

Albee Township 2024 for 2025 Residential 1 Stories 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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
04-10-4-01-2003-000	8015 EAST	10/18/23	\$138,500	WD	03-ARM'S LENGTH	\$138,500	\$60,600	43.75	\$134,655	\$21,544	\$116,956	\$141,036	0.829	1,500	\$77.97	402	2.7817	ONE STORY	\$21,544	R-RESIDENTIAL LAND	401	65	
04-10-4-11-1015-000	9220 EAST	09/18/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$101,000	43.91	\$207,318	\$35,275	\$194,725	\$214,517	0.908	1,362	\$142.97	402	10.6289	ONE STORY	\$21,508	R-RESIDENTIAL LAND	401	70	
04-10-4-11-1102-001	9276 EAST	07/27/22	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$72,400	39.16	\$184,883	\$21,508	\$163,392	\$203,709	0.802	1,679	\$97.32	402	0.0638	ONE STORY	\$21,508	R-RESIDENTIAL LAND	401	70	
04-10-4-11-4012-000	9600 EAST	05/25/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$31,000	68.89	\$82,654	\$15,511	\$29,489	\$83,719	0.352	1,144	\$25.78	402	44.9210	ONE STORY	\$15,511	R-RESIDENTIAL LAND	401	60	
04-10-4-12-2021-000	9445 EAST	12/16/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$35,100	29.25	\$94,728	\$14,961	\$105,039	\$99,460	1.056	1,060	\$99.09	402	25.4646	ONE STORY	\$14,467	R-RESIDENTIAL LAND	401	60	
04-10-4-12-3020-001	1946 W RATHBUN	07/19/22	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$68,300	31.92	\$176,108	\$41,070	\$172,930	\$168,377	1.027	1,360	\$127.15	402	22.5598	ONE STORY	\$41,070	R-RESIDENTIAL LAND	401	70	
04-10-4-12-4002-000	1145 W SLOAN	07/21/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,300	40.27	\$113,743	\$31,200	\$78,800	\$102,921	0.766	1,100	\$71.64	402	3.5813	ONE STORY	\$31,200	R-RESIDENTIAL LAND	401	75	
04-10-4-13-3004-000	1921 ANN	04/14/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$45,200	26.28	\$148,528	\$14,427	\$157,573	\$167,208	0.942	1,248	\$126.26	402	14.0930	ONE STORY	\$14,427	R-RESIDENTIAL LAND	401	79	
04-10-4-13-3004-003	10495 EAST	06/28/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$43,900	39.91	\$124,942	\$27,164	\$82,836	\$121,918	0.679	1,296	\$63.92	402	12.2004	ONE STORY	\$21,811	R-RESIDENTIAL LAND	401	54	
04-10-4-13-3022-000	1790 W VERNE	05/26/22	\$45,000	LC	03-ARM'S LENGTH	\$45,000	\$25,200	56.00	\$66,518	\$11,437	\$33,563	\$68,680	0.489	1,068	\$31.43	402	31.2756	ONE STORY	\$11,437	R-RESIDENTIAL LAND	401	55	
04-10-4-14-4001-000	10508 EAST	09/26/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$156,400	42.85	\$404,392	\$69,964	\$295,036	\$416,993	0.708	1,925	\$153.27	402	9.3913	ONE STORY	\$69,964	R-RESIDENTIAL LAND	401	79	
04-10-4-19-4005-000	11642 BISHOP	04/11/23	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$54,900	43.57	\$126,614	\$23,855	\$102,145	\$128,128	0.797	1,072	\$95.28	402	0.4238	ONE STORY	\$23,855	R-RESIDENTIAL LAND	401	70	
04-10-4-22-4011-000	3260 W BIRCH RUN	05/27/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$47,100	64.52	\$128,832	\$16,125	\$56,875	\$140,532	0.405	1,094	\$51.99	402	39.6735	ONE STORY	\$16,125	R-RESIDENTIAL LAND	401	65	
04-10-4-23-3011-000	11805 BUECHE	02/08/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$65,000	37.14	\$140,673	\$21,908	\$153,092	\$148,086	1.034	1,360	\$112.57	402	23.2359	ONE STORY	\$21,908	R-RESIDENTIAL LAND	401	70	
04-10-4-24-2001-001	11145 EAST	08/26/22	\$85,000	MLC	03-ARM'S LENGTH	\$85,000	\$50,300	59.18	\$140,562	\$23,063	\$61,937	\$146,507	0.423	1,220	\$50.77	402	37.8689	ONE STORY	\$23,063	R-RESIDENTIAL LAND	401	65	
04-10-4-26-4002-000	12897 HAWKINS	07/18/23	\$192,400	WD	03-ARM'S LENGTH	\$192,400	\$67,200	34.93	\$138,295	\$28,120	\$164,280	\$137,375	1.196	1,392	\$118.02	402	39.4402	ONE STORY	\$28,120	R-RESIDENTIAL LAND	401	65	
04-10-4-27-2005-000	12405 LINCOLN	06/24/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$42,000	30.00	\$107,496	\$19,265	\$120,735	\$110,014	1.097	882	\$136.89	402	29.6008	ONE STORY	\$19,265	R-RESIDENTIAL LAND	401	70	
04-10-4-31-2004-003	13417 GASPER	07/28/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$46,500	27.35	\$123,231	\$20,880	\$149,120	\$127,620	1.168	1,056	\$141.21	402	36.7026	ONE STORY	\$20,880	R-RESIDENTIAL LAND	401	79	
04-10-4-31-3002-000	13443 GASPER	03/14/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$53,500	38.21	\$142,009	\$26,404	\$113,596	\$144,146	0.788	1,200	\$94.66	402	1.3383	ONE STORY	\$22,960	R-RESIDENTIAL LAND	401	75	
04-10-4-33-2001-000	4385 W BURT	04/21/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$70,100	31.16	\$220,232	\$105,395	\$119,605	\$143,188	0.835	936	\$127.78	402	3.3853	ONE STORY	\$102,625	R-RESIDENTIAL LAND	401	75	
04-10-4-33-4011-000	4330 W GARY	08/01/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$47,100	38.61	\$124,003	\$21,240	\$100,760	\$128,133	0.786	1,196	\$84.25	402	1.5078	ONE STORY	\$21,240	R-RESIDENTIAL LAND	401	65	
04-10-4-35-1008-000	2341 W BURT	01/09/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$98,500	70.36	\$208,797	\$23,356	\$116,644	\$231,223	0.504	2,054	\$56.79	402	29.6981	ONE STORY	\$23,356	R-RESIDENTIAL LAND	401	65	
04-10-4-35-4009-000	13620 EAST	08/31/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$89,400	45.85	\$188,489	\$31,600	\$163,400	\$195,622	0.835	1,908	\$85.64	402	3.3838	ONE STORY	\$31,600	R-RESIDENTIAL LAND	401	75	
04-10-4-35-4013-000	13548 EAST	10/14/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$50,700	32.29	\$134,185	\$18,911	\$138,089	\$143,733	0.961	1,380	\$100.06	402	15.9286	ONE STORY	\$15,836	R-RESIDENTIAL LAND	401	70	
04-10-4-36-1012-000	13228 SHERIDAN	11/02/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$52,400	61.65	\$132,896	\$44,800	\$40,200	\$109,845	0.366	1,176	\$34.18	402	43.5477	ONE STORY	\$44,800	R-RESIDENTIAL LAND	401	65	
04-10-4-36-4011-000	1220 W GARY	05/17/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$47,500	30.65	\$123,782	\$23,200	\$131,800	\$127,967	1.030	1,196	\$110.20	402	22.8508	ONE STORY	\$23,200	R-RESIDENTIAL LAND	401	60	
04-10-4-36-4012-000	1428 W GARY	02/24/23	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$34,100	34.13	\$94,958	\$19,495	\$80,405	\$94,094	0.855	1,040	\$77.31	402	5.3077	ONE STORY	\$19,380	R-RESIDENTIAL LAND	401	70	
Totals:			\$4,014,700			\$4,014,700	\$1,599,700		\$4,013,523		\$3,243,022	\$4,044,754			\$92.38		0.0339						
								Sale. Ratio ==>	39.85					E.C.F. ==>	0.802	Std. Deviation==>		0.245411686					
								Std. Dev. ==>	12.89					Ave. E.C.F. ==>	0.801	Ave. Variance==>		18.9206	Coefficient of Var==>		23.60803188		

Conclusion: Use Calculated ECF of .802