

2022 RURAL RES ECF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002 010 006 00	01/14/21	\$147,000	WD	\$147,000	\$63,700	43.33	\$125,630	\$12,000	\$135,000	\$137,733	0.980
002 010 012 04	09/13/19	\$250,000	WD	\$250,000	\$88,400	35.36	\$174,734	\$21,065	\$228,935	\$219,527	1.043
002 010 012 07	11/24/20	\$290,000	WD	\$290,000	\$129,900	44.79	\$252,630	\$32,244	\$257,756	\$267,135	0.965
002 012 008 21	08/31/20	\$300,000	WD	\$300,000	\$154,600	51.53	\$303,446	\$75,130	\$224,870	\$276,747	0.813
002 012 014 01	09/15/20	\$70,000	WD	\$70,000	\$53,000	75.71	\$104,572	\$7,500	\$62,500	\$117,663	0.531
002 024 005 02	10/04/19	\$116,000	WD	\$116,000	\$51,600	44.48	\$102,239	\$15,447	\$100,553	\$123,989	0.811
002 024 005 02	09/18/20	\$128,000	WD	\$128,000	\$59,800	46.72	\$118,555	\$15,464	\$112,536	\$124,959	0.901
002 024 005 60	03/27/20	\$29,900	WD	\$29,900	\$10,400	34.78	\$20,614	\$6,202	\$23,698	\$32,027	0.740
002 027 009 00	06/27/19	\$100,000	WD	\$100,000	\$63,100	63.10	\$124,501	\$10,500	\$89,500	\$162,859	0.550
002 028 006 05	05/17/19	\$190,000	WD	\$190,000	\$103,200	54.32	\$203,037	\$22,206	\$167,794	\$258,330	0.650
002 031 006 01	04/23/19	\$95,000	WD	\$95,000	\$44,900	47.26	\$89,876	\$7,500	\$87,500	\$117,680	0.744
002 031 006 02	09/09/19	\$160,000	WD	\$160,000	\$70,000	43.75	\$137,703	\$15,000	\$145,000	\$175,290	0.827
002 031 006 02	09/09/19	\$156,969	WD	\$156,969	\$70,000	44.59	\$137,703	\$15,000	\$141,969	\$175,290	0.810
002 033 009 00	08/27/20	\$155,000	WD	\$155,000	\$66,000	42.58	\$130,030	\$10,500	\$144,500	\$145,264	0.995
002 035 009 10	07/08/20	\$119,000	WD	\$119,000	\$83,600	70.25	\$172,803	\$13,085	\$105,915	\$194,608	0.544
002 050 009 00	07/26/19	\$115,000	WD	\$115,000	\$52,300	45.48	\$103,554	\$31,939	\$83,061	\$102,307	0.812
002 180 081 00	12/19/19	\$80,500	WD	\$80,500	\$21,100	26.21	\$41,294	\$7,451	\$73,049	\$75,207	0.971
002 180 133 01	05/04/20	\$100,000	WD	\$100,000	\$54,700	54.70	\$108,621	\$57,552	\$42,448	\$61,902	0.686
002 190 002 01	04/22/19	\$125,000	WD	\$125,000	\$48,500	38.80	\$95,777	\$12,708	\$112,292	\$118,670	0.946
Totals:		\$2,727,369		\$2,727,369	\$1,288,800		\$2,547,319		\$2,338,876	\$2,887,185	
						Sale. Ratio =>	47.25			E.C.F. =>	0.810
						Std. Dev. =>	12.00			Ave. E.C.F. =>	0.806

USED .810