

ECF Branch Township Single Family ECF 1.348

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.	Floor Area	Building Style	Land Table
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	1,127	SINGLE FAMILY	RESIDENTIAL
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	1,150	SINGLE FAMILY	RESIDENTIAL
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	1,440	SINGLE FAMILY	RESIDENTIAL
002-004-035-10	6881 E BOCKSTANZ RD	05/06/25	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$158,700	52.03	\$317,369	\$32,814	\$272,186	\$195,168	1.395	1,440	SINGLE FAMILY	RESIDENTIAL
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	960	SINGLE FAMILY	RESIDENTIAL
002-016-116-50	232 S GIBSON RD	02/12/25	\$183,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$183,000	\$105,800	57.81	\$211,537	\$16,271	\$166,729	\$133,927	1.245	1,144	SINGLE FAMILY	RESIDENTIAL
002-016-116-51	232 S GIBSON RD	02/12/25	\$183,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$183,000	\$105,800	57.81	\$211,537	\$16,271	\$166,729	\$133,927	1.245	1,144	SINGLE FAMILY	RESIDENTIAL
002-750-024-00	8361 E JOHNSON RD	04/21/25	\$170,300	WD	03-ARM'S LENGTH	\$170,300	\$107,200	62.95	\$214,386	\$14,373	\$155,927	\$137,183	1.137	1,275	SINGLE FAMILY	SUB LOTS
<b>Totals:</b>						<b>\$1,746,300</b>	<b>\$903,800</b>		<b>\$1,807,131</b>		<b>\$1,536,575</b>	<b>\$1,140,017</b>				

E.C.F. => 1.348  
 Ave. E.C.F. => 1.329

Sale. Ratio => 51.76  
 Std. Dev. => 6.78