

2023 HAMLIN TOWNSHIP AGRICULTURAL ECF STUDY

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.		
160-001-100-018-07	11144 PLAINS HWY	10/19/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$80,500	146.36	\$191,424	\$25,669	\$29,331	\$173,203	0.169	2,750	\$10.67	4020		58.0906	2 STY		\$25,669	No	///		4020 TYPICAL TWP (PAVED)	401	45	
160-007-100-007-02	6174 E SPICERVILLE HWY	09/09/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$66,700	83.38	\$156,173	\$15,847	\$64,153	\$146,681	0.438	2,152	\$29.81	4020	#REF!	2 STY			\$15,847	No	///		4020 TYPICAL TWP (PAVED)	401	61	
160-023-400-120-00	7719 TUCKER RD	04/26/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$58,900	73.63	\$133,791	\$32,090	\$47,910	\$106,271	0.451	1,367	\$35.05	4010	#REF!	1.4467	RANCH		\$28,481	No	///		4010 TYPICAL TWP (GRAVEL)	401	56	
160-005-100-062-00	7246 E FIVE POINT HWY	02/26/21	\$94,640	WD	03-FAMILY	\$94,640	\$65,400	69.10	\$156,960	\$38,710	\$55,930	\$123,563	0.453	1,288	\$43.42	4020		29.7608	1 1/2 STORY		\$36,008	No	///		4020 TYPICAL TWP (PAVED)	401	66	
160-010-400-042-00	9912 KINNEVILLE RD	12/16/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$50,400	63.00	\$121,514	\$26,626	\$53,374	\$99,152	0.538	1,643	\$32.49	4020	#REF!	2 STY			\$24,154	No	///		4020 TYPICAL TWP (PAVED)	401	51	
160-008-300-101-01	8771 CORKROFT RD	09/17/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$203,300	54.95	\$499,605	\$105,564	\$264,436	\$405,477	0.652	2,580	\$102.49	4010	#REF!	32.2243	RANCH		\$87,339	No	///		4010 TYPICAL TWP (GRAVEL)	401	77	
160-010-100-034-01	9158 E SPICERVILLE HWY	10/23/20	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$63,900	52.38	\$157,555	\$25,474	\$96,526	\$138,016	0.659	2,057	\$46.93	4020	#REF!	2 STY			\$23,329	No	///		4020 TYPICAL TWP (PAVED)	401	54	
160-012-200-040-02	3080 S WAVERLY RD	04/05/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$64,200	53.50	\$146,611	\$38,252	\$81,748	\$113,228	0.722	1,722	\$47.47	4020	#REF!	1 1/2 STORY			\$25,600	No	///		4020 TYPICAL TWP (PAVED)	401	51	
160-009-400-040-01	5802 DURFEE RD	01/20/22	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$128,500	49.61	\$298,629	\$70,094	\$188,906	\$238,804	0.791	2,346	\$80.52	4020	#REF!	2 STY			\$55,115	No	///		4020 TYPICAL TWP (PAVED)	401	69	
160-017-200-017-03	6199 SPRINGPORT RD	09/03/20	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$149,100	45.60	\$370,982	\$43,135	\$283,865	\$345,578	0.829	2,258	\$125.72	4020	#REF!	RANCH			\$26,014	No	///		4020 TYPICAL TWP (PAVED)	401	77	
160-010-300-003-03	9133 TRINITY LN	02/05/21	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$0	0.00	\$245,434	\$36,396	\$184,604	\$218,431	0.845	2,240	\$80.41	4010	#REF!	2 STY			\$31,766	No	///		4010 TYPICAL TWP (GRAVEL)	401	76	
160-010-400-041-00	9878 KINNEVILLE RD	11/17/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$56,500	45.56	\$134,652	\$34,428	\$89,572	\$104,727	0.855	1,813	\$49.41	4020	#REF!	2 STY			\$25,978	No	///		4020 TYPICAL TWP (PAVED)	401	53	
160-008-200-170-00	7724 EATON ST	11/25/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,800	42.80	\$108,824	\$5,690	\$94,310	\$107,768	0.875	868	\$108.65	4020		9.9120	RANCH		\$3,137	No	///		4020 TYPICAL TWP (PAVED)	401	66	
160-007-200-081-01	6898 E SPICERVILLE HWY	10/08/20	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$120,900	43.02	\$299,409	\$79,330	\$201,670	\$229,968	0.877	1,680	\$120.04	4020		87.6950	1 1/2 STORY		\$54,047	No	///		4020 TYPICAL TWP (PAVED)	401	83	
160-035-200-070-00	9101 TUCKER RD	09/08/21	\$356,500	WD	03-ARM'S LENGTH	\$356,500	\$159,100	44.63	\$369,784	\$77,554	\$278,946	\$305,361	0.913	1,896	\$147.12	4010		9.0870	2 STY		\$46,427	No	///		4010 TYPICAL TWP (GRAVEL)	401	80	
160-034-100-091-00	9264 S CLINTON TR	01/23/21	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$75,600	41.42	\$184,384	\$9,156	\$101,344	\$107,866	0.940	1,460	\$69.41	4020	#REF!	2 STY			\$53,350	No	///		4020 TYPICAL TWP (PAVED)	401	51	
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	\$183,790	\$44,234	\$140,766	\$145,827	0.965	1,352	\$104.12	4020	#REF!	RANCH			\$26,935	No	///		4020 TYPICAL TWP (PAVED)	401	66	
160-002-200-020-01	4071 CLEMENTS LN	09/01/20	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$134,300	40.10	\$329,936	\$56,976	\$277,924	\$285,225	0.974	2,233	\$124.46	4020		97.4404	2 STY		\$31,303	No	///		4020 TYPICAL TWP (PAVED)	401	82	
160-010-300-030-01	5665 S CLINTON TR	11/19/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$0	0.00	\$313,269	\$76,259	\$248,741	\$247,659	1.004	1,601	\$155.37	4020		100.4367	RANCH		\$58,710	No	///		4020 TYPICAL TWP (PAVED)	401	79	
160-027-200-100-00	8434 HOUSTON RD	09/02/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$79,200	39.60	\$190,540	\$30,590	\$169,410	\$187,137	1.014	1,586	\$108.82	4010	#REF!	1 3/4 STORY			\$25,360	No	///		4010 TYPICAL TWP (GRAVEL)	401	63	
		Totals:	\$3,897,540			\$3,897,540	\$1,679,200	43.08	\$4,587,266	\$2,953,466	\$3,806,888		0.776		\$81.12				0.23212869									
								Std. Ratio =>																				
								Std. Dev. =>	29.89																			

USE 0.776