

2024 HAMLIN TOWNSHIP 4000 AGRICULTURAL ECF STUDY

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.
160-001-100-018-07	11144 PLAINS HWY	10/19/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$80,500	146.36	\$216,604	\$26,200	\$28,800	\$186,305	0.155
160-002-200-020-04	4189 CLEMENTS LN	08/19/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,500	39.03	\$344,272	\$57,778	\$302,222	\$280,327	1.078
160-004-300-119-00	4915 WHITTUM RD	07/20/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$100,100	37.07	\$247,014	\$32,013	\$237,987	\$210,373	1.131
160-005-100-043-01	7365 E FIVE POINT HWY	08/15/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$89,100	46.89	\$216,522	\$39,045	\$150,955	\$173,657	0.869
160-005-200-035-00	7980 E FIVE POINT HWY	11/07/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$61,300	30.67	\$148,936	\$16,670	\$183,230	\$129,419	1.416
160-005-300-072-00	4824 FREEMAN RD	03/03/23	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$69,800	37.93	\$179,005	\$30,662	\$153,338	\$145,150	1.056
160-005-300-088-00	4763 FREEMAN RD	07/20/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$87,900	33.81	\$216,653	\$76,485	\$183,515	\$137,151	1.338
160-007-100-007-02	6174 E SPICERVILLE HWY	09/09/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$66,700	83.38	\$185,862	\$14,740	\$65,260	\$167,438	0.390
160-007-100-050-00	6021 STEELE HWY	06/04/21	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$82,800	36.40	\$215,126	\$23,701	\$203,799	\$187,304	1.088
160-007-200-001-03	6526 E SPICERVILLE HWY	01/07/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$32,800	31.24	\$383,101	\$82,890	\$22,110	\$293,749	0.075
160-007-200-060-00	6814 E SPICERVILLE HWY	06/17/22	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$69,800	29.83	\$166,524	\$26,422	\$207,578	\$137,086	1.514
160-007-400-040-00	6870 STEELE HWY	09/10/21	\$166,500	WD	03-ARM'S LENGTH	\$166,500	\$55,500	33.33	\$149,387	\$36,755	\$129,745	\$110,207	1.177
160-008-200-176-00	7540 EATON ST	08/11/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$62,600	56.91	\$151,835	\$14,454	\$95,546	\$134,424	0.711
160-009-200-043-00	5085 DURFEE RD	12/22/21	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$60,300	262.17	\$153,972	\$21,244	\$1,756	\$129,871	0.014
160-009-200-043-00	5085 DURFEE RD	07/01/22	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$64,700	23.79	\$153,972	\$21,244	\$250,756	\$129,871	1.931
160-009-300-020-00	401 WILLIAM DURFEE DR	04/08/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$139,800	35.85	\$358,459	\$89,567	\$300,433	\$263,104	1.142
160-009-400-040-01	5802 DURFEE RD	01/20/22	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$128,500	49.61	\$326,600	\$67,844	\$191,156	\$253,186	0.755
160-010-100-038-01	9190 KINNEVILLE RD	12/09/21	\$218,500	WD	03-ARM'S LENGTH	\$218,500	\$64,900	29.70	\$166,341	\$18,062	\$200,438	\$145,087	1.382
160-010-300-003-03	9131 TRINITY LN	01/06/22	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$105,000	34.77	\$278,374	\$41,387	\$260,613	\$231,886	1.124
160-010-400-050-00	5668 HOUSTON RD	11/30/21	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$76,900	34.03	\$197,085	\$36,496	\$189,504	\$157,132	1.206
160-011-300-070-00	10190 KINNEVILLE RD	01/17/23	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$73,000	32.59	\$174,180	\$39,380	\$184,620	\$131,898	1.400
160-012-200-040-02	3080 S WAVERLY RD	04/05/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$64,200	53.50	\$161,898	\$39,832	\$80,168	\$119,438	0.671
160-012-400-010-00	11628 VFW RD	02/09/23	\$154,090	SD	10-FORECLOSURE	\$154,090	\$75,400	48.93	\$181,438	\$23,538	\$130,552	\$154,501	0.845
160-012-400-078-06	11930 VFW RD	05/04/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$131,800	47.93	\$323,365	\$49,905	\$225,095	\$267,573	0.841
160-013-200-050-05	3708 S WAVERLY RD	11/10/21	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$51,800	34.30	\$138,421	\$55,572	\$95,428	\$81,066	1.177
160-014-100-015-00	6155 HOUSTON RD	05/04/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,800	47.90	\$219,653	\$79,519	\$120,481	\$137,117	0.879
160-014-200-083-00	6265 TUCKER RD	02/03/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$133,100	34.13	\$318,043	\$71,301	\$318,699	\$241,431	1.320
160-015-100-020-00	6083 S CLINTON TR	02/27/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$63,100	33.21	\$150,077	\$25,987	\$164,013	\$121,419	1.351
160-015-100-030-00	6239 S CLINTON TR	02/09/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$51,500	20.60	\$136,016	\$16,831	\$233,169	\$116,619	1.999
160-015-400-010-01	6506 HOUSTON RD	08/26/21	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$253,600	32.51	\$660,893	\$179,426	\$600,574	\$471,103	1.275
160-015-400-053-05	9795 HOLMES HWY	07/25/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$0	0.00	\$261,944	\$26,946	\$258,054	\$229,939	1.122
160-016-200-076-00	8810 BRADFORD HWY	07/02/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$75,500	35.95	\$193,100	\$40,215	\$169,785	\$149,594	1.135
160-016-200-076-00	8810 BRADFORD HWY	03/31/22	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$75,500	33.57	\$193,100	\$40,215	\$184,685	\$149,594	1.235
160-019-300-011-00	7641 S ROYSTON RD	11/19/21	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$60,200	34.80	\$154,284	\$33,923	\$139,077	\$117,770	1.181
160-022-300-020-17	7751 STONEY LN	07/02/21	\$347,500	WD	03-ARM'S LENGTH	\$347,500	\$124,400	35.80	\$326,440	\$54,722	\$292,778	\$265,869	1.101
160-024-300-090-00	11307 E BELLEVUE HWY	09/20/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$76,700	42.61	\$184,165	\$25,497	\$154,503	\$155,252	0.995
160-025-100-001-08	8175 TUCKER RD	05/09/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$0	0.00	\$223,090	\$32,511	\$137,489	\$186,477	0.737
160-026-100-095-00	8485 HOUSTON RD	04/20/21	\$71,123	WD	03-ARM'S LENGTH	\$71,123	\$70,300	98.84	\$181,495	\$39,905	\$31,218	\$138,542	0.225
160-027-200-100-00	8434 HOUSTON RD	09/02/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$79,200	39.60	\$239,825	\$58,983	\$141,017	\$176,949	0.797
160-033-200-100-01	9471 WILSON RD	08/13/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$76,700	37.41	\$201,923	\$48,315	\$156,685	\$150,301	1.042
160-034-100-082-02	9244 S CLINTON TR	07/02/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$122,700	40.90	\$321,607	\$62,233	\$237,767	\$253,791	0.937
160-035-200-070-00	9101 TUCKER RD	09/08/21	\$356,500	WD	03-ARM'S LENGTH	\$356,500	\$159,100	44.63	\$467,153	\$135,644	\$220,856	\$324,373	0.681
160-080-700-120-00	6472 S CLINTON TR	12/23/22	\$219,250	WD	03-ARM'S LENGTH	\$219,250	\$80,700	36.81	\$179,651	\$13,366	\$205,884	\$162,705	1.265
Totals:			\$9,808,763			\$9,808,763	\$3,633,800		\$10,047,405		\$7,841,338	\$7,906,047	
								Sale. Ratio =>	37.05			E.C.F. =>	0.992
								Std. Dev. =>	40.84			Ave. E.C.F. =>	1.018
												USE	0.992