

FAIRGROVE TOWNSHIP RESIDENTIAL & AGRICULTURE ECF FOR 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.
010-018-000-1700-00	2057 KIRK	07/14/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$34,400	43.54	\$112,413	\$14,711	\$64,289	\$133,838	0.480
010-013-000-0600-00	3325 W DARBEE	05/18/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$125,700	50.28	\$361,885	\$24,202	\$225,798	\$462,579	0.488
010-022-000-0600-02	1544 N RINGLE	12/30/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$38,200	33.22	\$163,703	\$14,604	\$100,396	\$204,245	0.492
010-020-000-1700-00	5128 W DECKERVILLE RD	02/01/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$164,000	56.55	\$421,765	\$18,186	\$271,814	\$552,848	0.492
010-029-000-0200-00	5129 W DECKERVILLE	06/10/21	\$178,900	WD	03-ARM'S LENGTH	\$178,900	\$82,000	45.84	\$250,324	\$17,470	\$161,430	\$318,978	0.506
010-036-000-0400-10	3087 COUNTRY	11/23/22	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$116,100	54.76	\$296,280	\$20,733	\$191,267	\$377,462	0.507
010-031-000-0900-00	245 S VASSAR	10/29/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$51,600	43.00	\$152,811	\$7,302	\$112,698	\$199,327	0.565
010-036-000-0400-16	3094 COUNTRY LANE	09/09/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$51,300	46.64	\$129,176	\$20,518	\$89,482	\$148,847	0.601
010-029-000-0100-07	409 N HINSON	08/16/21	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$0	0.00	\$53,232	\$9,639	\$38,361	\$59,716	0.642
010-032-000-1000-00	189 S KIRK RD	09/21/22	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$44,600	41.30	\$113,593	\$9,931	\$98,069	\$142,003	0.691
010-004-000-1200-00	3196 N THOMAS	10/13/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$25,100	26.42	\$99,243	\$13,582	\$81,418	\$117,344	0.694
010-026-000-0900-01	150 FENNER RD	06/25/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$44,500	24.74	\$176,280	\$14,312	\$165,588	\$221,874	0.746
010-035-000-0500-00	3627 W GILFORD RD	07/09/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$141,700	39.36	\$354,762	\$214,922	\$145,078	\$191,562	0.757
010-008-000-0150-00	2997 THOMAS RD	07/07/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$63,100	34.11	\$178,101	\$19,146	\$165,854	\$217,747	0.762
010-036-000-0400-16	3094 COUNTRY LANE	09/09/22	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$51,300	34.20	\$129,176	\$20,518	\$129,482	\$148,847	0.870
010-028-000-0600-02	86 N HINSON	09/16/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$46,200	33.00	\$117,414	\$14,891	\$125,109	\$140,442	0.891
010-019-000-1100-02	1550 N VASSAR	09/13/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$44,000	28.39	\$112,720	\$17,434	\$137,566	\$130,529	1.054
010-025-000-2200-02	3200 W GILFORD	03/25/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$39,400	21.65	\$117,563	\$16,108	\$165,892	\$138,979	1.194
010-035-000-1800-00	3502 VAN GEISEN	06/13/22	\$125,900	WD	03-ARM'S LENGTH	\$125,900	\$29,900	23.75	\$75,925	\$7,302	\$118,598	\$94,004	1.262
Totals:			\$3,083,700			\$3,083,700	\$1,193,100		\$3,416,366		\$2,588,189	\$4,001,171	
								Sale. Ratio =>	38.69			E.C.F. =>	0.647
								Std. Dev. =>	13.51			Ave. E.C.F. =>	0.721