-029-200-03	1431 N 128TH AVE	12/01/23	\$69,900	WD	\$58,077	\$112,809	20.00	\$2,904
								\$3,213 20-28.99 ACRES
008-011-200-01	3695 E HARRISON R	07/21/22	\$110,000	WD	\$104,692	\$102,169	29.00	\$3,610
008-008-400-06	1275 E CLOCK RD	05/05/22	\$300,000	WD	\$224,945	\$106,197	40.00	\$5,624
008-025-200-02	4710 E HAZEL RD	08/16/23	\$260,000	WD	\$162,864	\$103,964	40.00	\$4,072
								\$4,435 29+ ACRES
Totals:			\$1,644,900		\$986,103	\$929,522	218.73	

Parcel Number	Street Address	Sale			Land + Bldg.		Cost Man. \$	E.C.F.	Floor		Building Style
		Date	Sale Price	Instr.	Yard	Residual			Area	\$/Sq.Ft.	
008-020-300-04	1814 N 122ND AVE	06/28/21	\$95,000	WD	\$15,367	\$79,633	\$125,425	0.635	1,656	\$48.09	RANCH
008-025-200-02	4710 E HAZEL RD	08/16/23	\$260,000	WD	\$105,703	\$154,297	\$161,416	0.956	2,736	\$56.40	2 STORY
008-025-200-04	4752 E HAZEL RD	10/13/23	\$93,000	WD	\$21,269	\$71,731	\$117,856	0.609	1,194	\$60.08	2 STORY
008-035-100-05	3571 E FILMORE RD	09/26/22	\$100,000	WD	\$41,432	\$58,568	\$105,109	0.557	1,458	\$40.17	RANCH
Totals:			\$548,000			\$364,229	\$509,807			\$51.18	
								E.C.F. =>	0.714		

Parcel Number	Street Address	Sale			Land + Bldg.		Cost Man. \$	E.C.F.	Floor		Building Style
		Date	Sale Price	Instr.	Yard	Residual			Area	\$/Sq.Ft.	
008-006-400-07	4575 N 120TH AVE	05/23/20	\$36,000	MLC	\$4,192	\$31,808	\$62,331	0.510	1,152	\$27.61	MOBILE
008-019-200-04	2152 N 116TH AVE	03/18/21	\$65,000	WD	\$11,185	\$53,815	\$58,604	0.918	996	\$54.03	MOBILE
008-034-100-18	2593 E FILMORE RD	11/04/22	\$45,000	WD	\$28,756	\$16,244	\$16,298	0.997	1,120	\$14.50	DOUBLE WIDE
Totals:			\$146,000			\$101,867	\$137,233			\$32.05	
								E.C.F. =>	0.742		

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres	Total Acres	Dollars/Acre
008-023-200-02		11/25/20	\$50,000	\$50,000	20.000	20.00	\$2,500
008-003-200-01		06/24/21	\$1,000,000	\$166,658	72.400	72.40	\$2,302
014-07-400-01		07/14/21	\$25,000	\$250,000	100.000	100.00	\$2,500
Totals:			\$1,075,000	\$466,658	192.400	192.40	
					Average Net Acre= 2,425.46		

Sales analyzed throughout county to determine appropriate Value

Parcel Number	Street Address	Sale Date	Sale Price	Bldg. Residual	Cost Man. \$	E.C.F.
008-015-300-03	2636 E POLK RD	05/17/21	\$270,000	\$26,943	\$98,856	0.273
043-405-001-00	First St	06/22/21	\$40,000	\$22,046	\$31,883	0.691
020-363-004-00	3720 W POLK RD	04/07/21	\$55,000	\$21,834	\$39,222	0.557
Totals:			\$365,000	\$70,823	\$169,961	
					E.C.F. => 0.417	

* Sales analyzed throughout county to determine appropriate value*