

2024 River Residential ECF

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	
14-034-011-00	9621 NINE MILE BRIDGE RD	05/01/18	\$283,000	03-ARM'S LENGTH	\$283,000	\$64,500	22.79	\$202,810	\$211,690	\$141,550	1.496	
14-121-023-05	2315 STRONACH RD	07/23/20	\$285,000	03-ARM'S LENGTH	\$285,000	\$107,700	37.79	\$285,521	\$183,198	\$197,760	0.926	
14-122-015-30	3740 OLD STRONACH RD	11/30/22	\$700,000	03-ARM'S LENGTH	\$700,000	\$267,100	38.16	\$752,618	\$379,053	\$464,662	0.816	
Totals:			\$1,268,000		\$1,268,000	\$439,300		\$1,240,949	\$773,941	\$803,972		
							Sale. Ratio =>	34.65			E.C.F. =>	0.963
							Std. Dev. =>	8.77			Ave. E.C.F. =>	1.079
											Use	1.079