Allis ECF Study- All areas

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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
010-001-000-006-00	16935 FIVE MILE HWY	11/13/24	$265,000	WD	03-ARM'S LENGTH	$265,000	$80,200	30.26	$160,337	$131,025	$133,975	$34,485	3.885	812	$164.99	00001	193.7405	MOBILE HOME		$127,670	No	/ /		TWP	401	47
010-002-000-015-01	9781 LITTLE RAINY RD	05/08/24	$100,000	WD	03-ARM'S LENGTH	$100,000	$33,100	33.10	$66,139	$54,358	$45,642	$13,860	3.293	0	#DIV/0!	00001	134.5423			$52,358	No	/ /		TWP	401	0
010-008-000-006-00	20285 SIX MILE HWY	08/24/23	$125,000	WD	03-ARM'S LENGTH	$125,000	$28,800	23.04	$57,600	$9,607	$115,393	$56,796	2.032	900	$128.21	00001	8.4044	RANCH		$5,335	No	/ /		TWP	401	45
011-002-000-009-01	17525 M-68 HWY	06/28/23	$360,000	WD	03-ARM'S LENGTH	$360,000	$103,600	28.78	$207,251	$67,420	$292,580	$165,480	1.768	1,620	$180.60	00001	17.9587	LARGE MODULAR		$57,500	No	/ /		TWP	401	94
011-003-000-002-03	18180 M-68 HWY	07/15/24	$190,000	WD	03-ARM'S LENGTH	$190,000	$60,200	31.68	$120,433	$29,804	$160,196	$106,622	1.502	1,350	$118.66	00001	44.5189	COLONIAL		$26,850	No	/ /		TWP	401	47
011-003-000-008-01	18800 M-68	11/21/24	$148,000	WD	03-ARM'S LENGTH	$148,000	$52,200	35.27	$104,306	$83,786	$64,214	$24,141	2.660	384	$167.22	00007	71.2286			$77,441	No	/ /		AG	101	0
011-004-000-022-00	19831 M-68 HWY	09/30/24	$625,000	WD	03-ARM'S LENGTH	$625,000	$486,800	77.89	$973,431	$108,779	$516,221	$1,017,238	0.507	35,532	$14.53	00005	144.0177			$78,055	No	/ /		COMMERICAL & INDUSTRI	201	0
011-008-000-004-01	4397 HAYNER RD	07/12/24	$154,000	WD	03-ARM'S LENGTH	$154,000	$43,600	28.31	$87,286	$28,151	$125,849	$69,571	1.809	1,144	$110.01	00001	13.8710	RANCH		$26,126	No	/ /	011-008-000-004-02	TWP	401	45
011-008-000-004-02	4397 HAYNER RD	07/12/24	$154,000	WD	03-ARM'S LENGTH	$154,000	$43,600	28.31	$87,286	$28,151	$125,849	$69,571	1.809	1,144	$110.01	00001	13.8710	RANCH		$26,126	No	/ /	011-008-000-004-01	TWP	401	45
011-008-000-024-02	4677 HAYNER RD.	06/14/24	$530,000	WD	03-ARM'S LENGTH	$530,000	$140,800	26.57	$281,663	$117,820	$412,180	$192,756	2.138	2,016	$204.45	00001	19.0696	TWO STORY		$113,750	No	/ /		TWP	401	74
011-009-000-022-02	4730 BELDING RD	12/07/23	$137,000	WD	03-ARM'S LENGTH	$137,000	$35,700	26.06	$77,212	$9,350	$127,650	$80,310	1.589	1,248	$102.28	00001	35.8186	MODULAR		$5,500	No	/ /		TWP	401	53
011-013-000-004-05		03/06/24	$80,000	LC	03-ARM'S LENGTH	$80,000	$32,000	40.00	$62,569	$26,158	$53,842	$42,836	1.257	504	$106.83	00004	69.0730	COLONIAL		$20,158	No	/ /		TWP	401	78
011-014-000-001-00	5070 S PORTER RD	11/06/23	$240,000	WD	03-ARM'S LENGTH	$240,000	$73,700	30.71	$154,754	$71,500	$168,500	$98,525	1.710	1,184	$142.31	00001	23.7432	COLONIAL		$68,200	No	/ /		TWP	401	60
011-016-000-005-00	5047 GLASIER RD	12/19/24	$315,000	WD	03-ARM'S LENGTH	$315,000	$94,200	29.90	$188,367	$82,673	$232,327	$124,346	1.868	2,080	$111.70	00007	7.9257	RANCH		$75,644	No	/ /		AG	101	45
011-016-000-016-01	19854 W 638 HWY	01/27/25	$138,000	WD	03-ARM'S LENGTH	$138,000	$61,700	44.71	$161,605	$25,923	$112,077	$113,068	0.991	1,260	$88.95	00001	95.6418	COLONIAL		$22,000	No	/ /		TWP	401	62
011-020-000-007-03	6121 M-33	02/20/24	$193,500	WD	03-ARM'S LENGTH	$193,500	$46,300	23.93	$100,578	$14,135	$179,365	$101,698	1.764	2,456	$73.03	00001	18.3942	RANCH		$11,930	No	/ /		TWP	401	45
011-023-000-009-01	THREE MILE HWY	11/01/24	$681,500	WD	03-ARM'S LENGTH	$681,500	$214,500	31.47	$429,100	$296,187	$385,313	$156,368	2.464	1,210	$318.44	00001	51.6488	TWO STORY		$292,117	No	/ /	011-023-000-009-02, 011-023-000-010-02	TWP	401	74
011-023-000-009-02	17746 THREE MILE HWY	11/01/24	$681,500	WD	03-ARM'S LENGTH	$681,500	$214,500	31.47	$429,100	$296,187	$385,313	$156,368	2.464	1,210	$318.44	00001	51.6488	TWO STORY		$292,117	No	/ /	011-023-000-009-01, 011-023-000-010-02	TWP	401	74
011-023-000-010-02		11/01/24	$681,500	WD	03-ARM'S LENGTH	$681,500	$214,500	31.47	$429,100	$296,187	$385,313	$156,368	2.464	1,210	$318.44	00001	51.6488	TWO STORY		$292,117	No	/ /	011-023-000-009-01, 011-023-000-009-02	TWP	401	74
011-029-000-001-04	THREE MILE HWY	03/07/24	$980,000	WD	19-MULTI PARCEL ARM'S LENGTH	$980,000	$389,500	39.74	$829,549	$551,640	$428,360	$326,952	1.310	1,776	$241.19	00007	63.7488	RANCH		$547,130	No	/ /	011-028-000-011-00, 011-029-000-002-03, 011-02	AG	101	82
011-035-000-010-04		09/15/23	$165,000	WD	03-ARM'S LENGTH	$165,000	$17,700	10.73	$96,875	$38,815	$126,185	$68,710	1.836	1,408	$89.62	00001	11.1165	RANCH		$36,265	No	/ /	011-035-000-010-06, 011-035-000-010-05	TWP	401	45
011-035-000-010-05	17985 HACKETT LAKE HWY	09/15/23	$165,000	WD	03-ARM'S LENGTH	$165,000	$17,700	10.73	$96,875	$38,815	$126,185	$68,710	1.836	1,408	$89.62	00001	11.1165	RANCH		$36,265	No	/ /	011-035-000-010-06, 011-035-000-010-04	TWP	401	45
011-035-000-010-06	17985 HACKETT LAKE HWY	09/15/23	$165,000	WD	03-ARM'S LENGTH	$165,000	$17,700	10.73	$96,875	$38,815	$126,185	$68,710	1.836	1,408	$89.62	00001	11.1165	RANCH		$36,265	No	/ /	011-035-000-010-05, 011-035-000-010-04	TWP	401	45
	Totals:		**$7,274,000**			**$7,274,000**	**$2,502,600**		**$5,298,291**		**$4,828,714**	**$3,313,491**			**#DIV/0!**		**49.0361**									
							Sale. Ratio =>	**34.40**				**E.C.F. =>**	**1.457**		**Std. Deviation=>**	**0.717251495**										
							Std. Dev. =>	**13.44**				**Ave. E.C.F. =>**	**1.948**		**Ave. Variance=>**	**50.6028**	**Coefficient of Var=>**	**25.98145361**								

I Used 1.600