

Riverton Township ECF 1.369 Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Table
011-008-002-00	3283 W KINNEY RD	11/04/24	\$477,000	WD	03-ARM'S LENGTH	\$477,000	\$208,800	43.77	\$417,522	\$45,468	\$431,532	\$290,440	1.486	R-RURAL RESIDENTIAL
011-135-008-04		07/29/24	\$725,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$725,000	\$318,400	43.92	\$636,782	\$228,952	\$496,048	\$306,452	1.619	R-RURAL RESIDENTIAL
011-135-008-05	1510 W CHAUVEZ RD	07/29/24	\$725,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$725,000	\$318,400	43.92	\$636,782	\$228,952	\$496,048	\$306,452	1.619	R-RURAL RESIDENTIAL
011-023-002-00	5299 S HOGENSON RD	09/04/24	\$342,500	WD	03-ARM'S LENGTH	\$342,500	\$154,500	45.11	\$309,016	\$56,800	\$285,700	\$196,022	1.457	R-RURAL RESIDENTIAL
011-011-013-10	4273 S GORDON RD	10/15/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$30,500	46.92	\$60,997	\$20,525	\$44,475	\$45,072	0.987	R-RURAL RESIDENTIAL
011-002-007-00	1247 W CHAUVEZ RD	09/14/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$67,700	54.16	\$135,464	\$29,371	\$95,629	\$118,125	0.810	R-RURAL RESIDENTIAL
011-036-026-00	520 W MARRISON RD	04/05/24	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$349,700	54.64	\$699,468	\$181,685	\$458,315	\$375,286	1.221	R-ST MARYS LAKE
011-001-019-00	3261 S SCOTTVILLE RD	10/04/23	\$100,000	WD	08-ESTATE	\$100,000	\$61,300	61.30	\$122,527	\$42,800	\$57,200	\$89,695	0.638	R-RURAL RESIDENTIAL
<b>Totals:</b>			<b>\$3,199,500</b>			<b>\$3,199,500</b>	<b>\$1,509,300</b>		<b>\$3,018,558</b>		<b>\$2,364,947</b>	<b>\$1,727,544</b>		
								<b>Sale. Ratio =&gt;</b>	<b>47.17</b>			<b>E.C.F. =&gt;</b>	<b>1.369</b>	
								<b>Std. Dev. =&gt;</b>	<b>6.63</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.229</b>	