

ECF Branch Township Single Famile ECF 1.425

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
002-102-018-00		11/10/23	\$354,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$354,000	\$144,500	40.82	\$288,825	\$59,821	\$294,179	\$172,964	1.701	SINGLE FAMILY
002-016-093-00	6728 E FIRST ST	12/22/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$84,200	49.53	\$168,323	\$21,232	\$148,768	\$111,096	1.339	SINGLE FAMILY
002-004-035-10	6881 E BOCKSTANZ RD	09/19/24	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$147,000	50.52	\$293,920	\$30,350	\$260,650	\$199,071	1.309	SINGLE FAMILY
002-004-035-10	6881 E BOCKSTANZ RD	05/06/25	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$156,700	52.03	\$317,369	\$32,814	\$272,186	\$195,168	1.395	SINGLE FAMILY
002-015-099-00	119 N JACKPINE RD	06/05/25	\$90,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$90,000	\$50,600	56.22	\$101,234	\$18,593	\$71,407	\$56,681	1.260	SINGLE FAMILY
<b>Totals:</b>						<b>\$1,210,000</b>	<b>\$585,000</b>		<b>\$1,169,671</b>		<b>\$1,047,190</b>	<b>\$734,980</b>		
							<b>Sale. Ratio =&gt;</b>	<b>48.35</b>					<b>E.C.F. =&gt;</b>	<b>1.425</b>
							<b>Std. Dev. =&gt;</b>	<b>5.65</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.401</b>