

AKRON & FAIRGROVE VILLAGE RES & AGRIC ECF 2024

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.
036-500-400-1300-00	4948 N POPLAR	05/21/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$24,000	34.29	\$96,918	\$14,928	\$55,072	\$105,115	0.524
036-500-232-1900-00	5045 MAPLE ST	08/05/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$35,700	39.67	\$125,566	\$14,928	\$75,072	\$141,844	0.529
036-021-000-1100-00	1966 S MAIN ST	05/03/21	\$85,900	WD	03-ARM'S LENGTH	\$85,900	\$30,500	35.51	\$122,987	\$7,464	\$78,436	\$148,106	0.530
036-021-000-0300-00	4900 SLACK RD	04/04/22	\$65,000	MLC	03-ARM'S LENGTH	\$65,000	\$31,300	48.15	\$82,893	\$7,464	\$57,536	\$96,704	0.595
032-500-103-0160-00	3402 S MAIN ST	08/05/21	\$140,500	WD	03-ARM'S LENGTH	\$140,500	\$34,400	24.48	\$177,735	\$7,464	\$133,036	\$218,296	0.609
032-500-400-0200-00	3416 S PINE ST	01/17/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$34,200	36.00	\$119,898	\$5,075	\$89,925	\$147,209	0.611
036-016-000-2400-00	2106 N MAIN	08/09/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$37,500	25.51	\$182,994	\$7,464	\$139,536	\$225,038	0.620
036-500-200-2800-00	1880 CIRCLE	01/11/22	\$90,450	WD	03-ARM'S LENGTH	\$90,450	\$29,800	32.95	\$106,268	\$7,464	\$82,986	\$126,672	0.655
036-016-000-1900-00	2144 MAIN	11/14/22	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$37,700	43.33	\$100,013	\$7,464	\$79,536	\$118,653	0.670
032-500-400-0100-00	3420 PINE	01/07/22	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$31,300	31.33	\$111,153	\$7,464	\$92,436	\$132,935	0.695
032-500-112-0930-00	3419 S PINE ST	08/22/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,100	40.59	\$198,637	\$7,464	\$177,536	\$245,094	0.724
036-017-000-2550-00	5138 SHREEVES	03/31/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$74,800	40.43	\$194,814	\$25,069	\$159,931	\$217,622	0.735
032-500-103-0400-00	4191 E BEACH	01/26/22	\$94,500	WD	03-ARM'S LENGTH	\$94,500	\$27,900	29.52	\$99,293	\$7,464	\$87,036	\$117,729	0.739
032-500-103-1400-00	3356 S MAIN	01/18/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$40,300	28.81	\$144,097	\$7,464	\$132,436	\$175,171	0.756
036-017-000-0700-00	2287 N MAIN	09/09/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$32,000	29.09	\$112,841	\$10,520	\$99,480	\$131,181	0.758
036-500-200-2800-00	1880 CIRCLE	09/23/22	\$104,500	WD	03-ARM'S LENGTH	\$104,500	\$40,000	38.28	\$106,268	\$7,464	\$97,036	\$126,672	0.766
036-021-000-0500-00	4994 SLACK	10/12/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$39,800	27.45	\$139,446	\$9,493	\$135,507	\$166,606	0.813
036-500-234-0200-00	5134 W CENTER	07/06/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$30,900	34.33	\$82,176	\$7,464	\$82,536	\$95,785	0.862
036-016-000-4000-00	2266 N MAIN	11/29/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$21,700	33.38	\$57,769	\$7,464	\$57,536	\$64,494	0.892
036-500-153-0700-00	5075 ARMSTRONG ST	03/06/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$43,600	32.30	\$116,262	\$14,928	\$120,072	\$129,915	0.924
036-500-151-0800-00	5053 CENTER ST	10/12/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$28,200	20.43	\$74,768	\$7,464	\$130,536	\$86,287	1.513
Totals:			\$2,362,650			\$2,362,650	\$780,700		\$2,552,796		\$2,163,213	\$3,017,127	
								Sale. Ratio =>	33.04			E.C.F. =>	0.717
								Std. Dev. =>	6.70			Ave. E.C.F. =>	0.739