

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Int. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Property Class
002-001-001-0009	5624 WILDERNESS TRL	07/03/24	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$72,200	40.68	\$174,617	\$31,890	\$145,610	\$159,472	0.913	RURAL	1.3942	1 1/2 STORY		401
002-001-001-0028	5807 WILDERNESS TRL	10/31/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$53,500	42.80	\$129,249	\$33,582	\$91,418	\$106,891	0.855	RURAL	4.3887	MANH/FOUNDATION		401
002-001-016-0021	850 S MAPLE VALLEY RD	09/20/23	\$190,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$190,000	\$91,000	47.89	\$206,883	\$48,905	\$141,095	\$176,512	0.799	RURAL	9.9784	RANCH	002-001-016-0040	401
002-016-002-0040	2702 E WEST BRANCH RD	05/24/24	\$255,900	WD	03-ARM'S LENGTH	\$255,900	\$115,300	45.06	\$299,137	\$26,632	\$229,268	\$304,475	0.753	RURAL	14.6141	RANCH		401
002-024-001-0100	3170 S MAPLE VALLEY RD	05/22/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$37,000	46.25	\$90,635	\$25,072	\$54,928	\$73,255	0.750	RURAL	14.9314	1 1/2 STORY		401
002-024-016-0100	5875 BUTLER RD	05/04/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$34,000	30.91	\$83,157	\$3,584	\$106,416	\$88,908	1.197	RURAL	29.7781	1 1/4 STORY		401
002-024-016-0160	5803 BUTLER RD	07/18/23	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$21,700	45.21	\$55,061	\$9,390	\$38,610	\$51,029	0.757	RURAL	14.2508	MOBIL HOME		401
002-024-016-0650	5758 BUTLER RD	07/18/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$63,100	34.11	\$150,130	\$17,327	\$167,673	\$148,383	1.130	RURAL	23.0863	MULTI-LEVEL		401
002-025-016-0185	4954 S MAPLE VALLEY RD	08/19/24	\$78,500	WD	03-ARM'S LENGTH	\$78,500	\$34,100	43.44	\$79,996	\$27,626	\$50,874	\$58,514	0.969	RURAL	2.9703	RANCH		401
002-025-016-0186	4970 S MAPLE VALLEY RD	05/25/23	\$45,000	WD	03-ARM'S LENGTH	\$37,000	\$25,300	68.38	\$60,846	\$26,156	\$55,868		0.468	RURAL	43.0962	RANCH		401
002-036-016-0202	5937 S MAPLE VALLEY	08/16/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$97,700	39.88	\$253,957	\$15,595	\$229,405	\$266,326	0.861	RURAL	3.7768	RANCH		401
002-700-007-0000	5940 S MAPLE VALLEY RD	11/15/23	\$98,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$98,500	\$25,600	25.99	\$68,926	\$16,719	\$81,781	\$58,332	1.402	RURAL	51.6351	MOBIL HOME	002-700-006-0000	401
002-100-003-5000	330 E WEST BRANCH RD	03/26/25	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$67,600	38.41	\$169,787	\$26,316	\$149,684	\$160,303	0.934	RURAL	3.4622	RANCH		401
Totals:			\$1,814,400			\$1,806,400	\$738,100		\$1,822,381		\$1,512,918	\$1,708,267			1.3491			
							Sale. Ratio ==>	40.86				E.C.F. ==>	0.886	0.234540963				
							Std. Dev. ==>	10.13				Ave. E.C.F. ==>	0.899	16.7202	Coefficient of Var==>	18.59586712		

2026 RURAL ECF

UTILIZED & APPLIED: .886

OUTLIERS:

002-011-012-0020	4457 E WEST BRANCH RD	11/05/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,900	42.90	\$78,862	\$69,694	\$30,306	\$10,244	2.959	RURAL	295.8537	RANCH		401
002-030-005-0020	S ROSCOMMON RD	08/09/24	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$62,600	38.52	\$147,727	\$128,052	\$34,448	\$21,983	1.567	RURAL	156.7012	RANCH		401
002-700-007-0000	5940 S MAPLE VALLEY RD	11/15/23	\$98,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$98,500	\$25,600	25.99	\$68,926	\$16,719	\$81,781	\$58,332	1.402	RURAL	140.1996	MOBIL HOME	002-700-006-0000	401
002-001-001-3401	WILDERNESS TRL	07/02/24	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$20,200	34.83	\$45,567	\$20,956	\$37,044	\$27,498	1.347	RURAL	134.7137	RANCH		401