

2024 AG ECF

FOR 101 USE

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
4709-01-300-012	6711 CROFOOT RD	12/27/22	\$310,900	WD	03-ARM'S LENGTH	\$310,900	\$129,100	41.52	\$293,063	\$83,204	\$227,696	\$187,040	1.217	1,248	\$182.45	11	7.5640	RANCH	\$66,000	RESIDENTIAL	401	71
4709-02-200-005	7285 MASON RD	08/05/22	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$71,000	44.65	\$155,776	\$54,636	\$104,364	\$77,800	1.341	728	\$143.36	12	4.8435	RANCH	\$54,000	RESIDENTIAL	401	61
4709-02-200-042	270 KERN RD	05/20/22	\$435,500	WD	03-ARM'S LENGTH	\$435,500	\$172,300	39.56	\$394,421	\$84,114	\$351,386	\$276,566	1.271	1,880	\$186.91	11	2.2472	RANCH	\$64,650	RESIDENTIAL	401	66
4709-02-300-002	7533 CROFOOT RD	09/17/21	\$228,300	WD	03-ARM'S LENGTH	\$228,300	\$77,000	33.73	\$178,587	\$60,665	\$167,635	\$117,922	1.422	912	\$183.81	11	12.8571	RANCH	\$50,000	RESIDENTIAL	401	62
4709-02-400-016	7160 CROFOOT RD	05/20/22	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$144,800	42.71	\$327,459	\$70,519	\$268,481	\$229,002	1.172	2,032	\$132.13	11	12.0607	2 STORY	\$66,000	RESIDENTIAL	401	61
4709-02-400-042	1011 KERN RD	08/27/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$125,000	33.78	\$259,826	\$69,715	\$300,285	\$190,111	1.580	1,756	\$171.01	11	28.6520	RANCH	\$67,175	RESIDENTIAL	401	62
4709-03-100-011	8755 W MASON RD	08/13/21	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$178,200	46.30	\$424,182	\$142,236	\$242,664	\$281,946	0.861	1,575	\$154.07	11	43.2329	RANCH	\$66,000	RESIDENTIAL	401	78
4709-03-100-027	8782 CROFOOT RD	04/08/22	\$347,500	WD	03-ARM'S LENGTH	\$347,500	\$148,300	42.68	\$385,183	\$89,232	\$258,268	\$263,771	0.979	1,583	\$163.15	11	31.8867	RANCH	\$66,000	RESIDENTIAL	401	81
4709-03-400-003	815 BULL RUN RD	11/03/22	\$268,200	WD	03-ARM'S LENGTH	\$268,200	\$91,000	33.93	\$204,546	\$54,443	\$213,757	\$133,782	1.598	1,582	\$135.12	11	30.4801	RANCH	\$50,000	RESIDENTIAL	401	61
4709-04-300-006	9795 CROFOOT RD	06/22/21	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$165,300	38.35	\$359,245	\$122,101	\$308,899	\$237,144	1.303	1,567	\$197.13	11	0.9576	RANCH	\$84,333	RESIDENTIAL	401	70
4709-05-300-035	621 ARLENE CT	08/18/22	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$145,600	37.57	\$349,801	\$73,747	\$313,753	\$246,037	1.275	1,624	\$193.20	11	1.7779	RANCH	\$57,120	RESIDENTIAL	401	73
4709-05-300-049	540 S ELLIOTT RD	12/30/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$122,200	48.88	\$262,043	\$66,006	\$183,994	\$196,037	0.939	2,798	\$65.76	11	35.4436	2 STORY	\$60,676	RESIDENTIAL	401	51
4709-06-100-015	244 N KANE RD	04/15/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$81,500	42.89	\$198,400	\$72,194	\$117,806	\$126,206	0.933	1,508	\$78.12	11	35.9562	2 STORY	\$66,000	RESIDENTIAL	401	56
4709-06-100-017	276 N KANE RD	07/11/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$92,100	32.32	\$218,123	\$66,139	\$218,861	\$151,984	1.440	1,134	\$193.00	11	14.7022	RANCH	\$66,000	RESIDENTIAL	401	75
4709-06-300-002	160 N KANE RD	01/23/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$113,000	56.50	\$252,156	\$69,786	\$130,214	\$162,540	0.801	1,884	\$69.12	11	49.1885	RANCH	\$66,000	RESIDENTIAL	401	56
4709-08-100-036	1205 ASHLYN CT	10/13/22	\$502,000	WD	03-ARM'S LENGTH	\$502,000	\$242,100	48.23	\$595,834	\$76,887	\$425,113	\$462,520	0.919	2,230	\$190.63	11	37.3880	2 STORY	\$61,000	RESIDENTIAL	401	78
4709-11-300-013	1501 RIVER BEND DR	07/29/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$122,400	37.66	\$257,468	\$72,063	\$252,937	\$185,405	1.364	1,500	\$168.62	11	7.1236	RANCH	\$53,900	RESIDENTIAL	401	62
4709-11-300-024	7755 LANGE RD	10/17/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$90,800	35.61	\$203,070	\$61,220	\$193,780	\$126,426	1.533	1,248	\$155.27	11	23.9750	2 STORY	\$54,240	RESIDENTIAL	401	68
4709-12-400-046	1550 DUTCHER RD	12/15/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$258,100	64.53	\$548,805	\$87,723	\$312,277	\$461,082	0.677	3,093	\$100.96	12	61.5734	1.5 STORY	\$66,000	RESIDENTIAL	401	79
4709-14-200-002	2000 RIVER BEND DR	04/29/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$247,200	42.62	\$601,948	\$82,961	\$497,039	\$462,555	1.075	3,536	\$140.57	11	21.8454	2 STORY	\$64,735	RESIDENTIAL	401	76
4709-14-300-035	2600 ASTORIA BLVD	09/29/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$132,200	42.65	\$312,141	\$96,479	\$213,521	\$215,662	0.990	1,752	\$121.87	11	30.2932	2 STORY	\$66,000	RESIDENTIAL	401	76
4709-15-100-009	2181 S GREGORY RD	01/03/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$164,100	42.62	\$351,542	\$99,904	\$285,096	\$251,638	1.133	2,280	\$125.04	11	16.0043	2 STORY	\$84,333	RESIDENTIAL	401	71
4709-15-300-005	8768 LAMOREAUX RD	12/10/21	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$89,700	35.60	\$193,321	\$88,134	\$163,866	\$105,187	1.558	1,328	\$123.39	11	26.4850	RANCH	\$85,733	RESIDENTIAL	401	62
4709-15-300-006	8755 W LAMOREAUX RD	10/29/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$40,100	33.42	\$88,111	\$58,130	\$61,870	\$26,532	2.332	980	\$63.13	11	103.8909	MANUFACTURED	\$57,550	RESIDENTIAL	401	46
4709-19-400-017	11299 W COON LAKE RD	04/01/21	\$401,500	WD	03-ARM'S LENGTH	\$401,500	\$142,800	35.57	\$322,057	\$94,201	\$307,299	\$227,856	1.349	2,016	\$152.43	11	5.5650	1.5 STORY	\$85,613	RESIDENTIAL	401	75
4709-20-200-023	10180 W COON LAKE RD	04/26/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$100,600	69.38	\$230,103	\$80,492	\$64,508	\$133,343	0.484	2,154	\$29.95	11	80.9230	2 STORY	\$66,000	RESIDENTIAL	401	45
4709-22-100-007	8888 W COON LAKE RD	06/14/21	\$360,500	WD	03-ARM'S LENGTH	\$360,500	\$108,700	30.15	\$234,680	\$91,982	\$268,518	\$142,698	1.882	1,314	\$204.35	11	58.8718	RANCH	\$84,333	RESIDENTIAL	401	65
4709-22-100-017	8940 W COON LAKE RD	10/28/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$138,600	46.20	\$308,638	\$85,501	\$214,499	\$223,137	0.961	1,770	\$121.19	11	33.1716	RANCH	\$66,000	RESIDENTIAL	401	74
4709-22-200-030	8493 W LAMOREAUX RD	07/29/22	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$189,000	31.55	\$455,883	\$138,093	\$460,907	\$283,235	1.627	1,675	\$275.17	11	33.4290	1.5 STORY	\$87,333	RESIDENTIAL	401	76
4709-22-300-011	3677 GREGORY RD	09/30/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$83,900	35.55	\$177,120	\$77,669	\$158,331	\$99,451	1.592	960	\$164.93	11	29.9046	RANCH	\$67,250	RESIDENTIAL	401	62
4709-24-200-008	6100 W COON LAKE RD	07/25/22	\$493,500	WD	03-ARM'S LENGTH	\$493,500	\$170,500	34.55	\$387,679	\$122,281	\$371,219	\$204,152	1.818	1,784	\$208.08	12	52.5339	RANCH	\$87,333	RESIDENTIAL	401	66
4709-24-300-009	3515 QUAIL CREEK DR	01/27/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$135,300	34.25	\$330,415	\$70,391	\$324,609	\$217,048	1.496	1,614	\$201.12	12	20.2556	1.75 STORY	\$54,240	RESIDENTIAL	401	73
4709-29-400-032	4560 BRADLEY RD	05/27/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$143,600	36.35	\$298,939	\$206,467	\$298,939	\$206,467	1.448	1,452	\$205.88	11	15.4874	RANCH	\$66,000	RESIDENTIAL	401	70
4709-32-200-002	10099 ROBERTS RD	04/20/22	\$613,700	WD	03-ARM'S LENGTH	\$613,700	\$237,400	38.68	\$638,196	\$126,119	\$487,581	\$456,397	1.068	2,731	\$178.54	11	22.4677	1.5 STORY	\$93,069	RESIDENTIAL	401	77
4709-32-201-003	5350 BRADLEY RD	08/12/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$105,800	52.90	\$213,078	\$72,864	\$127,136	\$124,968	1.017	1,248	\$101.87	02	27.5655	MANUFACTURED	\$66,000	RESIDENTIAL	401	63
4709-32-201-008	5080 BRADLEY RD	01/31/22	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$94,700	35.09	\$201,305	\$70,644	\$199,256	\$130,661	1.525	1,612	\$123.61	02	23.1980	RANCH	\$66,000	RESIDENTIAL	401	62
4709-34-200-032	5190 BULL RUN RD	11/22/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$100,500	34.66	\$222,963	\$68,097	\$221,903	\$154,866	1.433	1,336	\$166.10	11	13.9867	1.5 STORY	\$53,900	RESIDENTIAL	401	78
4709-35-100-009	5597 WELLER RD	03/24/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$126,400	33.71	\$291,060	\$134,068	\$240,932	\$139,922	1.722	1,344	\$179.26	11	42.8903	RANCH	\$80,000	RESIDENTIAL	401	61
Totals:			\$12,789,900			#####	\$5,126,900		\$11,755,945		\$9,559,199	\$7,919,096			\$151.32		8.5897					
							Sale. Ratio =>	40.04				E.C.F. =>	1.207		Std. Deviation=>	0.365969707						
							Std. Dev. =>	8.74				Ave. E.C.F. =>	1.293		Ave. Variance=>	28.9521	Coefficient of Var=>	22.3913328				

↓
LV &
outbldgs

↓
dwelling

ECF 1.207
AVG ECF 1.293

Twps as a whole