

ECF ANALYSIS - MOBILE HOMES - HOME TOWNSHIP/VILLAGE OF EDMORE 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
012-003-006-12	11685 DEJA RD	09/30/24	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$62,200	42.60	\$141,036	\$17,230	\$128,770	\$117,889	1.092	1,016	\$126.74	RRP	4.9755	DOUBLE WIDE	\$17,230		RURAL RESIDENTIAL PARCELS	401	53	
012-004-008-20	11778 WYMAN RD	08/04/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$49,200	28.11	\$129,214	\$25,971	\$149,029	\$96,760	1.540	1,328	\$112.22	RRP	39.8140	DOUBLE WIDE	\$23,480		RURAL RESIDENTIAL PARCELS	401	51	
012-012-002-40	5751 YANKEE RD	08/16/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$82,400	29.43	\$243,374	\$68,299	\$211,701	\$164,082	1.290	1,248	\$169.63	RRP	14.8168	DOUBLE WIDE	\$62,400		RURAL RESIDENTIAL PARCELS	401	75	
012-017-014-00	9550 PEOPLES RD	06/13/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$80,000	42.11	\$206,454	\$62,734	\$127,266	\$138,362	0.920	1,728	\$73.65	RRP	22.2244	DOUBLE WIDE	\$62,176		RURAL RESIDENTIAL PARCELS	401	65	
012-025-007-50	5700 HC - EDMORE RD	02/14/25	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$66,800	37.11	\$178,106	\$18,560	\$161,440	\$149,528	1.080	1,500	\$107.63	RRP	6.2384	DOUBLE WIDE	\$11,000		RURAL RESIDENTIAL PARCELS	401	68	
012-025-072-00	5043 JAMES HUNT DR	08/04/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$123,900	46.75	\$279,559	\$33,255	\$231,745	\$268,965	0.862	3,388	\$68.40	RRP	28.0433	SINGLE WIDE	\$29,240		RURAL RESIDENTIAL PARCELS	401	73	
012-027-022-00	7066 NEFF RD	07/30/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$54,300	31.03	\$152,139	\$9,460	\$165,540	\$134,261	1.233	1,668	\$99.24	RRP	9.0924	DOUBLE WIDE	\$9,460		RURAL RESIDENTIAL PARCELS	401	70	
041-190-013-01	532 S SECOND ST	08/07/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$41,700	26.06	\$153,543	\$22,647	\$137,353	\$122,677	1.120	1,456	\$94.34	VRES	2.2416	DOUBLE WIDE	\$18,746			401	70	
Totals:			\$1,571,000			\$1,571,000	\$560,500		\$1,483,425		\$1,312,844	\$1,192,522			\$106.48		4.1154							
								Sale. Ratio =>	35.68					E.C.F. =>	1.101	Std. Deviation=>		0.215022						
								Std. Dev. =>	7.78					Ave. E.C.F. =>	1.142	Ave. Variance=>		15.9308	Coefficient of Var=>		13.94929893			

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2026

ANALYZED 1.101
UTILIZED 1.101