

E.C.F.s for Neighborhood: 101 'AGRICULTURAL'

Residential : 1.040
Town Homes/Duplexes: 1.000
Mobile Homes : 1.050
Agricultural Bldgs : 1.090
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

NO Change - No Sales
~~use same as Ag 101~~

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 102 'AGRICULTURAL VACANT'

Residential : 1.040
Town Homes/Duplexes: 1.000
Mobile Homes : 1.050
Agricultural Bldgs : 1.090
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

NO change - NO Sales
use same as Ag 101

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 201 'COMMERCIAL'

Residential : 1.000
Town Homes/Duplexes: 0.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.680
Industrial Bldgs : 1.000

NO change
NO Sales

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 250 'PERSONAL 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

N/A

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 302 'INDUSTRIAL-CONS. PWR LINE 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

*N/A
vacant land*

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 401 'RESIDENTIAL'

Residential : 1.300 *1.24*
Town Homes/Duplexes: 1.000
Mobile Homes : 1.630 *1.62*
Agricultural Bldgs : 1.210 *1.29*
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: 420 'SUBDIVISIONS'

Residential : 1.170 *1.11*
Town Homes/Duplexes: 1.000
Mobile Homes : 1.570 *1.50*
Agricultural Bldgs : 1.110
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: 450 'WATERFRONT'

Residential : 1.470 1.5
Town Homes/Duplexes: 1.000
Mobile Homes : 1.020
Agricultural Bldgs : 1.320 1.31
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: 550 'UTILITY PERSONAL PROPERTY'

Residential : 1.000 N/A
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: 602 'DEVELOPMENTAL'

Residential : 1.000 N/A
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: 702 'EXEMPT'

Residential : 1.000 N/A
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: 713 'DNR '

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

N/A

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 921 'BLDG ON LEASE LAND'

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

N/A

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 951 'COMMERCIAL FOREST ACT'

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

N/A

(Optional) Gross Rate Multipliers

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

02/11/2024
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ECF Analysis for: 6215 - BRIDGETON TOWNSHIP

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DB: Bridgeton Township 2024

Neighborhoods Used: 101 - AGRICULTURAL, 102 - AGRICULTURAL VACANT

12277 S LUCE AVE

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
21-24-200-004	05/03/2021 101	101	393,300	444,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	45	-38,147	58,683	-0.650
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	-12803	19695	-0.650		

!!MULTI-PARCEL SALE!!



NO Sales

USD	Com	1.6%
	Incl	1.00

x

Neighborhoods Used: 401 - RESIDENTIAL

8321 W 116TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-17-200-066 01/11/2023 401 401 80,000 28,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLEWIDE 47 52,000 54,849 0.948



13910 S MAPLE ISLAND RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-31-100-007 12/27/2022 401 401 87,700 16,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 45 71,700 87,103 0.823



10465 S GREEN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-09-200-022 11/07/2022 401 401 187,000 22,880
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLEWIDE 46 164,120 84,326 1.946



12072 S STONE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-23-100-001 10/28/2022 401 401 345,000 86,586
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 74 258,414 150,999 1.711



12467 S RUNNING DEER LANE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-21-400-019 10/26/2022 401 401 164,000 24,392
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLEWIDE 51 114,651 58,624 1.956
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 24957 12761 1.956



7930 W SOUTH RIVER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-28-100-001 10/18/2022 401 401 296,294 160,576
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 53 135,718 147,638 0.919



12396 S RICH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-24-200-014 10/03/2022 401 401 190,000 24,466
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLEWIDE 47 165,534 56,739 2.917



4855 W 112TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-13-200-057 09/30/2022 401 401 185,000 60,269
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 73 124,731 111,636 1.117



Neighborhoods Used: 401 - RESIDENTIAL

5645 W 118TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 21-14-400-012 09/28/2022 401 343,250 41,788
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MODULAR 93 301,462 202,352 1.490



9631 S WARNER AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 21-02-200-021 09/19/2022 401 150,000 17,249
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home DCUBLEWIDE 47 132,751 55,299 2.401



5719 W 118TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 21-14-400-005 09/07/2022 401 200,000 42,148
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/4 STORY 51 150,626 150,079 1.004
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 7226 7200 1.004



9128 W 104TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 21-07-200-026 07/22/2022 401 205,000 145,395
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 45 53,731 65,295 0.823
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 5874 7139 0.823



5500 W 118TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 21-13-300-013 06/22/2022 401 125,000 24,548
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home DOUBLEWIDE 49 100,452 84,000 1.196



8190 W 116TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 21-17-400-002 06/16/2022 401 140,000 40,520
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 48 99,480 62,338 1.596



8448 W 112TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 21-17-100-017 05/17/2022 401 179,000 12,757
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home DOUBLEWIDE 47 166,243 88,433 1.880
 !!MULTI-PARCEL SALE!!



8910 W 120TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 21-19-200-002 04/11/2022 401 135,000 22,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 89 113,000 95,832 1.179



Neighborhoods Used: 401 - RESIDENTIAL

5764 W FELLOWSHIP
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-11-400-027 03/25/2022 401 401 125,000 24,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLEWIDE 53 101,000 62,893 1.606



6587 W 100TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-03-200-004 03/02/2022 401 401 395,000 160,546
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/4 STORY 53 234,454 109,889 2.134



7120 W 104TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-10-100-002 01/13/2022 401 401 25,000 22,514
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBIL HOME 18 2,486 3,684 0.675



10330 S NORTH RIVER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-01-400-008 12/22/2021 401 401 132,000 30,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLEWIDE 55 102,000 71,060 1.435



Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-09-100-026 11/19/2021 401 401 225,000 54,863
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 49 170,137 69,495 2.448
!!MULTI-PARCEL SALE!!



10513 S HUNTERS LANE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-10-100-038 11/12/2021 401 401 175,000 30,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLEWIDE 55 145,000 80,907 1.792



8485 W 112TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-08-300-019 11/05/2021 401 401 352,500 94,605
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 79 257,895 173,919 1.483
!!MULTI-PARCEL SALE!!



11909 S RICH RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-13-300-037 11/03/2021 401 401 160,000 38,392
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLEWIDE 56 121,608 97,548 1.247



Neighborhoods Used: 401 - RESIDENTIAL

11396 S LEISURE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-15-200-003 10/26/2021 401 401 185,000 120,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 68 65,000 113,894 0.571



10045 S ALLENS LANE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-05-300-016 10/22/2021 401 401 246,000 36,092
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 85 209,908 202,142 1.038



11164 S MAPLE ISLAND RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-07-300-007 10/22/2021 401 401 275,000 32,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 237,820 160,317 1.483
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 4680 3155 1.483



!!MULTI-PARCEL SALE!!

8156 W 116TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-17-400-011 10/22/2021 401 401 159,000 32,679
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLEWIDE 55 126,321 77,646 1.627



6369 W KINGS COURT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-14-100-027 07/30/2021 401 401 214,900 24,262
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 87 190,638 199,964 0.953



7814 W 140TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-33-300-003 06/17/2021 401 401 145,000 60,414
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 58 84,586 61,402 1.378



10455 S HUNTERS LANE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-10-100-030 06/02/2021 401 401 276,000 22,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 79 254,000 200,275 1.268



6153 W PINEHURST LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-02-300-019 05/21/2021 401 401 170,000 52,446
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 58 114,033 131,218 0.869
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 3521 4052 0.869



Neighborhoods Used: 401 - RESIDENTIAL

5919 W 112TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
21-11-400-022	05/19/2021 401	401	71,000	32,840	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBIL HOME	51	38,160	38,446	0.993



12136 S PIKE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
21-19-200-036	04/21/2021 401	401	175,000	20,452	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	83	144,241	138,484	1.042
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	10307	9896	1.042		



Neighborhoods Used: 420 - SUBDIVISIONS

5121 W JACK PINE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
21-13-475-009	12/22/2022 420	401	152,500	10,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	DOUBLEWIDE	49	142,500	84,059	1.695



10295 S OSBORN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
21-02-398-016	11/01/2022 420	401	70,000	20,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MOBIL HOME	46	50,000	35,909	1.392



5052 W 118TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
21-13-475-003	12/10/2021 420	401	180,000	12,309	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	167,691	154,562	1.085



10255 S OSBORN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
21-02-395-005	10/01/2021 420	401	149,900	20,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	DOUBLEWIDE	61	129,900	94,215	1.379



6121 W 104TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
21-02-398-018	05/07/2021 420	401	115,500	13,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	73	102,000	116,671	0.874



Neighborhoods Used: 450 - WATERFRONT

11133 S TALL TREE LANE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-12-400-029 03/06/2023 450 401 155,000 106,704
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 63 47,785 64,797 0.737
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 511 692 0.737



9100 W MAIN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-30-200-006 11/22/2022 450 401 200,000 47,102
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 54 152,898 56,064 2.727



8188 W 112TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-17-200-042 11/16/2022 450 401 203,000 19,805
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 183,195 102,259 1.791



9282 W MAIN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-30-145-014 04/08/2022 450 401 264,800 29,704
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 75 235,096 178,954 1.314



4877 W KNOLLWOOD TRAIL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-12-400-030 11/26/2021 450 401 99,800 20,088
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 64 78,814 50,334 1.566
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 898 574 1.566



5885 W 104TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
21-02-400-018 05/17/2021 450 401 350,000 172,682
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 168,609 124,976 1.349
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 8709 6455 1.349



