

**ECF 2023 NORTH CENTRAL 2YR 4/01/2020 - 3/31/2022**

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	Land Value	
100-002-200-100-04	OLD BEAVER RD	11/24/20	\$150,000	WD	16-LC PAYOFF	\$150,000	\$73,300	48.87	\$161,637	\$57,609	\$92,391	\$113,816	0.812	1,350	\$68.44	CR-50	19.1756	RANCH	\$55,836	
100-002-200-160-00	2434 E CHIP RD	08/28/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$47,200	38.06	\$111,033	\$36,722	\$87,278	\$81,303	1.073	1,364	\$63.99	CR-50	45.3490	RANCH	\$36,722	
100-002-400-110-00	2451 E WHEELER RD	12/22/20	\$150,250	WD	03-ARM'S LENGTH	\$150,250	\$60,900	40.53	\$143,895	\$38,656	\$111,594	\$115,141	0.623	1,538	\$72.56	CR-50	0.3000	RANCH	\$30,100	
100-004-100-040-00	1117 E CHIP RD	07/21/21	\$90,900	WD	03-ARM'S LENGTH	\$90,900	\$37,900	41.69	\$87,513	\$18,182	\$72,718	\$75,854	0.959	1,226	\$59.31	CR-50	33.8651	RANCH	\$16,388	
100-004-300-030-05	3431 S FRASER RD	11/03/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$94,600	42.04	\$242,451	\$36,225	\$188,775	\$225,630	0.837	1,356	\$139.21	CR-50	21.6657	RANCH	\$36,225	
100-002-400-090-00	2471 E WHEELER RD	08/06/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$47,000	36.72	\$103,273	\$37,023	\$90,977	\$72,484	1.255	1,180	\$77.10	CR-50	63.5139	RANCH	\$37,023	
100-018-200-040-00	4056 S SEVEN MILE RD	07/23/20	\$120,500	WD	03-ARM'S LENGTH	\$120,000	\$42,200	35.17	\$103,963	\$21,563	\$98,437	\$90,153	1.092	1,255	\$78.44	CR-50	47.1886	RANCH	\$21,563	
100-006-100-060-01	3055 S EIGHT MILE RD	09/15/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,700	50.58	\$135,084	\$44,733	\$75,267	\$98,852	0.761	1,240	\$60.70	CR-50	14.1409	RANCH	\$40,095	
100-006-400-060-00	3476 S SEVEN MILE RD	08/25/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$62,600	44.71	\$147,774	\$30,900	\$109,100	\$127,871	0.853	1,311	\$83.22	CR-50	23.3204	RANCH	\$30,900	
100-007-400-040-00	406 OTT RD	06/03/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$75,700	50.47	\$168,682	\$44,625	\$105,375	\$135,730	0.776	1,550	\$67.98	CR-50	15.6359	RANCH	\$44,625	
100-010-100-030-01	1582 E WHEELER RD	08/05/20	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$57,400	55.19	\$134,688	\$38,610	\$65,390	\$105,118	0.622	1,056	\$61.92	CR-50	0.2062	RANCH	\$38,610	
100-010-100-030-01	1582 E WHEELER RD	11/30/20	\$142,900	WD	03-ARM'S LENGTH	\$142,900	\$57,400	40.17	\$134,688	\$38,610	\$104,290	\$105,118	0.522	1,056	\$98.76	CR-50	9.8000	RANCH	\$38,610	
100-012-400-080-00	3900 S 2 MILE RD	10/29/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$54,500	41.92	\$125,789	\$43,991	\$86,009	\$89,495	0.961	1,196	\$71.91	CR-50	34.1053	RANCH	\$41,538	
100-005-400-040-02	959 E WHEELER RD	10/29/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$46,000	26.29	\$126,923	\$58,886	\$116,114	\$74,439	1.560	1,050	\$110.58	CR-50	93.9860	RANCH	\$43,155	
100-014-400-010-14	4444 S THREE MILE RD	04/16/20	\$153,200	WD	03-ARM'S LENGTH	\$153,200	\$47,800	31.20	\$114,862	\$41,370	\$111,830	\$80,407	1.391	1,302	\$85.89	CR-50	77.0799	1 & 1/2 STORY	\$41,370	
100-006-400-070-00	495 E WHEELER RD	03/11/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$41,500	33.20	\$104,100	\$7,801	\$117,199	\$105,360	1.112	1,476	\$79.40	CR-50	49.2368	RANCH	\$7,800	
100-010-200-050-00	3552 S FOUR MILE RD	10/01/20	\$166,900	WD	03-ARM'S LENGTH	\$166,900	\$56,500	33.85	\$129,176	\$21,149	\$145,751	\$118,191	1.233	2,124	\$68.62	CR-50	61.3177	RANCH	\$16,800	
100-012-100-070-00	3637 MONITOR RD	09/25/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$57,300	26.28	\$139,182	\$41,538	\$176,462	\$106,832	1.652	1,458	\$121.03	CR-50	103.1779	RANCH	\$41,538	
100-014-200-050-00	4138 THREE MILE RD	02/26/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$46,700	33.36	\$114,623	\$15,000	\$125,000	\$108,997	1.147	1,350	\$92.59	CR-50	52.6824	RANCH	\$15,000	
100-017-100-040-02	4135 S SEVEN MILE RD	08/17/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$123,600	32.53	\$280,053	\$53,550	\$326,450	\$247,815	1.317	1,850	\$176.46	CR-50	69.7313	RANCH	\$48,902	
100-015-200-060-00	1900 E WILDER RD	03/24/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$46,900	34.74	\$114,156	\$32,814	\$102,186	\$88,996	1.148	1,350	\$75.69	CR-50	52.8214	RANCH	\$32,813	
100-015-200-160-00	4238 S FOUR MILE RD	07/02/21	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$67,500	33.58	\$151,073	\$31,800	\$169,200	\$130,496	1.297	1,260	\$134.29	CR-50	67.6595	RANCH	\$31,800	
100-013-300-130-00	4433 THREE MILE RD	10/12/20	\$109,000	WD	08-ESTATE	\$109,000	\$45,700	41.93	\$113,611	\$15,675	\$93,325	\$107,151	0.871	1,428	\$65.35	CR-50	25.0967	1 & 1/2 STORY	\$15,675	
100-013-300-180-00	4355 THREE MILE RD	05/21/21	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$54,000	47.79	\$122,854	\$39,179	\$73,821	\$91,548	0.806	1,024	\$72.09	CR-50	18.6363	RANCH	\$38,010	
100-014-400-010-10	2415 E NORTH UNION R	09/15/20	\$231,900	WD	03-ARM'S LENGTH	\$231,900	\$103,900	44.80	\$246,953	\$75,110	\$156,790	\$188,012	0.634	1,536	\$102.08	CR-50	1.4000	COLONIAL	\$41,370	
100-020-200-030-08	4578 S FRASER RD	08/26/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$118,700	44.79	\$284,753	\$39,630	\$225,370	\$268,187	0.840	2,080	\$108.35	CR-50	22.0346	RANCH	\$39,630	
<b>Totals:</b>			<b>\$4,188,550</b>			<b>\$4,188,050</b>	<b>\$1,627,500</b>		<b>\$3,842,789</b>		<b>\$3,227,099</b>	<b>\$3,152,996</b>			<b>\$88.31</b>		<b>0.6000</b>			
								<b>Sale. Ratio =&gt;</b>	<b>38.86</b>					<b>E.C.F. =&gt;</b>	<b>0.626</b>	<b>Std. Deviatc</b>	<b>0.29591</b>			
								<b>Std. Dev. =&gt;</b>	<b>7.52</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.620</b>	<b>Ave. Varianc</b>	<b>39.3510</b>	<b>Coefficient of Var=&gt;</b>	<b>63.46941639</b>	

**2023 USED: .626 ECF**