

Residential E.C.F.

2025 Assessment Roll Sales Study from 4/1/2023-3/31/2025

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Table
005-032-018-70	5/19/2023	\$180,000	WD	03-ARM'S LENGTH	~	\$109,800	61	\$103,852	\$62,565	\$117,435	\$39,699	2.958	RURAL
005-031-006-00	10/13/2023	\$215,000	WD	03-ARM'S LENGTH	~	\$59,500	27.67	\$160,546	\$5,673	\$209,327	\$148,916	1.406	RURAL
005-126-020-00	8/21/2023	\$491,200	WD	03-ARM'S LENGTH	~	\$288,400	58.71	\$616,102	\$124,020	\$367,180	\$473,156	0.776	RURAL
006-168-006-00	8/17/2023	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$25,300	29.08	\$58,510	\$15,547	\$71,453	\$40,152	1.78	RURAL
006-265-016-00	3/8/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$76,800	24.77	\$192,456	\$32,232	\$277,768	\$149,742	1.855	RURAL
TOTALS => ~		\$1,283,200	~	~	\$397,000	\$559,800	~	\$1,131,466	~	\$1,043,163	\$851,666	~	~
Sale. Ratio => 1/30/2000		~	Std. Dev. =>		8.504033659	~	E.C.F. => 1.225		~	Ave. E.C.F. => 1.329		~	~