

ECF - Rural Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-003-010-10	3705 ECKERT RD	01/10/22	\$400,000	WD	24-PARTIAL ASSESSMENT	\$400,000	\$168,200	42.05	\$336,329	\$74,748	\$325,252	\$248,179	1.311
08-003-010-25	3641 ECKERT RD	06/23/21	\$660,000	WD	24-PARTIAL ASSESSMENT	\$660,000	\$377,800	57.24	\$755,622	\$163,098	\$496,902	\$562,167	0.884
08-003-015-00	7440 WOOD SCHOOL RD	08/25/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$114,500	39.50	\$228,979	\$20,617	\$269,283	\$197,687	1.362
08-003-023-00	3510 PARMALEE RD	10/04/22	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$117,000	41.94	\$234,095	\$29,315	\$249,685	\$194,288	1.285
08-004-003-00	288 ECKERT RD	03/24/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$78,600	56.14	\$157,269	\$43,045	\$96,955	\$108,372	0.895
08-005-001-10	7301 SOLOMON RD	09/20/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$152,100	57.40	\$304,177	\$97,296	\$167,704	\$196,282	0.854
08-005-001-50	7299 SOLOMON RD	09/08/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$199,800	43.91	\$399,567	\$166,688	\$288,312	\$220,948	1.305
08-006-011-00	6940 PARMALEE RD	07/22/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$91,700	44.73	\$183,484	\$68,093	\$136,907	\$109,479	1.251
08-006-011-40	7200 ROBERTSON RD	10/19/22	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$152,900	39.01	\$305,806	\$72,923	\$319,077	\$220,952	1.444
08-007-005-00	6968 GARBOW RD	08/09/21	\$220,000	WD	24-PARTIAL ASSESSMENT	\$220,000	\$103,500	47.05	\$206,906	\$54,056	\$165,944	\$145,019	1.144
08-007-005-00	6968 GARBOW RD	10/19/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$103,500	40.59	\$206,906	\$54,056	\$200,944	\$145,019	1.386
08-010-006-00	3192 SISSON RD	11/18/21	\$737,300	WD	24-PARTIAL ASSESSMENT	\$737,300	\$307,900	41.76	\$615,804	\$190,339	\$546,961	\$403,667	1.355
08-011-016-00	2070 SISSON RD	12/03/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$180,100	55.42	\$360,236	\$73,041	\$251,959	\$272,481	0.925
08-012-006-00	6575 HAMMOND RD	03/29/23	\$357,500	MLC	03-ARM'S LENGTH	\$357,500	\$139,900	39.13	\$279,785	\$88,000	\$269,500	\$181,959	1.481
08-012-006-30	6877 HAMMOND RD	07/30/21	\$330,000	WD	24-PARTIAL ASSESSMENT	\$330,000	\$149,000	45.15	\$297,986	\$85,520	\$244,480	\$201,581	1.213
08-015-009-11	5252 WOOD SCHOOL RD	10/13/21	\$284,850	WD	03-ARM'S LENGTH	\$284,850	\$169,300	59.43	\$338,647	\$43,208	\$241,642	\$280,303	0.862
08-015-017-10	5600 ENGLE RD	02/02/22	\$502,501	WD	03-ARM'S LENGTH	\$502,501	\$292,200	58.15	\$584,342	\$181,113	\$321,388	\$382,570	0.840
08-015-021-00	5512 WOOD SCHOOL RD	08/12/22	\$295,000	WD	24-PARTIAL ASSESSMENT	\$295,000	\$140,400	47.59	\$280,879	\$99,293	\$195,707	\$172,283	1.136
08-019-009-00	6710 W BARNUM RD	05/20/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$184,500	38.04	\$369,040	\$119,155	\$365,845	\$237,083	1.543
08-019-009-15	4102 BARNUM MEADOWS DR	08/06/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$135,200	54.08	\$270,438	\$41,830	\$208,170	\$216,896	0.960
08-022-011-00	4962 WOOD SCHOOL RD	10/05/22	\$280,000	WD	25-PARTIAL CONSTRUCTION	\$280,000	\$113,000	40.36	\$226,061	\$86,282	\$193,718	\$132,618	1.461
08-022-020-00	4838 WOOD SCHOOL RD	10/29/21	\$275,000	WD	24-PARTIAL ASSESSMENT	\$275,000	\$120,300	43.75	\$240,556	\$23,725	\$251,275	\$205,722	1.221
08-023-005-50	2746 WING RD	09/02/22	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$286,500	53.85	\$573,095	\$149,327	\$382,673	\$402,057	0.952
08-023-007-00	4504 BUEHLER RD	04/26/21	\$219,000	WD	24-PARTIAL ASSESSMENT	\$219,000	\$116,900	53.38	\$233,765	\$94,581	\$124,419	\$132,053	0.942
08-025-021-00	3324 HAMMOND RD	04/08/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$77,600	45.65	\$155,190	\$55,740	\$114,260	\$94,355	1.211
08-027-001-00	3140 WOOD SCHOOL RD	08/31/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$109,300	43.72	\$218,619	\$54,977	\$195,023	\$155,258	1.256
08-027-014-65	3300 WOOD SCHOOL RD	07/13/22	\$406,000	WD	31-SPLIT IMPROVED	\$406,000	\$182,100	44.85	\$364,157	\$71,588	\$334,412	\$277,580	1.205
08-028-010-63	4224 WOODCHUCK RUN DR	05/31/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$183,800	46.53	\$367,562	\$94,571	\$300,429	\$259,005	1.160
08-030-006-50	6091 W STATE RD	06/29/22	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$115,300	52.43	\$230,563	\$114,024	\$105,876	\$110,568	0.958
08-030-006-52	6005 W STATE RD	10/17/22	\$399,000	WD	25-PARTIAL CONSTRUCTION	\$399,000	\$178,900	44.84	\$357,759	\$54,360	\$344,640	\$287,855	1.197
08-032-011-00	5460 W IRVING RD	11/05/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$169,100	45.70	\$338,261	\$113,897	\$256,103	\$212,869	1.203
08-032-025-00	2610 PINE TRAIL DR	09/30/22	\$465,000	WD	24-PARTIAL ASSESSMENT	\$465,000	\$226,700	48.75	\$453,485	\$152,699	\$312,301	\$285,376	1.094
08-032-025-20	2441 PINE TRAIL DR	09/22/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$165,300	50.86	\$330,590	\$62,550	\$262,450	\$254,307	1.032
08-032-028-41	5589 GRANGE RD	12/09/22	\$319,900	WD	25-PARTIAL CONSTRUCTION	\$319,900	\$136,900	42.79	\$273,798	\$37,332	\$282,568	\$224,351	1.259
08-033-020-40	4543 GRANGE RD	02/27/23	\$484,900	WD	25-PARTIAL CONSTRUCTION	\$484,900	\$219,300	45.23	\$438,665	\$104,295	\$380,605	\$317,239	1.200
08-033-020-70	4576 W STATE RD	07/16/21	\$300,000	WD	25-PARTIAL CONSTRUCTION	\$300,000	\$155,900	51.97	\$311,792	\$31,021	\$268,979	\$266,386	1.010
08-034-006-03	3275 STAGER DR	03/02/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$227,900	51.21	\$455,843	\$132,066	\$312,934	\$307,189	1.019
08-034-008-00	2502 WOOD SCHOOL RD	08/26/22	\$219,000	WD	24-PARTIAL ASSESSMENT	\$219,000	\$80,500	36.76	\$160,999	\$47,283	\$171,717	\$107,890	1.592
08-034-013-10	3956 GRANGE RD	05/24/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$108,200	41.62	\$216,356	\$40,742	\$219,258	\$166,617	1.316
08-035-004-30	2188 BUEHLER RD	05/12/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$135,400	50.15	\$270,753	\$110,491	\$159,509	\$152,051	1.049
08-036-014-00	1175 WILLITTS RD	10/17/22	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$125,900	46.98	\$251,820	\$45,841	\$222,159	\$195,426	1.137
08-036-026-00	1000 WILLITTS RD	04/19/21	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$400,400	65.64	\$800,763	\$271,181	\$338,819	\$502,450	0.674
43-350-050-50	378 SNOWY RIVER DR	09/16/21	\$365,000	WD	24-PARTIAL ASSESSMENT	\$365,000	\$193,200	52.93	\$386,408	\$122,751	\$242,249	\$250,149	0.968
Totals:			\$14,975,751			\$14,975,751	\$7,186,500		\$14,373,157		\$11,138,993	\$9,996,584	
								Sale. Ratio =>	47.99			E.C.F. =>	1.114
								Std. Dev. =>	6.69			Ave. E.C.F. =>	1.152