

2025 Assessment Roll
Residential E.C.F.
 4/1/2022-3/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yards	Bldg. Residual	Cost Man. \$	E.C.F.	Land Table
006-003-008-00	1456 CAMP FIVE ROAD	10/06/22	\$119,900	WD	03-ARM'S LEN	\$119,900	\$33,100	27.61	\$112,236	\$8,964	\$110,936	\$96,516	1.149	RURAL
006-010-002-00	1575 CAMP FIVE ROAD	06/06/22	\$225,000	WD	03-ARM'S LEN	\$225,000	\$73,900	32.84	\$191,266	\$28,800	\$196,200	\$151,837	1.292	RURAL
006-012-007-00	140 HERMITAGE TRAIL	11/14/22	\$220,000	WD	03-ARM'S LEN	\$220,000	\$63,300	28.77	\$234,990	\$40,874	\$179,126	\$181,417	0.987	RURAL
006-155-014-00	123 SECTION 6 ROAD	11/18/22	\$165,500	WD	03-ARM'S LEN	\$165,500	\$50,800	30.69	\$131,690	\$19,054	\$146,446	\$105,267	1.391	RURAL
006-168-002-00	101 HILL FARM ROAD	08/30/22	\$88,000	WD	03-ARM'S LEN	\$88,000	\$41,900	47.61	\$109,370	\$4,700	\$83,300	\$97,822	0.852	RURAL
006-168-006-00	212 STAGER LAKE ROAD	09/07/22	\$86,000	WD	03-ARM'S LEN	\$86,000	\$21,000	24.42	\$58,510	\$15,547	\$70,453	\$40,152	1.755	RURAL
006-168-006-00	212 STAGER LAKE ROAD	08/17/23	\$87,000	WD	03-ARM'S LEN	\$87,000	\$25,300	29.08	\$58,510	\$15,547	\$71,453	\$40,152	1.780	RURAL
006-265-016-00	111 ARMSTRONG LAKE ROAD	05/25/22	\$279,000	WD	03-ARM'S LEN	\$279,000	\$76,800	27.53	\$194,224	\$34,000	\$245,000	\$149,742	1.636	RURAL
006-265-016-00	111 ARMSTRONG LAKE ROAD	03/08/23	\$310,000	WD	03-ARM'S LEN	\$310,000	\$76,800	24.77	\$192,456	\$32,232	\$277,768	\$149,742	1.855	RURAL
006-268-009-00	1461 CR 424	09/02/22	\$83,000	WD	03-ARM'S LEN	\$83,000	\$23,100	27.83	\$58,863	\$4,894	\$78,106	\$50,438	1.549	RURAL
Totals:			\$1,663,400			\$1,663,400	\$486,000		\$1,342,115		\$1,458,788	\$1,063,087		
								Sale. Ratio =>	30.88			E.C.F. =>	1.372	
								Std. Dev. =>	8.50			Ave. E.C.F. =>	1.329	