

MADISON TOWNSHIP
ECF Analysis of 2023

Residential							Commercial							Industrial						
Calculated ECF			2023				Calculated ECF			2023				Calculated ECF			2023			
ECF	2022	Range	Analysis	# of Sales	Final	comments	ECF	2022	Range	Ave	# of Sales	Final	comments	ECF	2022	Range	Ave	# of Sales	Final	comments
MC2	0.714	.665-.907	0.792	5	0.800	Analyzed within range	211	0.950	-	-	-	-	* Only 2 parcels in table	301	0.620	.69-.808	0.705	1	0.620	Analyzed within range
MD1	0.892	.584-1.891	0.778	67	0.790	Analyzed within range	212	1.011	.168-1.058	1.058	2	1.000	Analyzed within range	Total				1		
MD2	1.180	.147-1.337	0.724	19	1.000	Analyzed within range	214	0.950	0.520	0.520	1	0.940	Analyzed with 212							
MD4	0.78	.554-.96	0.72	6	0.72	Analyzed within range	215	0.967	-	-	-	0.950	Analyzed with 212							
MDA	0.725	.274-1.158	0.725	48	0.720	Analyzed within range	216	0.997	-	-	-	0.970	Analyzed with 218							
MDC	0.767	.776-1.061	0.964	9	0.960	Analyzed within range	218	0.997	.44-2.491	0.846	3	0.970	Analyzed within range							
MDD	0.653	.213-.994	0.660	7	0.660	Analyzed within range	Total				6									
MDH	1.000	.593-1.366	0.837	16	0.850	Analyzed within range														
MDL	0.812	0.970	0.970	1	0.850	Analyzed within range														
MDM	0.850	.74-1.332	0.923	7	0.850	Analyzed within range														
MDN	0.740	0.786	0.786	1	0.790	Analyzed within range														
MDR	0.934	.861-.977	0.865	6	0.940	Analyzed within range														
MDS	0.705	.23-1.474	0.750	4	0.750	Analyzed within range														
MDW	1.000	.682-2.12	0.874	8	0.720	Analyzed within range														
Total				204																

- * Walmart and large retail strip mall only parcels in ECF.
- * ECF not supported with sales. New assessor could not defend.
- * Walmart under Tribunal appeal so assessor did not adjust.
- * Other parcel across from Walmart-assessor did not adjust due to Tribunal appeal.
- * Recent Tribunal decision will force adjustment for 2024.

Key Points:
Analyzed with all sales for total sale count. Assessor only included Arm's Length in final analysis.