

2023 ECF TABLE RRN RURAL RESIDENTIAL NORTH

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.	Floor Area	S/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
20-001-004-01	6086 136TH AVE	11/20/20	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$0	0.00	\$494,996	\$55,806	\$564,594	\$490,037	1.152	3,132	\$160.27	RRN	24.9551	1 STORY	RES 1 FAMILY	\$38,980	No	//		RRN-RURAL RESIDENTIAL NORTH	401	96	
20-001-004-50	6100 136TH AVE	05/04/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$103,500	36.96	\$260,937	\$82,401	\$197,598	\$199,013	0.993	1,523	\$129.74	RRN	9.0298	1 STORY	RES 1 FAMILY	\$54,473	No	//		RRN-RURAL RESIDENTIAL NORTH	401	77	
20-001-008-10	6164 136TH AVE	10/02/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$100,500	30.92	\$277,026	\$140,101	\$184,899	\$152,638	1.211	2,304	\$80.25	RRN	30.8759	2 STORY	RES 1 FAMILY	\$123,349	No	//		RRN-RURAL RESIDENTIAL NORTH	401	60	
20-010-082-11	6477 OLD ALLEGAN RD	10/25/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$120,600	26.80	\$317,723	\$62,979	\$387,021	\$283,978	1.363	1,638	\$236.28	RRN	46.0260	2 STORY	RES 1 FAMILY	\$54,551	No	//		RRN-RURAL RESIDENTIAL NORTH	401	82	
20-012-003-20	6091 133RD AVE	07/01/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$143,300	31.84	\$449,643	\$137,888	\$931,112	\$347,532	0.898	1,687	\$185.01	RRN	0.4512	1 STORY	RES 1 FAMILY	\$131,398	No	//		RRN-RURAL RESIDENTIAL NORTH	401	92	
20-012-019-40	6092 133RD AVE	07/09/20	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$107,600	28.17	\$300,616	\$75,386	\$306,614	\$251,077	1.221	1,676	\$182.94	RRN	31.8600	1.5 STORY	RES 1 FAMILY	\$72,975	No	//		RRN-RURAL RESIDENTIAL NORTH	401	92	
20-012-024-01	6036 OLD ALLEGAN RD	12/30/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$0	0.00	\$185,743	\$72,779	\$77,221	\$125,928	0.613	2,460	\$31.39	RRN	28.9377	1.5 STORY	RES 1 FAMILY	\$66,987	No	//		RRN-RURAL RESIDENTIAL NORTH	401	52	
20-013-001-20	6010 OLD ALLEGAN RD	07/28/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$154,700	49.11	\$449,898	\$91,348	\$223,652	\$373,219	0.599	2,412	\$92.72	RRN	30.3343	1.5 STORY	RES 1 FAMILY	\$80,153	No	//	20-012-024-21	RRN-RURAL RESIDENTIAL NORTH	401	90	
20-260-007-00	6322 GLEASON RD	12/04/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$8,600	8.60	\$108,520	\$82,678	\$17,322	\$28,808	0.601	384	\$45.11	RRN	30.1295	1 STORY	RES 1 FAMILY	\$82,678	No	//		RRN-RURAL RESIDENTIAL NORTH	401	60	
20-260-015-04	6331 OLD ALLEGAN RD	11/23/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$0	0.00	\$183,189	\$90,186	\$38,814	\$103,877	0.374	2,710	\$18.32	RRN	52.8040	1.5 STORY	RES 1 FAMILY	\$77,735	No	//		RRN-RURAL RESIDENTIAL NORTH	401	77	
Totals:						\$3,201,000	\$738,800		\$3,029,461		\$2,309,848	\$2,354,107			\$117.80												
						Sale. Ratio =>	23.08					E.C.F. =>	0.980			Std. Deviation=>	0.33755										
						Std. Dev. =>	17.71					Ave. E.C.F. =>	0.903			Ave. Variance=>	28.5494			Coefficient of Var=>	31.63032028						

USED 0.980

NOT USED

20-260-018-00	6280 GLEASON RD	04/15/21	\$271,500	WD	03-ARM'S LENGTH	\$271,500	\$50,700	18.67	\$113,117	\$22,437	\$249,063	\$101,086	2.464	983	\$253.37	RRN	246.3864	1 STORY	RES 1 FAMILY	\$19,865	No	//		RRN-RURAL RESIDENTIAL NORTH	401	70
20-010-082-10	6475 OLD ALLEGAN RD	07/07/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$85,400	18.98	\$220,773	\$55,983	\$394,017	\$183,701	2.145	884	\$445.72	RRN	124.2286	1 STORY	RES 1 FAMILY	\$54,551	No	//		RRN-RURAL RESIDENTIAL NORTH	401	90
20-012-018-30	6046 133RD AVE	11/30/21	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$181,800	22.00	\$357,025	\$80,074	\$518,926	\$308,734	1.681	1,509	\$343.89	RRN	77.8227	1 STORY	RES 1 FAMILY	\$74,049	No	//		RRN-RURAL RESIDENTIAL NORTH	401	96