

4010 Northwest Sections ECF Analysis 2025

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	
09 007 010 10	1711 W ALBAIN RD	02/09/24	\$349,600	WD	03-ARM'S LENGTH	\$349,600	\$114,700	32.81	\$280,928	\$51,884	\$297,716	\$190,711	1.561	1,500	
09 007 012 10	1236 HUBBARD RD	09/12/22	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$205,400	39.88	\$565,322	\$121,635	\$393,365	\$369,431	1.065	2,176	
09 007 012 51	1255 W ALBAIN RD	05/10/22	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$157,800	37.58	\$417,046	\$67,360	\$352,540	\$291,162	1.211	2,317	
09 008 005 00	2085 W ALBAIN RD	04/28/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$91,300	32.04	\$241,596	\$25,350	\$259,650	\$180,055	1.442	1,275	
09 008 017 00	1827 W ALBAIN RD	04/01/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$84,600	42.30	\$228,690	\$91,471	\$108,529	\$114,254	0.950	1,674	
09 008 032 00	15060 STRASBURG RD	03/30/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$61,600	34.22	\$163,065	\$16,141	\$163,859	\$122,335	1.339	1,272	
09 017 018 30	14054 GAYVILLE RD	06/17/22	\$230,500	WD	03-ARM'S LENGTH	\$230,500	\$77,400	33.58	\$200,114	\$30,526	\$199,974	\$141,206	1.416	1,272	
09 017 025 40	2306 YARGERVILLE RD	06/07/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$163,200	38.40	\$428,416	\$66,316	\$358,684	\$301,499	1.190	2,780	
09 018 024 10	1441 S OTTER CREEK RD	11/06/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$163,700	43.08	\$409,785	\$65,998	\$314,002	\$286,251	1.097	1,816	
09 019 017 00	13604 MINX RD	04/20/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$150,000	37.50	\$369,327	\$169,661	\$230,339	\$166,250	1.385	1,550	
09 019 025 00	1050 W STEIN RD	03/28/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$100,100	57.20	\$243,621	\$28,371	\$146,629	\$179,226	0.818	1,668	
09 020 001 30	13485 N SUDER RD	08/28/23	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$125,600	36.95	\$314,284	\$79,634	\$260,266	\$195,379	1.332	1,919	
09 021 010 00	3001 YARGERVILLE RD	08/23/23	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$144,100	55.96	\$355,541	\$104,456	\$153,044	\$209,063	0.732	1,983	
09 021 016 00	2921 YARGERVILLE RD	09/12/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$65,300	36.28	\$164,763	\$40,026	\$139,974	\$103,861	1.348	1,260	
09 021 030 30	2830 SWARTZ RD	03/31/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$73,100	39.51	\$185,060	\$43,886	\$141,114	\$117,547	1.200	1,120	
09 021 041 00	3155 SWARTZ RD	08/25/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$134,000	44.67	\$334,093	\$111,913	\$188,087	\$184,996	1.017	1,560	
09 021 042 01	3027 SWARTZ RD	09/02/22	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$80,400	56.62	\$209,645	\$35,021	\$106,979	\$145,399	0.736	1,964	
09 021 042 01	3027 SWARTZ RD	02/17/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$80,400	40.20	\$209,645	\$35,021	\$164,979	\$145,399	1.135	1,964	
09 021 062 00	2456 W STEIN RD	06/28/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$113,500	51.59	\$299,238	\$41,237	\$178,763	\$214,822	0.832	2,543	
09 130 115 30	2666 N OTTER CREEK RD	11/18/22	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$157,300	48.85	\$416,146	\$49,743	\$272,257	\$305,082	0.892	2,130	
09 130 133 10	2912 N OTTER CREEK RD	06/02/22	\$223,500	WD	03-ARM'S LENGTH	\$223,500	\$91,300	40.85	\$237,872	\$32,108	\$191,392	\$171,327	1.117	1,569	
09 130 140 20	3150 N OTTER CREEK RD	09/14/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$245,800	37.82	\$611,625	\$134,387	\$515,613	\$397,367	1.298	2,448	
09 130 140 50	3070 N OTTER CREEK RD	09/18/23	\$605,500	WD	03-ARM'S LENGTH	\$605,500	\$277,500	45.83	\$687,499	\$105,097	\$500,403	\$484,931	1.032	2,622	
09 130 145 40	3290 N OTTER CREEK RD	11/07/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$224,800	37.47	\$611,912	\$39,264	\$560,736	\$476,809	1.176	2,347	
09 130 155 20	3500 N OTTER CREEK RD	09/26/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$153,200	35.63	\$413,162	\$33,066	\$396,934	\$316,483	1.254	1,791	
09 130 158 00	3365 N OTTER CREEK RD	09/08/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$62,300	36.65	\$149,841	\$40,112	\$129,888	\$91,365	1.422	925	
09 130 186 00	3853 N OTTER CREEK RD	10/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$52,000	35.86	\$135,820	\$33,049	\$111,951	\$85,571	1.308	1,386	
09 130 591 10	3719 YARGERVILLE RD	10/20/23	\$321,107	WD	03-ARM'S LENGTH	\$321,107	\$130,500	40.64	\$321,197	\$24,360	\$296,747	\$247,158	1.201	1,728	
09 130 596 35	3543 YARGERVILLE RD	07/13/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$0	0.00	\$240,235	\$33,456	\$186,544	\$172,172	1.083	1,459	
09 190 005 00	2731 YARGERVILLE RD	07/06/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$62,600	35.57	\$167,444	\$12,170	\$163,830	\$129,287	1.267	1,008	
Totals:			\$9,247,507			\$9,247,507	\$3,643,500		\$9,612,932		\$7,484,788	\$6,536,397			
								Sale. Ratio =>	39.40			E.C.F. =>	1.145		
								Std. Dev. =>	10.19			Ave. E.C.F. =>	1.162		

After Analysis, Used 1.145 ECF for 2025

\$/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.	Site Characteristics	Access
\$198.48	4010	39.9199	BI-LEVEL		\$35,388	No	//		TOWNSHIP ACREAGE TABLE	401	68		
\$180.77	4010	9.7100	RANCH		\$90,793	No	//		TOWNSHIP ACREAGE TABLE	401	75		
\$152.15	4010	4.8917	2 STORY		\$35,364	No	//		TOWNSHIP ACREAGE TABLE	401	71		
\$203.65	4010	28.0175	RANCH		\$22,500	No	//		TOWNSHIP ACREAGE TABLE	401	58		
\$64.83	4010	21.1992	1.25 STORY		\$64,125	No	//		TOWNSHIP ACREAGE TABLE	401	45		
\$128.82	4010	17.7547	RANCH		\$15,000	No	//		TOWNSHIP ACREAGE TABLE	401	60		
\$157.21	4010	25.4305	RANCH		\$28,773	No	//		TOWNSHIP ACREAGE TABLE	401	51		
\$129.02	4010	2.7785	RANCH		\$37,488	No	//		TOWNSHIP ACREAGE TABLE	401	53		
\$172.91	4010	6.4937	RANCH		\$63,750	No	//		TOWNSHIP ACREAGE TABLE	401	69		
\$148.61	4010	22.3614	1.5 STORY		\$109,650	No	//		TOWNSHIP ACREAGE TABLE	401	61		
\$87.91	4010	34.3760	RANCH		\$25,650	No	//		TOWNSHIP ACREAGE TABLE	401	53		
\$135.63	4010	17.0224	RANCH		\$68,125	No	//		TOWNSHIP ACREAGE TABLE	401	55		
\$77.18	4010	42.9839	RANCH		\$76,875	No	//		TOWNSHIP ACREAGE TABLE	401	59		
\$111.09	4010	18.5821	1.25 STORY		\$33,360	No	//		TOWNSHIP ACREAGE TABLE	401	48		
\$125.99	4010	3.8605	RANCH		\$29,533	No	//		TOWNSHIP ACREAGE TABLE	401	49		
\$120.57	4010	14.5176	RANCH		\$91,153	No	//		TOWNSHIP ACREAGE TABLE	401	78		
\$54.47	4010	42.6123	1.75 STORY		\$28,410	No	//		TOWNSHIP ACREAGE TABLE	401	45		
\$84.00	4010	2.7220	1.75 STORY		\$28,410	No	//		TOWNSHIP ACREAGE TABLE	401	45		
\$70.30	4010	32.9740	2 STORY		\$33,630	No	//		TOWNSHIP ACREAGE TABLE	401	70		
\$127.82	4010	26.9478	RANCH		\$30,000	No	//		TOWNSHIP ACREAGE TABLE	401	59		
\$121.98	4010	4.4771	RANCH		\$30,000	No	//		TOWNSHIP ACREAGE TABLE	401	53		
\$210.63	4010	13.5688	RANCH		\$111,220	No	//		TOWNSHIP ACREAGE TABLE	401	69		
\$190.85	4010	12.9979	RANCH		\$82,387	No	//		TOWNSHIP ACREAGE TABLE	401	76		
\$238.92	4010	1.4132	RANCH		\$39,264	No	//		TOWNSHIP ACREAGE TABLE	401	79		
\$221.63	4010	9.2318	1.5 STORY		\$33,066	No	//		TOWNSHIP ACREAGE TABLE	401	79		
\$140.42	4010	25.9758	RANCH		\$31,080	No	//		TOWNSHIP ACREAGE TABLE	401	51		
\$80.77	4010	14.6394	1.75 STORY		\$28,800	No	//		TOWNSHIP ACREAGE TABLE	401	45		
\$171.73	4010	3.8751	RANCH		\$24,360	No	//		TOWNSHIP ACREAGE TABLE	401	70		
\$127.86	4010	7.8413	RANCH		\$33,456	No	//		TOWNSHIP ACREAGE TABLE	401	71		
\$162.53	4010	10.5293	RANCH		\$10,200	No	//		TOWNSHIP ACREAGE TABLE	401	61		

\$139.96

1.6791

Std. Deviation=> 0.21593045

Ave. Variance=> 17.3235 Coefficient of Var=> 14.90983135

Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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