

**2024 BARTON TOWNSHIP
RURAL RES ECF STUDY**

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class
04-12-100-009	13366 N BEECH AVE	08/29/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$110,600	35.68	\$236,896	\$56,048	\$253,952	\$249,446	1.018	2,418	\$105.03	RES	2.1030	FARMHOUSE		\$51,384		RURAL RESIDENTIAL	401
04-13-400-010	9587 E 15 MILE RD	08/22/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$0	0.00	\$250,588	\$40,556	\$209,444	\$243,657	0.860	1,601	\$130.82	RES	13.7449	RANCH		\$40,556		RURAL RESIDENTIAL	401
04-22-400-006		02/16/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$32,800	34.53	\$89,116	\$74,297	\$20,703	\$17,191	1.204	344	\$60.18	RES	20.7228	FARMHOUSE		\$74,297	04-22-400-007	RURAL RESIDENTIAL	401
04-24-200-005	11899 N NEWCOSTA AVE	05/20/22	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$112,800	35.47	\$230,966	\$51,712	\$266,288	\$247,247	1.077	1,678	\$158.69	RES	7.9977	COMTEMPORARY		\$45,000		RURAL RESIDENTIAL	401
04-32-200-009	6152 E 13 MILE RD.	08/06/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$114,400	37.51	\$272,698	\$41,400	\$263,600	\$319,032	0.826	2,406	\$109.56	RES	17.0786	COMTEMPORARY		\$36,000		RURAL RESIDENTIAL	401
Totals:			\$1,278,000			\$1,278,000	\$370,600		\$1,080,264		\$1,013,987	\$1,076,572			\$112.86		5.5170						
							Sale. Ratio =>	29.00				E.C.F. =>	0.942		Std. Deviation=>	0.15639851							
							Std. Dev. =>	16.04				Ave. E.C.F. =>	0.997		Ave. Variance=>	12.3294	Coefficient of Var=>	12.36604679					

Used 0.942