

2024 HAMLIN TOWNSHIP RESIDENTIAL ECF STUDY FOR 4010 RES GRAVEL, 4020 RESIDENTIAL, 4030 NEWER SUBDIVISIONS, 4040 PLATTED SUBDIVISIONS, 4050 UNPLATTED SUBDIVISIONS & 4500 RIVER FRONT

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.
160-002-100-024-00	10330 PLAINS HWY	12/28/21	\$131,900	WD	03-ARM'S LENGTH	\$131,900	\$41,600	31.54	\$108,939	\$9,954	\$121,946	\$96,854	1.259
160-002-200-020-04	4189 CLEMENTS LN	08/19/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,500	39.03	\$347,514	\$61,020	\$298,980	\$280,327	1.067
160-002-200-028-00	10880 PLAINS HWY	04/16/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$62,900	38.83	\$164,741	\$16,924	\$145,076	\$144,635	1.003
160-004-300-119-00	4915 WHITTUM RD	07/20/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$100,100	37.07	\$249,219	\$34,218	\$235,782	\$210,373	1.121
160-004-400-085-01	4921 WEST ST	06/06/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$51,600	26.33	\$123,845	\$26,308	\$169,692	\$95,437	1.778
160-005-100-032-00	7243 E FIVE POINT HWY	07/14/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$85,500	42.75	\$222,863	\$33,946	\$166,054	\$184,850	0.898
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	\$218,843	\$41,366	\$148,634	\$173,657	0.856
160-005-100-044-01	7413 E FIVE POINT HWY	07/14/21	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$120,200	35.99	\$317,322	\$42,681	\$291,319	\$268,729	1.084
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
160-005-200-047-04	4168 WHITTUM RD	07/20/22	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$29,700	29.73	\$69,763	\$31,547	\$68,353	\$37,393	1.828
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	\$218,719	\$78,551	\$181,449	\$137,151	1.323
160-007-100-050-00	6021 STEELE HWY	06/04/21	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$82,800	36.40	\$216,307	\$24,882	\$202,618	\$187,304	1.082
160-007-200-030-01	6835 E SPICERVILLE HWY	08/18/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$86,700	37.70	\$225,608	\$40,014	\$189,986	\$181,599	1.046
160-007-200-049-00	6843 E SPICERVILLE HWY	11/18/22	\$170,100	WD	03-ARM'S LENGTH	\$170,100	\$65,000	38.21	\$156,933	\$24,152	\$145,948	\$129,923	1.123
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	\$168,169	\$28,067	\$205,933	\$137,086	1.502
160-007-400-040-00	6870 STEELE HWY	09/10/21	\$166,500	WD	03-ARM'S LENGTH	\$166,500	\$55,500	33.33	\$151,453	\$38,821	\$127,679	\$110,207	1.159
160-008-100-094-01	7338 E SPICERVILLE HWY	07/16/21	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$99,700	40.20	\$264,658	\$45,731	\$202,269	\$214,214	0.944
160-008-100-094-02	7374 E SPICERVILLE HWY	12/23/21	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$98,700	34.51	\$261,281	\$38,675	\$247,325	\$217,814	1.135
160-008-200-156-00	5207 SPRINGPORT RD	06/22/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$81,100	40.75	\$200,043	\$14,879	\$184,121	\$181,178	1.016
160-008-200-176-00	7540 EATON ST	08/11/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$62,600	56.91	\$152,533	\$15,152	\$94,848	\$134,424	0.706
160-009-200-001-01	8560 E SPICERVILLE HWY	08/12/22	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$78,200	36.04	\$192,127	\$58,177	\$158,823	\$131,067	1.212
160-009-200-043-00	5085 DURFEE RD	07/01/22	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$64,700	23.79	\$155,228	\$22,500	\$249,500	\$129,871	1.921
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	\$360,362	\$91,470	\$298,530	\$263,104	1.135
160-009-300-020-00	401 WILLIAM DURFEE DR	08/31/22	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$149,500	30.51	\$360,362	\$91,470	\$398,530	\$263,104	1.515
160-009-400-040-01	5802 DURFEE RD	01/20/22	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$128,500	49.61	\$331,055	\$72,299	\$186,701	\$253,186	0.737
160-010-100-038-01	9190 KINNEVILLE RD	12/09/21	\$218,500	WD	03-ARM'S LENGTH	\$218,500	\$64,900	29.70	\$167,400	\$19,121	\$199,379	\$145,087	1.374
160-010-200-033-01	5025 HOUSTON RD	11/18/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$63,600	31.80	\$165,653	\$22,753	\$177,247	\$139,824	1.268
160-010-300-003-03	9131 TRINITY LN	01/06/22	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$105,000	34.77	\$280,374	\$43,387	\$258,613	\$231,886	1.115
160-010-300-030-01	5665 S CLINTON TR	11/19/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$0	0.00	\$349,106	\$80,275	\$244,725	\$263,044	0.930
160-010-300-050-01	5989 S CLINTON TR	05/13/22	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$121,900	41.75	\$301,999	\$20,021	\$271,979	\$275,908	0.986
160-010-300-050-06	5879 S CLINTON TR	06/18/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$92,900	40.39	\$246,781	\$19,262	\$210,738	\$222,621	0.947
160-010-400-050-00	5668 HOUSTON RD	11/30/21	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$76,900	34.03	\$199,254	\$38,665	\$187,335	\$157,132	1.192
160-011-300-018-00	5697 HOUSTON RD	02/18/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,800	43.20	\$169,803	\$16,172	\$133,828	\$150,324	0.890
160-011-300-070-00	10190 KINNEVILLE RD	01/17/23	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$73,000	32.59	\$175,744	\$40,944	\$183,056	\$131,898	1.388
160-012-400-005-01	11652 VFW RD	10/20/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$80,400	39.22	\$195,118	\$23,758	\$181,242	\$167,671	1.081
160-012-400-010-00	11628 VFW RD	02/09/23	\$154,090	SD	10-FORECLOSURE	\$154,090	\$75,400	48.93	\$182,500	\$24,600	\$129,490	\$154,501	0.838
160-012-400-078-06	11930 VFW RD	05/04/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$131,800	47.93	\$326,800	\$53,340	\$221,660	\$267,573	0.828
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	\$140,421	\$57,572	\$93,428	\$81,066	1.152
160-013-300-075-00	11348 KINNEVILLE RD	05/28/21	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$98,000	40.33	\$257,427	\$49,424	\$193,576	\$203,525	0.951
160-013-300-079-00	11374 KINNEVILLE RD	08/27/21	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$55,400	30.27	\$142,532	\$27,285	\$155,715	\$112,766	1.381
160-013-400-100-02	3982 S WAVERLY RD	08/22/22	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$103,100	38.76	\$253,827	\$28,162	\$237,838	\$220,807	1.077
160-013-400-215-00	11798 JUNE CR	06/17/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$85,800	36.36	\$225,110	\$29,175	\$206,825	\$191,717	1.079
160-014-100-015-00	6155 HOUSTON RD	05/04/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,800	47.90	\$224,853	\$84,719	\$115,281	\$137,117	0.841
160-014-200-083-00	6265 TUCKER RD	02/03/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$133,100	34.13	\$319,890	\$73,148	\$316,852	\$241,431	1.312

160-014-400-036-00	10895 KINNEVILLE RD	08/16/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$76,400	35.53	\$198,418	\$28,952	\$186,048	\$165,818	1.122
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	\$151,284	\$27,194	\$162,806	\$121,419	1.341
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
160-015-100-040-00	9143 MEADOW LN	03/13/23	\$299,500	WD	03-ARM'S LENGTH	\$299,500	\$97,900	32.69	\$231,039	\$69,906	\$229,594	\$157,664	1.456
160-015-100-066-00	9300 MEADOW LN	11/05/21	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$96,600	31.06	\$252,664	\$53,755	\$257,245	\$194,627	1.322
160-015-400-010-01	6506 HOUSTON RD	08/26/21	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$253,600	32.51	\$653,744	\$172,277	\$607,723	\$471,103	1.290
160-015-400-053-05	9795 HOLMES HWY	07/25/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$0	0.00	\$263,408	\$28,410	\$256,590	\$229,939	1.116
160-016-100-005-00	8014 E NYE HWY	11/30/22	\$219,500	WD	03-ARM'S LENGTH	\$219,500	\$77,700	35.40	\$187,930	\$20,034	\$199,466	\$164,282	1.214
160-016-200-047-01	8807 BRADFORD HWY	03/13/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$0	0.00	\$432,122	\$89,135	\$360,865	\$335,604	1.075
160-016-200-076-00	8810 BRADFORD HWY	07/02/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$75,500	35.95	\$195,341	\$42,456	\$167,544	\$149,594	1.120
160-016-200-076-00	8810 BRADFORD HWY	03/31/22	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$75,500	33.57	\$195,341	\$42,456	\$182,444	\$149,594	1.220
160-017-200-050-00	7708 E NYE HWY	06/28/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,700	38.47	\$149,105	\$24,509	\$125,491	\$121,914	1.029
160-018-100-100-00	6120 KIKENDALL RD	07/28/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$108,900	51.86	\$258,820	\$71,754	\$138,246	\$183,039	0.755
160-018-100-110-00	6210 KIKENDALL RD	08/03/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$129,900	37.11	\$331,376	\$103,794	\$246,206	\$222,683	1.106
160-018-200-071-02	6382 PECK RD	08/17/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$77,100	30.24	\$184,354	\$81,858	\$173,142	\$100,290	1.726
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	\$155,280	\$34,919	\$138,081	\$117,770	1.172
160-019-300-012-00	7655 S ROYSTON RD	06/15/22	\$206,500	WD	03-ARM'S LENGTH	\$206,500	\$68,400	33.12	\$165,371	\$33,404	\$173,096	\$129,126	1.341
160-020-100-026-04	7045 PECK RD	04/20/21	\$205,900	WD	03-ARM'S LENGTH	\$205,900	\$71,900	34.92	\$189,548	\$22,168	\$183,732	\$163,777	1.122
160-020-100-060-01	7493 PECK RD	09/09/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$48,300	48.30	\$131,156	\$39,905	\$60,095	\$89,287	0.673
160-020-400-083-00	7897 E BELLEVUE HWY	01/18/22	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$54,400	25.66	\$131,796	\$60,773	\$151,227	\$69,494	2.176
160-022-100-035-13	7116 EAGLE PASS DR	10/17/22	\$34,500	WD	03-ARM'S LENGTH	\$34,500	\$13,900	40.29	\$28,167	\$20,289	\$14,211	\$7,708	1.844
160-022-300-020-17	7751 STONEY LN	07/02/21	\$347,500	WD	03-ARM'S LENGTH	\$347,500	\$124,400	35.80	\$328,805	\$57,087	\$290,413	\$265,869	1.092
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	\$185,279	\$26,611	\$153,389	\$155,252	0.988
160-025-100-001-08	8175 TUCKER RD	05/09/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$0	0.00	\$225,440	\$34,861	\$135,139	\$186,477	0.725
160-026-100-110-00	8223 HOUSTON RD	12/21/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$101,100	27.32	\$263,950	\$30,440	\$339,560	\$228,483	1.486
160-027-200-100-00	8434 HOUSTON RD	09/02/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$79,200	39.60	\$242,009	\$61,167	\$138,833	\$176,949	0.785
160-027-300-102-00	9022 BUCK HWY	11/04/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$112,000	36.72	\$292,318	\$38,943	\$266,057	\$247,921	1.073
160-029-200-060-00	7896 E BELLEVUE HWY	02/28/22	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$54,200	25.57	\$139,806	\$34,139	\$177,861	\$103,392	1.720
160-029-300-015-01	8660 SPRINGPORT RD	06/01/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$100,300	34.00	\$246,991	\$60,159	\$234,841	\$182,810	1.285
160-032-100-078-00	9300 SPRINGPORT RD	10/12/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$91,100	45.55	\$237,246	\$56,484	\$143,516	\$176,871	0.811
160-033-200-070-01	9349 WILSON RD	01/07/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,000	40.56	\$189,369	\$30,143	\$149,857	\$155,798	0.962
160-033-200-100-01	9471 WILSON RD	08/13/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$76,700	37.41	\$203,992	\$50,384	\$154,616	\$150,301	1.029
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	\$324,282	\$64,908	\$235,092	\$253,791	0.926
160-034-200-110-00	9249 S CLINTON TR	01/11/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$53,600	46.61	\$128,387	\$20,504	\$94,496	\$105,561	0.895
160-034-200-150-00	9688 GRIFFITH RD	10/22/21	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$120,300	30.85	\$313,845	\$111,766	\$278,134	\$197,729	1.407
160-034-300-040-00	9702 S CLINTON TR	12/01/21	\$161,800	WD	03-ARM'S LENGTH	\$161,800	\$42,900	26.51	\$111,623	\$22,460	\$139,340	\$87,244	1.597
160-034-400-160-00	9931 S CLINTON TR	07/14/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$79,900	43.19	\$208,419	\$50,532	\$134,468	\$154,488	0.870
160-035-200-070-00	9101 TUCKER RD	09/08/21	\$356,500	WD	03-ARM'S LENGTH	\$356,500	\$159,100	44.63	\$472,353	\$140,844	\$215,656	\$324,373	0.665
160-050-000-040-00	5678 DURFEE RD	01/28/22	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$111,300	38.05	\$281,888	\$31,610	\$260,890	\$244,890	1.065
160-070-600-012-00	4384 SMITHVILLE RD	08/26/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$92,600	37.80	\$208,562	\$16,222	\$228,778	\$188,200	1.216
160-070-600-014-00	4426 SMITHVILLE RD	10/14/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$79,400	37.81	\$186,371	\$22,437	\$187,563	\$160,405	1.169
160-070-600-016-00	4480 SMITHVILLE RD	04/23/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,500	40.81	\$175,966	\$25,482	\$159,518	\$147,245	1.083
160-075-000-002-00	5244 DURFEE RD	04/02/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$121,800	37.48	\$309,435	\$27,032	\$297,968	\$276,324	1.078
160-080-700-007-01	6376 S CLINTON TR	08/30/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$70,400	43.73	\$160,955	\$18,902	\$142,098	\$138,995	1.022
160-080-700-100-00	6436 S CLINTON TR	10/12/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$67,200	51.69	\$151,189	\$22,193	\$107,807	\$126,219	0.854
160-080-700-100-00	6436 S CLINTON TR	02/04/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$67,200	31.26	\$151,189	\$22,193	\$192,807	\$126,219	1.528

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:			\$22,044,640			\$22,044,640	\$7,568,200		\$20,432,020		\$18,087,073	\$16,119,817	
								Sale. Ratio =>	34.33			E.C.F. =>	1.122
								Std. Dev. =>	10.01			Ave. E.C.F. =>	1.167
											USED	1.122	