

Rural Residential ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
14-010-001-008-30	16560 BROWNSVILLE ST	08/11/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000
14-010-008-111-10	63144 CROOKED CREEK	08/31/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000
14-010-010-172-20	18694 WILLIAMSVILLE ST	06/09/21	\$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$274,000
14-010-011-184-02	63362 CARVER RD	11/09/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000
14-010-015-263-00	18678 SMITH	04/28/21	\$52,000	WD	03-ARM'S LENGTH	\$52,000
14-010-020-329-00	20155 MT ZION ST	06/11/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000
14-010-028-498-00	66556 ADAMS RD	04/15/21	\$171,000	WD	03-ARM'S LENGTH	\$171,000
14-010-029-530-20	65990 STEWART RD	07/15/22	\$207,000	WD	03-ARM'S LENGTH	\$207,000
Totals:			\$1,315,000			\$1,314,000

Final Conclusion .936

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$199,634	\$65,719	\$229,281	\$212,563	1.079	
\$76,480	\$21,882	\$23,118	\$89,505	0.258	
\$110,135	\$0	\$274,000	\$180,549	1.518	14-010-010-172-00
\$201,700	\$130,415	\$29,585	\$113,151	0.261	
\$47,021	\$29,347	\$22,653	\$28,974	0.782	
\$112,859	\$44,670	\$65,330	\$111,785	0.584	
\$108,551	\$25,063	\$145,937	\$136,866	1.066	
\$134,837	\$12,295	\$194,705	\$178,113	1.093	
\$991,217		\$984,609	\$1,051,506		
			E.C.F. =>	0.910	
			Ave. E.C.F. =>	0.830	