

RURAL RESIDENTIAL & AGRICULTURAL ECF - HOME TOWNSHIP 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	Use Code	Land Value	Other Parcels in Sale	Property Class	Building Depr.
012-032-007-00	6890 PEOPLES RD	08/11/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$114,700	54.62	\$236,172	\$62,400	\$147,600	\$191,801	0.770	2,040	\$72.35	RRP	5.6239	RANCH		\$171,969		401	67
012-030-029-20	737 DEANER RD	06/02/22	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$136,700	46.66	\$325,654	\$106,000	\$187,000	\$242,444	0.771	2,216	\$84.39	RRP	10.1041	FARMHOUSE		\$11,780		401	58
012-005-010-10	1196 N COUNTY LINE RD	10/22/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$187,400	41.64	\$501,246	\$107,984	\$342,016	\$434,064	0.788	1,662	\$205.79	RRP	78.7939	1+ TO 1.75 STY		\$214,896		401	97
012-031-010-01	6600 N SHERIDAN RD	06/03/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$48,300	42.00	\$129,271	\$10,120	\$104,880	\$131,513	0.797	1,360	\$77.12	RRP	7.6802	RANCH		\$105,000		401	82
012-026-004-11	7721 CEDAR LAKE RD	07/01/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$107,600	42.20	\$286,490	\$17,125	\$237,875	\$297,312	0.800	1,748	\$136.08	RRP	16.1600	1+ TO 1.75 STY		\$69,232		401	70
012-025-008-00	5599 HC - EDMORE RD	03/13/23	\$191,200	WD	03-ARM'S LENGTH	\$191,200	\$110,100	57.58	\$205,483	\$44,162	\$147,038	\$178,059	0.826	2,132	\$68.97	RRP	85.3511	RANCH		\$24,240		401	70
012-005-002-00	1964 N COUNTY LINE RD	05/01/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$110,100	55.05	\$216,052	\$32,481	\$167,519	\$202,617	0.827	1,624	\$103.15	RRP	82.6777	RANCH		\$23,960		401	86
012-032-005-00	1500 DEANER RD	12/30/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$157,800	39.45	\$419,168	\$173,506	\$226,494	\$271,150	0.835	1,584	\$142.99	AGRI	7.2893	RANCH		\$18,900		401	64
012-007-003-10	520 CUTLER RD	06/20/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$81,300	50.81	\$170,037	\$29,876	\$130,124	\$154,703	0.841	1,680	\$77.45	RRP	84.1121	1+ TO 1.75 STY		\$17,650		401	69
012-027-024-40	7411 DEJA RD	10/05/23	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$75,400	46.83	\$167,077	\$9,680	\$151,320	\$173,727	0.871	1,232	\$122.82	RRP	15.1436	RANCH		\$24,640		401	59
012-017-016-11	1391 EDGAR RD	11/10/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$58,700	33.54	\$180,716	\$26,799	\$148,201	\$169,886	0.872	1,388	\$106.77	RRP	87.2354	1+ TO 1.75 STY		\$10,120		401	45
012-011-009-10	4513 YANKEE RD	03/27/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$60,700	46.69	\$134,288	\$11,780	\$118,220	\$135,219	0.874	1,600	\$73.89	RRP	87.4288	RANCH		\$5,500		401	66
012-025-071-00	7120 CEDAR LAKE RD	01/24/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$80,300	48.67	\$164,641	\$16,889	\$148,111	\$163,082	0.908	1,472	\$100.62	RRP	0.1366	RANCH		\$6,710		401	61
012-036-016-00	5669 LAKE MONTCALM RD	01/22/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$98,600	39.44	\$248,429	\$31,058	\$218,942	\$239,924	0.913	2,000	\$109.47	RRP	7.8450	RANCH		\$11,360		401	68
012-022-024-01	3141 HC - EDMORE RD	03/27/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$123,400	41.13	\$297,415	\$28,204	\$271,796	\$297,142	0.915	2,260	\$120.26	RRP	91.4700	RANCH		\$17,125		401	81
012-031-010-01	6600 N SHERIDAN RD	12/08/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,700	40.52	\$129,271	\$10,120	\$124,880	\$131,513	0.950	1,360	\$91.82	RRP	18.1113	RANCH		\$20,640		401	76
012-022-027-11	3363 HC - EDMORE RD	03/08/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,300	37.39	\$171,051	\$25,448	\$154,552	\$160,710	0.962	1,672	\$92.44	RRP	96.1684	RANCH		\$9,680		401	69
012-026-009-10	4680 HC - EDMORE RD	05/31/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$72,300	38.05	\$175,474	\$20,640	\$169,360	\$170,898	0.991	1,264	\$133.99	RRP	99.0998	RANCH		\$10,340		401	57
012-101-004-00	11270 WYMAN RD	08/16/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,200	38.13	\$135,799	\$5,610	\$144,390	\$143,696	1.005	1,268	\$113.87	RRP	10.3371	RANCH		\$106,000		401	73
012-030-021-11	7584 N SHERIDAN RD	08/03/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$60,600	33.67	\$160,676	\$10,340	\$169,660	\$165,934	1.022	2,464	\$68.86	RRP	102.2456	FARMHOUSE		\$10,120		401	76
012-025-027-50	7773 ACADEMY RD	09/13/23	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$48,400	35.33	\$114,382	\$5,500	\$131,500	\$120,179	1.094	1,248	\$105.37	RRP	109.4203	1+ TO 1.75 STY		\$10,120		401	76
012-013-014-01	5591 EDGAR RD	07/18/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$98,300	32.77	\$264,421	\$105,000	\$195,000	\$175,961	1.108	1,752	\$111.30	RRP	110.8198	1+ TO 1.75 STY		\$173,506		101	74
012-025-053-00	5215 PINE RD	01/23/23	\$95,000	MLC	04-BUYERS INTEREST IN A LC	\$95,000	\$29,300	30.84	\$77,456	\$6,710	\$88,290	\$78,086	1.131	720	\$122.63	RRP	113.0675	1+ TO 1.75 STY		\$62,400		401	69
012-009-013-00	10122 WYMAN RD	11/30/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$123,500	30.88	\$295,244	\$172,511	\$227,489	\$135,467	1.679	1,178	\$193.11	RRP	167.9296	1+ TO 1.75 STY		\$29,480		401	68
Totals:			\$5,222,200			\$5,222,200	\$2,162,700		\$5,205,913		\$4,152,257	\$4,565,088			\$109.81		3.0031						
							Sale. Ratio =>	41.41				E.C.F. =>	0.910		Std. Deviation=>	0.19023127							
							Std. Dev. =>	7.66				Ave. E.C.F. =>	0.940		Ave. Variance=>	62.2605	Coefficient of Var=>	66.26281935					

HOME TOWNSHIP
RURAL RESIDENTIAL & AGRICULTURAL
ECF ANALYSIS
UTILIZED 0.909
ANALYZED 0.91