

Timbercutover/Residential E.C.F.

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

(*Mastodon has 6 parcels in Timbercutover with buildings - these will be removed in 2026 and put in the residential ECF class)

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.
005-031-006-00	10/13/23	\$215,000	WD	03-ARM'S LENGTH	~	\$59,500	27.67	\$160,546	\$5,673	\$209,327	\$148,916	1.406
005-032-008-10	07/17/23	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$101,800	24.24	\$247,551	\$61,624	\$358,276	\$224,008	1.599
006-168-006-00	08/17/23	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$25,300	29.08	\$58,510	\$15,547	\$71,453	\$40,152	1.780
006-256-011-00	03/23/23	\$563,000	WD	03-ARM'S LENGTH	\$563,000	\$170,300	30.25	\$770,744	\$62,156	\$500,844	\$527,223	0.950
~	Totals:	\$1,284,900	~	~	\$1,069,900	\$356,900	~	\$1,237,351	~	\$1,139,900	\$940,300	~
~	~	~	~	~	~	Sale. Ratio =>	33.36	~	~	~	E.C.F. =>	1.212
~	~	~	~	~	~	~	~	~	~	~	Ave. E.C.F. =>	1.213