

Central Township ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
01 002 028 10	14320 ANABELL RD	12/15/23	\$385,000	PTA	03-ARM'S LENGTH	\$385,000
01 003 032 20	1325 E NEWBURG RD	12/22/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000
01 004 025 01	14532 GRAFTON RD	12/15/23	\$749,900	LC	03-ARM'S LENGTH	\$749,900
01 004 029 00	14610 GRAFTON RD	07/19/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000
01 004 043 00	14024 GRAFTON RD	09/01/23	\$182,500	WD	03-ARM'S LENGTH	\$182,500
01 004 046 00	14160 GRAFTON RD	05/15/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000
01 004 048 01	187 E NEWBURG RD	06/27/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000
01 010 006 50	1244 E NEWBURG RD	09/22/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000
01 010 007 30	13614 BRIAR HILL RD	10/03/23	\$260,000	PTA	03-ARM'S LENGTH	\$260,000
01 010 019 21	1721 CARLETON ROCKWOOD RD	02/27/25	\$350,000	WD	03-ARM'S LENGTH	\$350,000
01 014 001 00	2808 CARLETON ROCKWOOD RD	05/12/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000
01 014 003 15	12630 DON ALLEN RD	09/24/24	\$715,000	WD	03-ARM'S LENGTH	\$715,000
01 014 003 25	2855 THORN DR	04/24/24	\$775,000	WD	03-ARM'S LENGTH	\$775,000
01 022 001 20	11978 SWEITZER RD	12/08/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000
01 023 060 00	2211 INDIAN TRAIL	07/22/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000
01 028 028 50	10102 OTTER RD	05/03/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000
01 033 001 50	9618 FAWNWOOD DR	07/16/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000
01 033 027 10	831 E NEWPORT RD	03/04/24	\$262,000	WD	03-ARM'S LENGTH	\$262,000
01 040 010 00	14200 ST PIERRE DR	03/13/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000
Totals:			\$7,864,400			\$7,864,400

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$177,600	46.13	\$427,594	\$142,413	\$242,587	\$237,239	1.023	1,848	\$131.27	00001
\$241,700	48.34	\$548,621	\$74,335	\$425,665	\$393,114	1.083	2,233	\$190.62	00001
\$306,500	40.87	\$758,602	\$169,850	\$580,050	\$493,810	1.175	2,185	\$265.47	00001
\$140,800	43.32	\$314,811	\$36,414	\$288,586	\$228,945	1.261	2,148	\$134.35	00001
\$87,300	47.84	\$195,955	\$54,156	\$128,344	\$116,611	1.101	1,208	\$106.25	00001
\$101,000	38.85	\$222,990	\$53,289	\$206,711	\$139,557	1.481	1,469	\$140.72	00001
\$145,500	48.50	\$301,427	\$186,092	\$113,908	\$99,776	1.142	1,021	\$111.57	00001
\$214,700	50.52	\$490,208	\$121,033	\$303,967	\$304,862	0.997	2,016	\$150.78	00001
\$113,300	43.58	\$244,659	\$53,905	\$206,095	\$156,870	1.314	1,200	\$171.75	00001
\$136,300	38.94	\$298,952	\$37,606	\$312,394	\$216,086	1.446	1,694	\$184.41	00001
\$120,800	43.14	\$287,780	\$99,850	\$180,150	\$154,548	1.166	2,116	\$85.14	00001
\$274,600	38.41	\$668,987	\$112,856	\$602,144	\$461,411	1.305	2,871	\$209.73	00001
\$414,100	53.43	\$934,323	\$110,000	\$665,000	\$677,897	0.981	4,884	\$136.16	00001
\$117,000	52.00	\$259,282	\$51,049	\$173,951	\$171,244	1.016	1,628	\$106.85	00001
\$167,500	39.41	\$387,193	\$109,870	\$315,130	\$231,090	1.364	2,088	\$150.92	00001
\$144,000	36.00	\$312,387	\$70,205	\$329,795	\$199,163	1.656	1,686	\$195.61	00001
\$331,600	51.02	\$742,004	\$97,950	\$552,050	\$532,615	1.036	2,729	\$202.29	00001
\$120,700	46.07	\$268,988	\$49,392	\$212,608	\$180,589	1.177	1,392	\$152.74	00001
\$160,700	40.68	\$352,726	\$54,500	\$340,500	\$245,252	1.388	1,836	\$185.46	00001
\$3,515,700		\$8,017,489		\$6,179,635	\$5,240,677			\$158.53	
Sale. Ratio =>	44.70				E.C.F. =>	1.179		Std. Deviation=>	0.18897551
Std. Dev. =>	5.23				Ave. E.C.F. =>	1.216		Ave. Variance=>	15.6184

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
19.3755	1-STORY	\$139,125	001 CENTRAL TOWNSHIP	401	74
13.3496	1-STORY	\$72,335	001 CENTRAL TOWNSHIP	401	81
4.1658	1-STORY	\$162,850	001 CENTRAL TOWNSHIP	401	80
4.4205	1-STORY	\$31,000	001 CENTRAL TOWNSHIP	401	63
11.5683	1-STORY	\$51,700	001 CENTRAL TOWNSHIP	401	53
26.4898	1-STORY	\$50,000	001 CENTRAL TOWNSHIP	401	53
7.4663	1-STORY	\$182,990	001 CENTRAL TOWNSHIP	401	48
21.9234	1-STORY	\$106,825	001 CENTRAL TOWNSHIP	401	75
9.7495	1-STORY	\$52,800	001 CENTRAL TOWNSHIP	401	68
22.9395	2-STORY	\$37,200	001 CENTRAL TOWNSHIP	401	81
5.0640	2-STORY	\$99,850	001 CENTRAL TOWNSHIP	401	45
8.8707	2-STORY	\$99,950	001 CENTRAL TOWNSHIP	401	81
23.5324	2-STORY	\$100,000	001 CENTRAL TOWNSHIP	401	73
20.0493	TRI LEVEL	\$50,000	001 CENTRAL TOWNSHIP	401	66
14.7370	2-STORY	\$107,340	001 CENTRAL TOWNSHIP	401	64
43.9607	1-STORY	\$68,015	001 CENTRAL TOWNSHIP	401	62
17.9810	2-STORY	\$97,950	001 CENTRAL TOWNSHIP	401	82
3.8995	1-STORY	\$45,805	001 CENTRAL TOWNSHIP	401	67
17.2071	1-1/2 STORY	\$53,000	001 CENTRAL TOWNSHIP	401	82
3.7132					

Coefficient of Var=> 12.84092642

Central Township Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
01 001 016 10	3210 WILL CARLETON RD	07/07/23	\$650,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$650,000
01 002 028 10	14320 ANABELL RD	12/15/23	\$385,000	PTA	03-ARM'S LENGTH	\$385,000
01 003 003 50	BRIAR HILL RD	09/11/24	\$85,000	LC	03-ARM'S LENGTH	\$85,000
01 003 032 20	1325 E NEWBURG RD	12/22/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000
01 004 025 01	14532 GRAFTON RD	12/15/23	\$749,900	LC	03-ARM'S LENGTH	\$749,900
01 004 029 00	14610 GRAFTON RD	07/19/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000
01 004 043 00	14024 GRAFTON RD	09/01/23	\$182,500	WD	03-ARM'S LENGTH	\$182,500
01 004 046 00	14160 GRAFTON RD	05/15/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000
01 004 048 01	187 E NEWBURG RD	06/27/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000
01 010 006 50	1244 E NEWBURG RD	09/22/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000
01 010 007 30	13614 BRIAR HILL RD	10/03/23	\$260,000	PTA	03-ARM'S LENGTH	\$260,000
01 010 019 21	1721 CARLETON ROCKWOOD RD	02/27/25	\$350,000	WD	03-ARM'S LENGTH	\$350,000
01 012 008 61	JOSEPH DR	08/08/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000
01 014 001 00	2808 CARLETON ROCKWOOD RD	05/12/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000
01 014 003 15	12630 DON ALLEN RD	09/24/24	\$715,000	WD	03-ARM'S LENGTH	\$715,000
01 014 003 25	2855 THORN DR	04/24/24	\$775,000	WD	03-ARM'S LENGTH	\$775,000
01 014 024 00	1989 READY RD	12/13/24	\$304,900	WD	03-ARM'S LENGTH	\$304,900
01 022 001 20	11978 SWEITZER RD	12/08/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000
01 022 032 30	1643 E SIGLER RD	05/24/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000
01 023 060 00	2211 INDIAN TRAIL	07/22/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000
01 028 028 50	10102 OTTER RD	05/03/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000
01 033 001 50	9618 FAWNWOOD DR	07/16/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000
01 040 010 00	14200 ST PIERRE DR	03/13/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000
Totals:			\$9,142,300			\$9,142,300

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft
\$316,600	48.71	\$1,020,065	\$270,025	\$394,690	42.00	11.43	\$6,429	\$0.15
\$177,600	46.13	\$406,509	\$117,616	\$139,125	10.05	10.05	\$11,703	\$0.27
\$37,500	44.12	\$82,630	\$85,000	\$82,630	3.01	3.01	\$28,211	\$0.65
\$241,700	48.34	\$512,865	\$59,415	\$72,280	3.14	3.14	\$18,946	\$0.43
\$306,500	40.87	\$716,845	\$195,905	\$162,850	16.62	16.62	\$11,787	\$0.27
\$140,800	43.32	\$291,511	\$62,939	\$29,450	0.62	0.62	\$101,515	\$2.33
\$87,300	47.84	\$182,377	\$49,323	\$49,200	1.17	1.17	\$42,156	\$0.97
\$101,000	38.85	\$207,232	\$100,268	\$47,500	1.00	1.00	\$100,268	\$2.30
\$145,500	48.50	\$294,542	\$188,448	\$182,990	20.79	20.79	\$9,067	\$0.21
\$214,700	50.52	\$461,922	\$69,903	\$106,825	5.91	5.91	\$11,828	\$0.27
\$113,300	43.58	\$227,256	\$83,044	\$50,300	1.28	1.28	\$64,878	\$1.49
\$136,300	38.94	\$277,186	\$108,154	\$35,340	0.83	0.83	\$130,779	\$3.00
\$41,900	41.90	\$98,125	\$100,000	\$98,125	5.01	5.01	\$19,980	\$0.46
\$120,800	43.14	\$273,023	\$106,752	\$99,775	4.97	4.97	\$21,479	\$0.49
\$274,600	38.41	\$627,303	\$187,622	\$99,925	4.99	4.99	\$37,600	\$0.86
\$414,100	53.43	\$869,923	\$5,077	\$100,000	5.00	5.00	\$1,015	\$0.02
\$102,800	33.72	\$217,464	\$169,936	\$82,500	3.08	3.08	\$55,264	\$1.27
\$117,000	52.00	\$240,514	\$31,986	\$47,500	1.00	1.00	\$31,986	\$0.73
\$136,800	34.20	\$280,740	\$191,760	\$72,500	2.50	2.50	\$76,704	\$1.76
\$167,500	39.41	\$366,859	\$165,481	\$107,340	6.04	6.04	\$27,398	\$0.63
\$144,000	36.00	\$291,972	\$174,548	\$66,520	2.35	2.35	\$74,244	\$1.70
\$331,600	51.02	\$691,966	\$54,959	\$96,925	5.05	5.05	\$10,881	\$0.25
\$160,700	40.68	\$326,927	\$118,573	\$50,500	1.30	1.30	\$91,210	\$2.09
\$4,030,600		\$8,965,756	\$2,696,734	\$2,274,790	147.70	117.12		
Sale. Ratio =>	44.09		Average	Average			Average	
Std. Dev. =>	5.72		per FF=>	per Net Acre=>			per SqFt=>	\$0.42

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
00001	2023R11149	01 001 017 00	001 CENTRAL TOWNSHIP	401
00001	2023R18483		001 CENTRAL TOWNSHIP	401
00001	2024R13467		001 CENTRAL TOWNSHIP	401
00001	2024R00213		001 CENTRAL TOWNSHIP	401
00001	2024R00378		001 CENTRAL TOWNSHIP	401
00001	2024R10735		001 CENTRAL TOWNSHIP	401
00001	2023R13182		001 CENTRAL TOWNSHIP	401
00001	2024R07424		001 CENTRAL TOWNSHIP	401
00001	2024R09812		001 CENTRAL TOWNSHIP	401
00001	2023R14367		001 CENTRAL TOWNSHIP	401
00001	2023R15185		001 CENTRAL TOWNSHIP	401
00001	2025R02999		001 CENTRAL TOWNSHIP	401
00001	2024R11814		001 CENTRAL TOWNSHIP	402
00001	2023R08229		001 CENTRAL TOWNSHIP	401
00001	2024R14283		001 CENTRAL TOWNSHIP	401
00001	2024R06412		001 CENTRAL TOWNSHIP	401
00001	2025R00496		001 CENTRAL TOWNSHIP	401
00001	2024R00214		001 CENTRAL TOWNSHIP	401
00001	2024R07938		001 CENTRAL TOWNSHIP	401
00001	2024R10700		001 CENTRAL TOWNSHIP	401
00001	2024R07061		001 CENTRAL TOWNSHIP	401
00001	2024R10510		001 CENTRAL TOWNSHIP	401
00001	2024R03808		001 CENTRAL TOWNSHIP	401

Central Township Land Analysis Front Foot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
01 033 027 10	831 E NEWPORT RD	03/04/24	\$262,000	WD	03-ARM'S LENGTH	\$262,000
Totals:			\$262,000			\$262,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$120,700	46.07	\$248,309	\$55,973	\$42,282	140.9	180.6	0.61	0.61	\$397
\$120,700		\$248,309	\$55,973	\$42,282	140.9		0.61	0.61	
Sale. Ratio =>	46.07			Average			Average		
				per FF=>	\$397		per Net Acre=>	91,459.15	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class
\$91,459	\$2.10	147.60	00001	2024R02930	001 CENTRAL TOWNSHIP	401

Average per SqFt=>	\$2.10					
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