

**2026 BRADY TOWNSHIP
310 RESIDENTIAL OAKLEY ECF ANALYSIS**

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	S/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
07-09-2-36-0117-000	203 WOODWARD	02/13/24	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$14,100	48.62	\$39,761	\$13,662	\$15,338	\$44,958	0.341	552	\$27.79	300	15.1011	MOBILE HOME		\$13,662	No	/ /			401	53	
07-09-3-30-0705-001	321 SHARON	07/31/23	\$198,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$198,000	50	0.00	\$190,509	\$85,878	\$112,321	\$217,979	0.514	3,056	\$36.69	300	2.2497	MOBILE HOME		\$85,822	No	/ /	07-09-3-30-0705-002		401	57	
07-09-3-31-0419-000	217 E 2ND	02/20/24	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$17,400	80.93	\$41,516	\$11,550	\$9,950	\$62,429	0.159	1,024	\$9.72	300	33.2488	1 STORY		\$11,550	No	/ /	07-09-3-31-0421-000		401	45	
Totals:						\$248,500	\$31,500	12.68	\$271,786	\$137,409	\$325,407	\$24,73	0.422	5,128	\$24.73	8.4067											
						Sale. Ratio =>	12.68						0.422														
						Std. Dev. =>	40.74						0.338														
NON						RES OAKLEY HOUSES & OAKLEY TRAILERS																					
# OF PARCELS						166																					
# OF SALES						4																					
ECF RANGE						0.159 - 0.514																					
ECF USED						0.5																					
NOTES						OLDER NEIGHBORHOOD (VILLAGE OF OAKLEY), REVIEWED ALL SALES																					
OUTLIERS																											
07-09-3-31-0412-000	147 2ND	08/15/23	\$115,000	LC	04-BUYERS INTEREST IN A LC	\$115,000	\$30,700	26.70	\$102,529	\$89,870	\$25,130	\$26,373	0.953	0	#DIV/0!	300	46.1003	GARAGE ONLY		\$27,324	No	/ /			401	45	