

2023 EATON RAPIDS RES ECF STUDY-4004 RIVER WOOD EST

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
300-034-200-240-06	N EAST ST REMAINDER	02/18/22	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$135,300	47.14	\$270,601	\$95,169	\$191,831	\$237,070	0.809	1,892	\$101.39	40004	1.1957	
300-075-800-001-00	502 HASTAY BLVD	02/01/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$136,100	52.35	\$272,245	\$26,727	\$233,273	\$282,205	0.827	2,018	\$115.60	40004	0.5478	
300-075-800-005-00	602 HASTAY BLVD	12/04/20	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$130,100	57.19	\$260,260	\$27,623	\$199,877	\$267,399	0.747	1,842	\$108.51	40004	7.3645	
300-075-800-010-01	502 DRAHNER DR	12/27/21	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$202,400	50.22	\$404,743	\$33,289	\$369,711	\$426,959	0.866	3,090	\$119.65	40004	4.4787	
300-075-800-017-00	501 DRAHNER DR	10/16/20	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$242,100	63.73	\$484,153	\$66,697	\$313,203	\$479,834	0.653	3,470	\$90.26	40004	16.8400	
300-075-800-019-00	610 HASTAY BLVD	04/09/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$151,400	53.12	\$302,775	\$27,673	\$257,327	\$316,209	0.814	2,268	\$113.46	40004	0.7344	
300-075-800-020-00	612 HASTAY BLVD	05/04/21	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$147,200	53.14	\$294,399	\$29,270	\$247,730	\$304,746	0.813	2,030	\$122.03	40004	0.8224	
300-075-800-024-00	708 HASTAY BLVD	07/16/21	\$293,500	WD	03-ARM'S LENGTH	\$293,500	\$117,300	39.97	\$234,714	\$38,312	\$255,188	\$248,610	1.026	1,971	\$129.47	40004	20.5328	
300-075-800-034-00	607 HASTAY BLVD	02/18/22	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$135,300	47.14	\$270,601	\$95,169	\$191,831	\$237,070	0.809	1,892	\$101.39	40004	1.1957	
300-075-800-034-01	607 HASTAY BLVD	02/18/22	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$135,300	47.14	\$270,601	\$95,169	\$191,831	\$237,070	0.809	1,892	\$101.39	40004	1.1957	
300-075-801-006-00	607 DRAHNER DR	10/23/20	\$276,250	WD	03-ARM'S LENGTH	\$276,250	\$204,500	74.03	\$409,016	\$43,659	\$232,591	\$419,951	0.554	1,858	\$125.18	40004	26.7278	
300-075-801-028-00	705 DRAHNER DR	08/13/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$111,500	39.82	\$223,018	\$29,596	\$250,404	\$222,324	1.126	1,706	\$146.78	40004	30.5170	
Totals:			\$3,543,150			\$3,543,150	\$1,848,500		\$3,697,126		\$2,934,797	\$3,679,447			\$114.59		2.3512	
								Sale. Ratio ==>	52.17									
								Std. Dev. ==>	9.63									
													E.C.F. ==>	0.798	Std. Deviation==>			0.148658893
													Ave. E.C.F. ==>	0.821	Ave. Variance==>			9.3460 Coefficient of Var==>

USE 0.80