FAIRGROVE TWP RESIDENTIAL & AGRI ECF 2026

Parcel Number	Street Address	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.
010-004-000-0450-00	3301 RINGLE RD	08/30/24	$100,000	WD	03-ARM'S LENGTH	$100,000	$90,100	90.10	$180,250	$15,987	$84,013	$227,827	0.369
010-017-000-1400-02	2357 N THOMAS	05/02/24	$98,000	WD	03-ARM'S LENGTH	$98,000	$64,700	66.02	$129,403	$11,438	$86,562	$163,613	0.529
010-015-000-1000-03	FAIRGROVE	03/14/25	$50,000	WD	03-ARM'S LENGTH	$50,000	$25,900	51.80	$60,060	$10,279	$39,721	$59,334	0.669
010-013-000-0600-00	3325 W DARBEE	05/10/24	$350,000	WD	03-ARM'S LENGTH	$350,000	$177,900	50.83	$355,834	$22,314	$327,686	$462,580	0.708
010-025-000-0625-00	281 N UNIONVILLE RD	04/11/24	$150,000	WD	03-ARM'S LENGTH	$150,000	$73,700	49.13	$147,333	$39,686	$110,314	$149,302	0.739
010-014-000-0500-03	3795 W DARBEE	11/15/24	$232,000	WD	03-ARM'S LENGTH	$232,000	$110,300	47.54	$220,558	$17,875	$214,125	$281,114	0.762
010-035-000-0700-01	260 S SHERIDAN	11/22/24	$245,000	WD	03-ARM'S LENGTH	$245,000	$0	0.00	$231,776	$15,133	$229,867	$258,216	0.890
010-016-000-1515-00	2420 N THOMAS	09/16/24	$40,000	WD	03-ARM'S LENGTH	$40,000	$16,800	42.00	$33,656	$6,997	$33,003	$36,975	0.893
010-017-000-2100-00	5298 SHREEVES	12/19/23	$149,900	WD	03-ARM'S LENGTH	$149,900	$59,700	39.83	$123,169	$13,821	$136,079	$151,662	0.897
010-025-000-0650-00	291 UNIONVILLE	01/23/25	$215,000	WD	03-ARM'S LENGTH	$215,000	$70,400	32.74	$180,982	$48,018	$166,982	$158,479	1.054
010-017-000-0800-00	2421 N THOMAS RD	03/21/25	$158,500	WD	03-ARM'S LENGTH	$158,500	$52,700	33.25	$121,054	$7,238	$151,262	$135,657	1.115
010-001-000-1100-00	3402 N SHERIDAN	02/21/24	$129,000	WD	03-ARM'S LENGTH	$129,000	$40,800	31.63	$84,764	$17,986	$111,014	$92,619	1.199
010-010-000-0400-02	4299 DUTCHER	10/09/24	$245,000	WD	03-ARM'S LENGTH	$245,000	$0	0.00	$171,185	$18,776	$226,224	$181,656	1.245
010-025-000-2200-02	3200 W GILFORD	08/23/24	$200,000	WD	03-ARM'S LENGTH	$200,000	$57,500	28.75	$114,969	$14,765	$185,235	$138,979	1.333
010-016-000-1800-00	2472 N THOMAS	09/08/23	$147,000	WD	03-ARM'S LENGTH	$147,000	$39,400	26.80	$83,203	$12,121	$134,879	$97,373	1.385
010-007-000-0600-02	2673 N VASSAR	12/29/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$121,400	24.28	$251,743	$71,847	$428,153	$249,509	1.716
		Totals:	**$3,009,400**			**$3,009,400**	**$1,001,300**		**$2,489,939**		**$2,665,119**	**$2,844,892**	
												E.C.F. =>	**0.937**
												Ave. E.C.F. =>	**0.969**