

VILLAGE ECF - HOME TOWNSHIP/VILLAGE OF EDMORE 2025																							
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	Property Class	Building Depr.	
041-163-001-01	410 S FIRST ST	03/23/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$65,100	42.00	\$173,008	\$36,030	\$118,970	\$212,699	0.559	1,500	\$79.31	VRES	30.6442	RANCH	\$14,190		401	76	
041-153-002-00	305 W MAIN ST	05/24/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$48,100	64.13	\$82,530	\$15,591	\$59,409	\$103,943	0.572	1,000	\$59.41	VRES	39.1166	RANCH	\$15,127		401	67	
041-629-009-00	1592 HC - EDMORE RD	06/08/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$36,100	34.06	\$110,383	\$27,942	\$78,058	\$128,014	0.610	1,040	\$75.06	VLS	3.1008	RANCH	\$11,959		401	71	
041-080-269-00	417 E PINE ST	11/09/23	\$83,500	WD	03-ARM'S LENGTH	\$83,500	\$40,100	48.02	\$85,791	\$15,127	\$68,373	\$109,727	0.623	1,310	\$52.19	VRES	18.2985	1+ TO 1.75 STY	\$15,127		401	71	
041-450-066-01	123 N ELEVENTH ST	12/28/23	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$34,000	40.05	\$85,261	\$20,068	\$64,832	\$101,231	0.640	937	\$69.19	VRES	19.9485	BUNGALOW	\$15,127		401	67	
041-500-011-00	503 W PINE ST	07/15/23	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$30,300	31.93	\$95,282	\$19,133	\$75,767	\$118,244	0.641	874	\$86.69	VRES	19.9149	RANCH	\$15,127		401	51	
041-161-005-01	320 W FORREST ST	06/30/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$47,300	30.32	\$156,320	\$29,570	\$126,430	\$196,817	0.642	1,248	\$101.31	VRES	35.2675	RANCH	\$11,047		401	81	
041-400-056-02	117 CHARLOTTE ST	12/06/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$63,100	33.21	\$176,458	\$25,488	\$164,512	\$234,425	0.702	1,232	\$133.53	VRES	18.6664	RANCH	\$15,623		401	61	
041-620-005-01	104 W MAIN ST	03/22/24	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$96,400	42.28	\$207,989	\$10,743	\$217,257	\$306,283	0.709	2,169	\$100.16	VRES	12.6771	2 STORY	\$27,196		401	78	
041-628-036-01	621 S FIFTH ST	11/02/22	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$19,200	34.29	\$54,419	\$42,120	\$13,880	\$19,098	0.727	0	#DIV/0!	VLS	10.9322		\$15,591		401	82	
041-300-012-00	416 CRESCENT DR	07/29/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$54,200	30.97	\$157,812	\$24,220	\$150,780	\$207,441	0.727	1,344	\$112.19	VRES	23.8452	RANCH	\$15,623		401	76	
041-080-283-00	312 S SECOND ST	06/03/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$18,900	26.25	\$64,903	\$14,543	\$57,457	\$78,199	0.735	596	\$96.40	VRES	73.4756	RANCH	\$21,534		401	88	
041-080-263-50	225 S THIRD ST	09/13/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$46,100	21.44	\$176,858	\$16,619	\$198,381	\$248,818	0.797	2,150	\$92.27	VRES	79.7293	1+ TO 1.75 STY	\$15,227		401	69	
041-629-004-00	1644 HC - EDMORE RD	06/14/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$37,700	26.93	\$118,573	\$33,206	\$106,794	\$132,557	0.806	1,029	\$103.78	VLS	4.4550	BUNGALOW	\$15,227		401	69	
041-400-046-00	490 CHARLOTTE ST	04/20/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$53,100	27.51	\$153,212	\$19,830	\$173,170	\$207,115	0.836	2,098	\$82.54	VRES	15.8944	RANCH	\$22,022		401	76	
041-100-017-00	606 W HOME ST	09/12/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$41,500	25.00	\$134,552	\$31,180	\$134,820	\$160,516	0.840	1,322	\$101.98	VRES	83.9919	RANCH	\$28,330		401	62	
041-160-005-00	228 W FORREST ST	06/27/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$35,800	23.88	\$118,790	\$20,172	\$129,728	\$153,134	0.847	1,300	\$99.79	VRES	84.7156	RANCH	\$18,974		401	71	
041-400-023-00	126 JOHNSON ST	09/23/23	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$52,300	24.90	\$161,836	\$11,406	\$198,594	\$233,587	0.850	1,700	\$116.82	VRES	4.4087	RANCH	\$18,974	041-400-024-00	401	76	
041-300-002-00	415 CRESCENT DR	09/27/22	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$46,100	26.96	\$132,057	\$18,974	\$152,026	\$175,595	0.866	1,556	\$97.70	VRES	86.5778	RANCH	\$11,406		401	77	
041-080-245-00	310 E GILSON ST	08/09/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$33,900	17.84	\$141,630	\$14,190	\$175,810	\$197,888	0.888	2,796	\$62.88	VRES	88.8431	2 STORY	\$15,623		401	81	
041-080-248-00	216 E GILSON ST	02/09/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$45,400	27.52	\$124,812	\$22,422	\$142,578	\$158,991	0.897	1,056	\$135.02	VRES	89.6770	RANCH	\$19,134		401	89	
041-600-041-50	502 E FORREST ST	07/18/22	\$90,600	WD	03-ARM'S LENGTH	\$90,600	\$23,300	25.72	\$67,616	\$9,615	\$80,985	\$90,064	0.899	670	\$120.87	VRES	18.2142	RANCH	\$20,068		401	66	
041-162-001-00	403 W PINE ST	12/21/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$34,800	29.00	\$90,071	\$21,030	\$98,970	\$107,207	0.923	1,232	\$80.33	VRES	92.3171	RANCH	\$15,227		401	79	
041-080-286-00	305 S FIRST ST	12/09/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$32,800	25.23	\$93,321	\$15,623	\$114,377	\$120,649	0.948	1,830	\$62.50	VRES	94.8014	FARMHOUSE	\$20,068		401	79	
041-080-021-00	314 NORTH ST	09/15/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$42,600	25.06	\$120,363	\$20,068	\$149,932	\$155,738	0.963	1,104	\$135.81	VRES	96.2722	RANCH	\$12,351		401	86	
041-600-026-50	219 S FIFTH ST	03/29/23	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$21,800	22.71	\$69,469	\$16,293	\$79,707	\$82,571	0.965	642	\$124.15	VRES	96.5310	RANCH	\$9,615		401	66	
041-080-262-00	226 S THIRD ST	09/29/23	\$123,500	WD	03-ARM'S LENGTH	\$123,500	\$31,700	25.67	\$86,799	\$15,724	\$107,776	\$110,365	0.977	856	\$125.91	VRES	97.6542	RANCH	\$9,570		401	75	
041-540-037-00	201 CENTER ST	08/14/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$41,900	19.49	\$150,771	\$32,943	\$182,057	\$182,963	0.995	1,188	\$153.25	VRES	99.5050	RANCH	\$42,120		401	0	
041-080-267-50	227 S FOURTH ST	11/17/23	\$151,003	WD	03-ARM'S LENGTH	\$151,003	\$38,500	25.50	\$96,049	\$15,127	\$135,876	\$125,655	1.081	1,350	\$100.65	VRES	108.1339	1+ TO 1.75 STY	\$32,408		401	76	
041-162-001-00	403 W PINE ST	09/22/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$39,900	27.52	\$90,071	\$21,030	\$123,970	\$107,207	1.156	1,232	\$100.63	VRES	115.6366	RANCH	\$18,680		401	78	
Totals:			\$4,317,303			\$4,317,303	\$1,252,000		\$3,577,006		\$3,681,276	\$4,566,738			#DIV/0!		0.7955						
								Sale. Ratio =>	29.00					E.C.F. =>	0.806	Std. Deviation=>	0.15373796						
								Std. Dev. =>	9.40					Ave. E.C.F. =>	0.814	Ave. Variance=>	55.4415	Coefficient of Var=>	68.10482455				

HOME TOWNSHIP 2025
VILLAGE OF EDMORE
VILLAGE ECF

UTILIZED 0.806
ANALYZED 0.806