RURAL RESIDENTIAL ECF TABLES 2025

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.
030-001-100-039-01	10549 W EATON HWY	01/26/23	$142,500	PTA	03-ARM'S LENGTH	$142,500	$48,200	33.82	$121,677	$25,457	$117,043	$84,035	1.393
030-026-200-040-01	9891 HARTEL RD	07/28/22	$285,000	PTA	03-ARM'S LENGTH	$285,000	$0	0.00	$307,321	$76,757	$208,243	$210,025	0.992
030-006-100-060-02	15575 W EATON HWY	07/14/23	$228,000	PTA	03-ARM'S LENGTH	$228,000	$119,600	52.46	$241,420	$51,962	$176,038	$177,206	0.993
030-007-200-003-01	580 E GRAND LEDGE HWY	05/31/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$132,400	52.96	$269,512	$50,620	$199,380	$197,583	1.009
030-023-200-220-00	10711 S HARTEL RD	09/14/22	$60,000	PTA	03-ARM'S LENGTH	$60,000	$17,300	28.83	$59,855	$16,532	$43,468	$42,166	1.031
030-014-400-165-01	11319 HARTEL RD	01/23/23	$212,000	WD	03-ARM'S LENGTH	$212,000	$0	0.00	$218,469	$51,325	$160,675	$149,367	1.076
030-026-400-180-00	9243 HARTEL RD	07/01/22	$400,000	PTA	03-ARM'S LENGTH	$400,000	$159,700	39.93	$400,579	$93,820	$306,180	$284,437	1.076
030-004-100-023-00	13787 W EATON HWY	06/27/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$88,000	48.89	$184,784	$20,404	$159,596	$146,400	1.090
030-009-200-065-00	2736 E GRAND LEDGE HWY	03/25/24	$400,000	PTA	03-ARM'S LENGTH	$400,000	$174,300	43.58	$391,578	$77,692	$322,308	$291,957	1.104
030-024-300-010-00	10442 HARTEL RD	12/21/22	$350,000	PTA	03-ARM'S LENGTH	$350,000	$105,900	30.26	$348,407	$47,771	$302,229	$270,722	1.116
030-024-300-005-00	10462 HARTEL RD	01/13/23	$275,000	PTA	03-ARM'S LENGTH	$275,000	$104,000	37.82	$278,963	$56,419	$218,581	$195,465	1.118
030-005-400-025-00	13320 KENYON RD	01/26/23	$405,000	PTA	03-ARM'S LENGTH	$405,000	$185,600	45.83	$411,857	$41,778	$363,222	$323,213	1.124
030-026-100-015-00	4030 E MT HOPE HWY	12/22/23	$287,000	PTA	03-ARM'S LENGTH	$287,000	$105,600	36.79	$284,684	$26,323	$260,677	$230,311	1.132
030-009-200-045-03	12911 ONEIDA RD	03/03/23	$235,000	PTA	03-ARM'S LENGTH	$235,000	$0	0.00	$236,645	$31,140	$203,860	$179,999	1.133
030-021-400-086-00	10011 ONEIDA RD	09/19/22	$240,000	PTA	03-ARM'S LENGTH	$240,000	$85,500	35.63	$229,998	$44,219	$195,781	$172,650	1.134
030-018-200-100-00	11523 BENTON RD	09/02/22	$269,900	PTA	03-ARM'S LENGTH	$269,900	$108,900	40.35	$255,052	$69,340	$200,560	$170,342	1.177
030-001-100-041-02	10547 W EATON HWY	09/15/22	$190,000	PTA	03-ARM'S LENGTH	$190,000	$76,700	40.37	$184,788	$41,717	$148,283	$124,953	1.187
030-008-300-040-00	12306 BENTON RD	04/19/22	$239,000	PTA	03-ARM'S LENGTH	$239,000	$91,300	38.20	$219,916	$35,855	$203,145	$170,085	1.194
030-035-200-035-00	8863 S HARTEL RD	11/14/22	$181,100	PTA	03-ARM'S LENGTH	$181,100	$65,100	35.95	$170,850	$24,353	$156,747	$129,477	1.211
030-023-200-245-00	10587 HARTEL RD	02/05/24	$240,500	PTA	03-ARM'S LENGTH	$240,500	$78,000	32.43	$227,547	$21,474	$219,026	$179,976	1.217
030-022-400-091-00	3985 E MT HOPE HWY	06/13/22	$190,000	PTA	03-ARM'S LENGTH	$190,000	$61,700	32.47	$179,380	$35,196	$154,804	$127,125	1.218
030-021-200-010-00	2546 E ST JOE HWY	12/05/22	$180,000	PTA	03-ARM'S LENGTH	$180,000	$73,900	41.06	$161,505	$24,673	$155,327	$126,678	1.226
030-025-200-050-00	5892 E MT HOPE HWY	07/27/22	$265,000	PTA	03-ARM'S LENGTH	$265,000	$91,400	34.49	$248,648	$35,667	$229,333	$186,466	1.230
030-005-200-130-01	13530 KENYON RD	06/06/22	$395,000	PTA	03-ARM'S LENGTH	$395,000	$142,600	36.10	$372,547	$101,005	$293,995	$237,155	1.240
030-025-400-130-02	9205 ROYSTON RD	09/26/23	$650,000	PTA	03-ARM'S LENGTH	$650,000	$252,600	38.86	$610,368	$137,243	$512,757	$413,210	1.241
030-008-300-020-00	12380 BENTON RD	04/20/22	$311,000	PTA	03-ARM'S LENGTH	$311,000	$116,400	37.43	$288,524	$39,177	$271,823	$217,770	1.248
030-005-300-058-00	13058 BENTON RD	06/08/22	$255,000	WD	03-ARM'S LENGTH	$255,000	$93,000	36.47	$232,155	$45,590	$209,410	$167,680	1.249
030-021-400-095-00	2865 E MT HOPE HWY	06/09/23	$287,000	PTA	03-ARM'S LENGTH	$287,000	$93,500	32.58	$261,542	$36,928	$250,072	$200,166	1.249
030-007-400-030-00	12443 BENTON RD	04/29/22	$145,000	WD	03-ARM'S LENGTH	$145,000	$58,700	40.48	$137,180	$61,900	$83,100	$65,747	1.264
030-032-100-003-06	8572 N BENTON RD	08/30/23	$181,017	PTA	03-ARM'S LENGTH	$181,017	$0	0.00	$160,314	$36,996	$144,021	$109,736	1.312
030-033-400-040-00	8493 ONEIDA RD	06/17/22	$400,000	WD	03-ARM'S LENGTH	$400,000	$144,400	36.10	$348,071	$54,380	$345,620	$260,507	1.327
030-025-200-085-03	9565 N ROYSTON RD	08/14/23	$250,000	PTA	03-ARM'S LENGTH	$250,000	$0	0.00	$212,444	$37,733	$212,267	$154,612	1.373
030-034-300-010-02	8250 ONEIDA RD	01/18/23	$279,900	PTA	03-ARM'S LENGTH	$279,900	$95,400	34.08	$236,907	$56,351	$223,549	$162,731	1.374
030-007-200-071-00	896 E GRAND LEDGE HWY	07/29/22	$294,000	PTA	03-ARM'S LENGTH	$294,000	$86,200	29.32	$246,558	$52,625	$241,375	$173,459	1.392
030-003-200-034-00	13700 LAWSON RD	08/08/22	$400,000	PTA	03-ARM'S LENGTH	$400,000	$133,600	33.40	$320,973	$58,710	$341,290	$241,114	1.415
030-036-400-050-01	5547 DAVIS HWY	11/21/22	$297,000	PTA	03-ARM'S LENGTH	$297,000	$113,200	38.11	$276,042	$44,373	$252,627	$202,331	1.249
		Totals:	**$9,849,917**			**$9,849,917**	**$3,302,700**		**$9,337,060**		**$8,086,412**	**$6,776,857**	
							Sale. Ratio =>	**33.53**				**E.C.F. =>**	**1.193**
							Std. Dev. =>	**14.40**				**Ave. E.C.F. =>**	**1.198**

Orig ECF	1.165	**Used:**	**1.193**
Orig St Dev	0.176		
Min ECF	0.900		
Max ECF	1.527		

NOT USED

030-027-200-025-02	3976 E MT HOPE HWY	10/21/22	$10,000	PTA	03-ARM'S LENGTH	$10,000	$20,500	205.00	$36,787	$30,900	($20,900)	$8,657	(2.414)
030-003-200-065-00	13795 TALLMAN RD	03/20/23	$47,500	PTA	03-ARM'S LENGTH	$47,500	$25,300	53.26	$45,301	$33,932	$13,568	$16,719	0.812
030-036-300-030-00	8200 HARTEL RD	06/07/22	$200,000	PTA	03-ARM'S LENGTH	$200,000	$120,100	60.05	$286,763	$94,884	$105,116	$174,622	0.602
030-020-100-004-02	1088 E ST JOE HWY	02/13/23	$133,000	PTA	03-ARM'S LENGTH	$133,000	$73,200	55.04	$164,639	$54,569	$78,431	$101,431	0.773
030-020-100-015-00	1200 E ST JOE HWY	01/05/24	$402,000	PTA	03-ARM'S LENGTH	$402,000	$129,400	32.19	$323,580	$109,570	$292,430	$186,908	1.565
030-026-200-020-01	4896 E MT HOPE HWY	12/08/22	$322,200	PTA	19-MULTI PARCEL ARM'S LENGTH	$322,200	$159,300	49.44	$357,050	$88,065	$234,135	$249,722	0.938
030-007-400-040-00	12321 BENTON RD	07/29/22	$200,000	WD	03-ARM'S LENGTH	$200,000	$93,600	46.80	$221,085	$59,427	$140,573	$150,260	0.936
030-016-300-015-00	11344 FEES RD	09/28/23	$210,000	CD	03-ARM'S LENGTH	$210,000	$107,400	51.14	$229,501	$40,761	$169,239	$174,441	0.970