

2024 ECF FOR RURA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
02-002-001-40	11794 N BLAIR RD	06/18/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$181,600
02-002-002-00	4692 E N COUNTY LINE RD	12/21/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$65,100
02-005-012-20	11265 RIVERSIDE DR	03/03/23	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$59,500
02-005-014-40	11345 RIVERSIDE DR	03/10/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,600
02-006-005-00	11500 N STATE RD	08/11/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$56,800
02-006-005-00	11500 N STATE RD	06/14/23	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$71,700
02-007-003-10	10757 N CROSWELL RD	09/23/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$64,200
02-007-004-00	586 E ADAMS RD	07/14/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$33,500
02-012-005-10	10862 N ALLEN RD	08/06/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,900
02-016-006-10	2369 E MC GREGOR RD	03/07/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,100
02-016-006-20	2489 E MC GREGOR RD	04/23/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,400
02-018-046-01	9300 N STATE RD	08/01/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$65,100
02-021-004-10	8651 N BALDWIN RD	05/21/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$48,200
02-021-007-20	2290 E MADISON RD	05/05/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$161,900
02-022-013-20	8410 N BALDWIN RD	03/23/23	\$195,100	WD	03-ARM'S LENGTH	\$195,100	\$80,600
02-024-017-27	5239 E OLIVE RD	06/15/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$108,800
02-024-019-20	5170 E OLIVE RD	06/25/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$148,900
02-030-003-00	7945 N CROSWELL RD	07/29/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$46,200
02-030-004-00	7946 N CROSWELL RD	02/06/23	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$52,700
02-030-034-20	304 E STATE ST	09/22/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$39,200
02-031-021-10	450 E HOFFMAN RD	07/12/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$99,500
02-035-006-00	6564 N CRAPO RD	08/22/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$55,300
Totals:			\$3,780,100			\$3,780,100	\$1,704,800
							Sale. Ratio =>
							Std. Dev. =>

USED 0.976 ECF FOR RESIDENTAL & AG RES

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Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
48.43	\$374,732	\$134,071	\$240,929	\$294,207	0.819	4050
59.18	\$138,664	\$46,107	\$63,893	\$99,524	0.642	4050
36.73	\$121,184	\$17,660	\$144,340	\$111,316	1.297	4050
39.22	\$147,580	\$33,460	\$146,540	\$122,710	1.194	4050
75.73	\$117,607	\$5,850	\$69,150	\$136,622	0.506	4050
54.32	\$151,750	\$5,850	\$126,150	\$156,882	0.804	4050
41.42	\$128,370	\$21,840	\$133,160	\$105,371	1.264	4050
41.88	\$67,051	\$15,000	\$65,000	\$51,485	1.263	4050
51.90	\$90,020	\$34,080	\$65,920	\$68,386	0.964	4050
36.13	\$208,743	\$18,356	\$211,644	\$188,316	1.124	4050
50.33	\$119,551	\$20,063	\$99,937	\$121,623	0.822	4050
62.00	\$132,100	\$29,905	\$75,095	\$101,083	0.743	4050
40.50	\$95,143	\$25,247	\$93,753	\$85,447	1.097	4050
36.38	\$342,519	\$25,357	\$419,643	\$341,034	1.231	4050
41.31	\$167,332	\$21,842	\$173,258	\$156,441	1.107	4050
37.52	\$225,647	\$24,863	\$265,137	\$245,457	1.080	4050
51.34	\$309,225	\$43,876	\$246,124	\$324,388	0.759	4050
36.96	\$95,583	\$5,565	\$119,435	\$110,046	1.085	4050
54.33	\$109,364	\$15,113	\$81,887	\$101,345	0.808	4050
46.12	\$79,621	\$6,555	\$78,445	\$72,271	1.085	4050
45.23	\$201,400	\$39,838	\$180,162	\$159,804	1.127	4050
61.44	\$117,278	\$29,293	\$60,707	\$94,608	0.642	4050
	\$3,540,464		\$3,160,309	\$3,248,366		
45.10				E.C.F. =>	0.973	0.2333684
10.43				Ave. E.C.F. =>	0.976	

IDENTAL