

Riverton Township Agricultural ECF 1.051

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	\$/Sq.Ft.	Land Value	
015-002-014-00	1310 W BEYER RD	07/10/23	\$161,500	WD	19-MULTI PARCEL ARM	\$161,500	\$66,600	41.24	\$216,055	\$94,072	\$67,428	\$102,939	0.655	888	\$75.93	\$66,627	
005-031-010-00	7200 N US 31	10/04/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$53,300	28.81	\$206,707	\$22,449	\$162,551	\$189,177	0.859	2,120	\$76.68	\$9,840	
012-032-015-00	2489 N BENSON RD	07/05/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$56,900	56.90	\$111,332	\$11,797	\$88,203	\$102,192	0.863	962	\$91.69	\$6,960	
003-030-016-56	598 E WILSON RD	07/05/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$103,100	57.28	\$197,479	\$43,378	\$136,622	\$158,215	0.864	1,344	\$101.65	\$41,502	
015-004-011-01	3060 W BEYER RD	01/10/25	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$61,800	41.20	\$184,462	\$52,880	\$97,120	\$111,040	0.875	1,848	\$52.55	\$40,166	
013-021-001-00	2389 E MILLERTON RD	12/14/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$40,700	31.31	\$141,653	\$6,960	\$123,040	\$138,289	0.890	1,369	\$89.88	\$6,960	
007-033-001-80	2655 N LAKESHORE DR	12/04/23	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$49,000	56.00	\$113,128	\$8,490	\$79,010	\$88,302	0.895	827	\$95.54	\$3,857	
015-016-016-00	3184 W VICTORY DR	10/01/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,900	47.93	\$190,176	\$13,245	\$136,755	\$149,309	0.916	1,815	\$75.35	\$9,310	
012-035-016-00	8144 E DECKER RD	12/16/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$72,200	30.72	\$243,800	\$54,222	\$180,778	\$194,639	0.929	1,928	\$93.76	\$53,704	
002-016-093-00	6728 E FIRST ST	12/22/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$66,600	39.18	\$176,565	\$21,427	\$148,573	\$159,279	0.933	1,546	\$96.10	\$15,200	
003-034-011-01	2786 S CUSTER RD	05/19/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$63,000	39.38	\$162,018	\$30,725	\$129,275	\$134,798	0.959	1,774	\$72.87	\$21,952	
011-009-004-00	2467 W KINNEY RD	10/11/23	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$64,000	32.99	\$231,479	\$31,843	\$162,157	\$168,469	0.963	1,524	\$106.40	\$30,753	
002-004-038-10	1315 N CAMPBELL RD	03/11/24	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$67,200	49.41	\$137,294	\$11,794	\$124,206	\$128,850	0.964	1,118	\$111.10	\$10,488	
004-012-001-71	4566 E HAWLEY RD	04/07/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,100	47.40	\$149,135	\$64,715	\$85,285	\$86,674	0.984	784	\$108.78	\$54,152	
009-021-007-70	6445 E BENNETT RD	10/11/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$132,000	50.77	\$249,352	\$58,461	\$201,539	\$195,987	1.028	1,201	\$167.81	\$56,000	
003-032-010-50	2779 S TUTTLE RD	07/26/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$110,700	40.25	\$257,020	\$15,590	\$259,410	\$247,875	1.047	2,560	\$101.33	\$12,320	
012-032-038-00	2619 N BENSON RD	03/15/24	\$96,000	MLC	03-ARM'S LENGTH	\$96,000	\$36,700	38.23	\$88,713	\$6,145	\$89,855	\$84,772	1.060	912	\$98.53	\$3,496	
011-024-004-00	49 W MEISENHEIMER RD	08/28/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$37,200	26.57	\$152,061	\$11,657	\$128,343	\$118,484	1.083	984	\$130.43	\$6,517	
010-011-200-014-00	5738 W BRYANT RD	05/16/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$111,200	37.07	\$321,464	\$61,379	\$238,621	\$219,481	1.087	1,936	\$123.25	\$38,371	
006-013-041-55	136 W TREML RD	09/22/23	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$98,000	37.55	\$280,447	\$30,667	\$230,333	\$210,785	1.093	1,344	\$171.38	\$25,004	
012-019-001-90	5451 E MILLERTON RD	04/04/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$83,500	41.75	\$181,308	\$45,565	\$154,435	\$139,367	1.108	1,376	\$112.23	\$22,640	
001-030-009-70	4607 W CONRAD RD	04/11/23	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$89,300	28.90	\$327,529	\$18,341	\$290,659	\$260,918	1.114	1,943	\$149.59	\$15,960	
009-003-022-80	11591 N CAMPBELL RD	08/30/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$84,800	56.53	\$131,525	\$5,760	\$144,240	\$129,122	1.117	1,288	\$111.99	\$5,760	
006-004-012-35	3111 W COUNTY LINE RD	08/09/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$180,100	60.03	\$308,056	\$25,264	\$274,736	\$238,643	1.151	1,800	\$152.63	\$24,339	
005-009-009-00	10560 N TUTTLE RD	08/20/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$158,300	53.66	\$259,323	\$64,754	\$230,246	\$199,763	1.153	1,984	\$116.05	\$54,600	
013-028-015-00	2094 E SUGAR GROVE RD	01/16/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$52,700	28.49	\$159,700	\$32,186	\$152,814	\$130,918	1.167	1,244	\$122.84	\$17,808	
001-017-019-00	333 N DENNIS RD	10/18/24	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$102,700	43.15	\$232,788	\$27,147	\$210,853	\$173,537	1.215	1,814	\$116.24	\$23,408	
006-035-010-10	1377 W FREEMAN RD	10/27/23	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$106,300	35.14	\$292,129	\$23,143	\$279,357	\$226,992	1.231	1,232	\$226.75	\$21,613	
015-017-017-05	3380 W VICTORY DRIVE	06/15/23	\$185,000	MLC	03-ARM'S LENGTH	\$185,000	\$47,400	25.62	\$177,402	\$37,651	\$147,349	\$117,933	1.249	1,134	\$129.94	\$31,825	
007-036-018-00	2566 N JEBAVY DR	09/04/24	\$375,500	WD	03-ARM'S LENGTH	\$375,500	\$189,700	50.52	\$355,911	\$41,651	\$333,849	\$265,198	1.259	1,688	\$197.78	\$32,629	
010-011-200-011-00	963 N JEBAVY DR	12/29/23	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$68,400	32.26	\$198,930	\$13,034	\$198,966	\$156,874	1.268	1,040	\$191.31	\$3,857	
Totals:			\$6,273,000			\$6,273,000	\$2,596,400		\$6,434,941		\$5,286,608	\$5,028,819			\$118.33		
								Sale. Ratio =>	41.39			E.C.F. =>	1.051				
								Std. Dev. =>	10.27			Ave. E.C.F. =>	1.032				