

Albee Township 2025 Residential Multi 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	Building Style	Land Value	Property Class	Building Depr.
04-10-4-11-4016-000	9740 EAST	07/05/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$82,100	28.81	\$211,376	\$30,480	\$254,520	\$210,589	1.209	1,617	\$157.40	403	TRI-LEVEL	\$30,480	401	75
04-10-4-12-2010-000	1940 W SLOAN	09/30/22	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$49,100	30.88	\$145,552	\$22,599	\$136,401	\$143,135	0.953	1,696	\$80.43	403	1 1/2 STORY	\$22,599	401	65
04-10-4-13-2013-000	10365 EAST	01/05/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$80,800	35.13	\$196,943	\$84,246	\$145,754	\$131,196	1.111	1,481	\$98.42	403	1 3/4 STORY	\$78,608	401	56
04-10-4-23-3014-000	2872 BIRCH RUN	12/21/23	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$356,300	48.15	\$817,033	\$90,522	\$649,478	\$845,764	0.768	4,200	\$154.64	403	TWO STORY	\$90,522	401	96
04-10-4-27-1001-000	12112 BUECHE	12/22/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$78,000	45.88	\$215,897	\$21,108	\$148,892	\$226,763	0.657	1,727	\$86.21	403	TRI-LEVEL	\$21,108	401	75
04-10-4-27-2008-000	12045 LINCOLN	07/07/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,000	37.60	\$119,794	\$21,560	\$103,440	\$114,359	0.905	1,105	\$93.61	403	1 1/4 STORY	\$21,560	401	65
04-10-4-34-1015-001	13290 BUECHE	09/16/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$55,800	36.71	\$153,501	\$25,440	\$126,560	\$149,081	0.849	1,296	\$97.65	403	1 1/2 STORY	\$25,440	401	75
Totals:			\$1,861,000			\$1,861,000	\$749,100		\$1,860,096		\$1,565,045	\$1,820,886			\$109.77					
								Sale. Ratio =>					E.C.F. =>		0.859					
								Std. Dev. =>					Ave. E.C.F. =>		0.922					

Conclusion: Use Calculated ECF of .859