

03:50 PM

DB: 2023 Climax

Neighborhoods Used: 02176 - EBINGER, 02178 - MAPLE TERRACE, 19176 - VILLAGE OF SCOTTS, 02110 - CLIMAX VILLAGE,  
03426 - SUNNYMEADE

8431 S 36TH ST  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
12-19-165-091 03/10/2022 19176 001 185,000 41,639  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family TWO STORY 45 143,361 129,774 1.105  
!!MULTI-PARCEL SALE!!

8431 S 36TH ST  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
12-19-165-092 03/10/2022 19176 401 185,000 35,784  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family TWO STORY 45 149,216 129,774 1.150  
!!MULTI-PARCEL SALE!!

126 E HANCOCK ST  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
12-02-302-441 02/04/2022 02110 401 148,000 28,480  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family RANCH 70 119,520 140,291 0.852

151 EBINGER AVE  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
12-02-176-260 02/04/2022 02176 401 145,000 21,170  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family RANCH 67 123,830 102,170 1.212

345 S MAIN ST  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
12-02-302-181 08/03/2021 02110 401 115,000 25,197  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1.25-1.75 STORY 70 89,803 115,800 0.775

335 PRAIRIE DR  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
12-02-178-240 06/14/2021 02178 401 255,000 39,191  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family RANCH 85 215,809 276,495 0.781

134 SHELDON ST  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
12-02-160-701 06/10/2021 02110 401 147,000 32,725  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family RANCH 85 114,275 133,025 0.859

120 S CHURCH ST  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
12-02-302-350 05/14/2021 02110 401 158,000 21,258  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family TWO STORY 54 136,742 136,167 1.004

338 PRAIRIE DR  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
12-02-178-100 04/28/2021 02178 401 275,000 47,120  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family RANCH 75 227,880 288,299 0.790

220 N CHURCH ST  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
12-02-160-110 04/02/2021 02110 401 137,500 20,792  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1.25-1.75 STORY 80 116,708 137,359 0.850

313 E MAPLE ST  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
12-02-160-750 01/15/2021 02110 401 107,000 58,291  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family TWO STORY 54 48,709 122,844 0.397

118 WATSON ST  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
12-03-435-300 01/11/2021 02110 401 159,000 22,198  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1.25-1.75 STORY 58 136,802 124,214 1.101

145 N CHURCH ST  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
12-02-160-210 12/28/2020 02110 401 135,000 20,267  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family TWO STORY 49 114,733 106,594 1.076

10/25/2022  
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ECF Analysis for: 12 - CLIMAX TOWNSHIP

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DB: 2023 Climax

Neighborhoods Used: 02176 - EBINGER, 02178 - MAPLE TERRACE, 19176 - VILLAGE OF SCOTTS, 02110 - CLIMAX VILLAGE,  
03426 - SUNNYMEADE

135 SHELDON ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
12-02-160-630           12/15/2020 02110   401           110,000       29,825  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       TWO STORY       59           80,175       107,674       0.745

118 S MAIN ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
12-03-435-280           11/19/2020 02110   401           133,900       45,926  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       TWO STORY       55           87,974       117,929       0.746

230 SNAPDRAGON ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
12-03-430-170           10/27/2020 03426   401           187,900       38,023  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       RANCH           62           149,877       139,290       1.076

329 PRAIRIE DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
12-02-178-270           10/26/2020 02178   401           235,500       41,305  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       RANCH           73           194,195       266,514       0.729

345 E MAPLE ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
12-02-180-020           10/08/2020 02110   401           155,325       28,702  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1.25-1.75 STORY 49           126,623       120,914       1.047

135 W HANCOCK ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
12-03-435-410           08/28/2020 02110   401           141,000       43,054  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       TWO STORY       54           97,946       89,226       1.098



Neighborhoods Used: 02176 - EBINGER, 02178 - MAPLE TERRACE, 19176 - VILLAGE OF SCOTTS, 02110 - CLIMAX VILLAGE,  
03426 - SUNNYMEADE

Show Invalid Data :  
Show Costs and Residuals: X  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): 02176 - EBINGER, 02178 - MAPLE TERRACE, 19176 - VILLAGE OF SCOTTS, 02110 -  
CLIMAX VILLAGE, 03426 - SUNNYMEADE

Max # of Res. Buildings: 30	Minimum E.C.F. (Residential): 0.30
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00