

2024 Rural 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.	
14-001-009-00	586 HUFF RD	12/08/21	\$135,000	03-ARM'S LENGTH	\$135,000	\$40,400	29.93	\$120,160	\$72,495	\$54,085	1.340	
14-001-014-10	497 HORSESHOE BEND RD	02/25/22	\$72,900	03-ARM'S LENGTH	\$72,900	\$39,300	53.91	\$89,708	\$5,346	\$20,782	0.257	
14-001-027-30	452 HUFF RD	09/28/23	\$629,000	19-MULTI PARCEL AL	\$629,000	\$86,700	13.78	\$179,714	\$552,918	\$99,646	5.549	
14-002-002-30	10918 PINE CREEK RD	11/22/22	\$225,000	03-ARM'S LENGTH	\$225,000	\$95,700	42.53	\$311,783	\$126,637	\$200,206	0.633	
14-002-002-30	10918 PINE CREEK RD	05/16/23	\$301,000	03-ARM'S LENGTH	\$301,000	\$108,900	36.18	\$311,783	\$202,637	\$200,206	1.012	
14-002-002-35	10856 PINE CREEK RD	01/14/22	\$123,000	03-ARM'S LENGTH	\$123,000	\$31,700	25.77	\$140,000	\$46,897	\$59,941	0.782	
14-005-002-00	7719 GUENTHARDT RD	04/26/21	\$192,000	03-ARM'S LENGTH	\$192,000	\$87,300	45.47	\$221,264	\$138,870	\$157,724	0.880	
14-005-011-30	486 SKOCELAS RD	08/11/22	\$385,000	19-MULTI PARCEL AL	\$385,000	\$87,000	22.60	\$292,910	\$268,751	\$169,866	1.582	
14-005-019-00	7488 PINE CREEK RD	08/10/22	\$102,900	03-ARM'S LENGTH	\$102,900	\$32,900	31.97	\$120,168	\$68,664	\$77,837	0.882	
14-006-007-00	6856 PINE CREEK RD	08/11/21	\$189,500	03-ARM'S LENGTH	\$189,500	\$69,200	36.52	\$188,643	\$118,377	\$110,244	1.074	
14-008-007-00	265 TERPAK RD	03/07/22	\$465,000	03-ARM'S LENGTH	\$465,000	\$144,600	31.10	\$475,879	\$380,119	\$366,790	1.036	
14-008-019-00	7043 PINE CREEK RD	09/28/22	\$174,000	03-ARM'S LENGTH	\$174,000	\$43,100	24.77	\$137,513	\$125,062	\$83,091	1.505	
14-008-029-00	818 SKOCELAS RD	03/02/23	\$94,000	03-ARM'S LENGTH	\$94,000	\$30,800	32.77	\$87,143	\$70,350	\$59,562	1.181	
14-008-032-10	7794 CABERFAE HWY	07/27/21	\$104,500	19-MULTI PARCEL AL	\$104,500	\$56,400	53.97	\$135,547	\$67,730	\$94,978	0.713	
14-009-001-00	8811 PINE CREEK RD	04/21/21	\$343,900	03-ARM'S LENGTH	\$343,900	\$114,700	33.35	\$294,980	\$168,639	\$108,441	1.555	
14-009-033-00	8493 KING RD	03/11/22	\$94,900	03-ARM'S LENGTH	\$94,900	\$31,900	33.61	\$99,783	\$50,579	\$50,237	1.007	
14-011-001-05	10775 PINE CREEK RD	05/19/21	\$250,000	03-ARM'S LENGTH	\$250,000	\$113,600	45.44	\$283,663	\$171,533	\$192,492	0.891	
14-011-015-00	10432 BIG BUCK DR	07/14/23	\$153,000	19-MULTI PARCEL AL	\$153,000	\$42,300	27.65	\$85,735	\$109,850	\$40,947	2.683	
14-018-005-00	1718 MARZINSKI RD	08/20/21	\$210,000	03-ARM'S LENGTH	\$210,000	\$56,900	27.10	\$158,768	\$117,476	\$60,004	1.958	
14-020-004-45	7079 STEINBERG RD	07/15/21	\$150,000	03-ARM'S LENGTH	\$150,000	\$83,000	55.33	\$209,039	\$89,063	\$138,932	0.641	
14-026-008-00	3601 MADISON RD	11/19/21	\$135,000	03-ARM'S LENGTH	\$135,000	\$59,200	43.85	\$150,599	\$81,587	\$91,169	0.895	
14-027-001-10	4102 SKOCELAS RD	07/21/23	\$300,000	03-ARM'S LENGTH	\$300,000	\$79,100	26.37	\$245,905	\$242,209	\$176,467	1.373	
14-029-009-10	7140 SIX MILE BRIDGE RD	09/30/22	\$237,500	03-ARM'S LENGTH	\$237,500	\$47,100	19.83	\$217,962	\$159,193	\$131,008	1.215	
14-029-018-00	7504 SIX MILE BRIDGE RD	10/29/21	\$230,000	19-MULTI PARCEL AL	\$230,000	\$31,500	13.70	\$244,511	\$137,534	\$146,197	0.941	
14-029-018-00	7504 SIX MILE BRIDGE RD	12/28/21	\$250,000	19-MULTI PARCEL AL	\$250,000	\$31,500	12.60	\$244,511	\$157,534	\$146,197	1.078	
14-114-002-00	4765 CABERFAE HWY	05/05/22	\$170,000	03-ARM'S LENGTH	\$170,000	\$57,300	33.71	\$174,882	\$141,706	\$137,512	1.030	
14-114-005-00	1288 CLAYBANK RD	07/28/21	\$501,500	03-ARM'S LENGTH	\$501,500	\$139,500	27.82	\$586,664	\$350,535	\$408,723	0.858	
14-115-005-20	3104 STEINBERG RD	02/28/22	\$260,000	03-ARM'S LENGTH	\$260,000	\$64,800	24.92	\$244,764	\$206,600	\$173,337	1.192	
14-121-009-10	2475 STEINBERG RD	04/13/21	\$178,000	03-ARM'S LENGTH	\$178,000	\$75,500	42.42	\$211,721	\$154,445	\$176,516	0.875	
14-122-013-20	3202 OLD STRONACH RD	11/12/21	\$223,000	03-ARM'S LENGTH	\$223,000	\$64,800	29.06	\$247,261	\$170,385	\$182,595	0.933	
14-136-006-40	5029 SOUTH COUNTY LINE RD	10/20/21	\$283,000	03-ARM'S LENGTH	\$283,000	\$126,700	44.77	\$323,127	\$259,730	\$281,292	0.923	
14-136-006-40	5029 SOUTH COUNTY LINE RD	10/20/23	\$291,000	03-ARM'S LENGTH	\$291,000	\$148,800	51.13	\$323,127	\$267,730	\$281,292	0.952	
<b>Totals:</b>			<b>\$7,453,600</b>		<b>\$7,453,600</b>	<b>\$2,322,200</b>		<b>\$7,159,217</b>	<b>\$5,281,181</b>	<b>\$4,678,319</b>		
							<b>Sale. Ratio =&gt;</b>	<b>31.16</b>			<b>E.C.F. =&gt;</b>	<b>1.129</b>
							<b>Std. Dev. =&gt;</b>	<b>11.71</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.232</b>
											<b>Use</b>	<b>1.232</b>