

2023 DALLAS TOWNSHIP
ECF ANALYSIS - 101 AGRICULTURAL & 401 RURAL RESIDENTIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	lstd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean (%)	Building Style	Land Value	nd Tab	perty Cl
040-028-300-020-00	13720 W TAFT RD	04/29/21	\$115,000	WD	03-ARM'S L	\$115,000	\$68,900	59.91	\$137,863	\$25,580	\$89,420	\$130,562	0.685	1,284	\$69.64	401	20.5320	1 STORY	\$22,202	RES RL	401
040-025-100-007-00	10201 W PARKS RD	08/26/21	\$410,000	WD	03-ARM'S L	\$410,000	\$226,100	55.15	\$452,229	\$68,689	\$341,311	\$445,977	0.765	2,268	\$150.49	401	24.4766	TWO-STORY	\$34,000	RES RL	401
040-018-100-001-60	15025 W BLUEWATER HWY	11/12/20	\$243,000	WD	03-ARM'S L	\$243,000	\$131,300	54.03	\$262,549	\$52,200	\$190,800	\$244,592	0.780	1,742	\$109.53	401	78.0075	1 STORY	\$44,801	RES RL	401
040-029-200-020-00	14602 W DEXTER TRAIL	04/29/21	\$235,000	WD	03-ARM'S L	\$235,000	\$122,100	51.96	\$244,255	\$71,710	\$163,290	\$200,634	0.814	1,708	\$95.60	401	#REF!	TWO-STORY	\$40,300	RES RL	401
040-002-400-026-00	11020 W WALKER RD	07/28/21	\$330,000	WD	03-ARM'S L	\$330,000	\$167,600	50.79	\$335,190	\$44,187	\$285,813	\$338,376	0.845	2,081	\$137.34	401	84.4662	TWO-STORY	\$41,840	RES RL	401
040-018-100-010-00	15141 W M-21	06/30/21	\$220,000	WD	03-ARM'S L	\$220,000	\$109,400	49.73	\$218,715	\$31,209	\$188,791	\$218,030	0.866	1,660	\$113.73	401	86.5894	TWO-STORY	\$26,928	RES RL	401
040-012-200-045-00	900 N WRIGHT RD	06/01/21	\$250,000	WD	03-ARM'S L	\$250,000	\$121,600	48.64	\$243,219	\$50,166	\$199,834	\$224,480	0.890	3,292	\$60.70	401	89.0208	TWO-STORY	\$48,770	RES RL	401
040-022-300-015-00	12702 W PARKS RD	07/26/21	\$185,000	WD	03-ARM'S L	\$185,000	\$82,000	44.32	\$164,008	\$43,716	\$141,284	\$139,874	1.010	1,684	\$83.90	401	101.0077	TWO-STORY	\$40,300	RES RL	401
040-013-400-005-01	1718 S BAUER RD	05/26/21	\$175,000	WD	03-ARM'S L	\$175,000	\$77,700	44.40	\$155,415	\$46,769	\$128,231	\$126,333	1.015	1,476	\$86.88	401	101.5027	TWO-STORY	\$40,930	RES RL	401
040-021-300-020-00	2621 S GRANGE RD	01/14/22	\$237,500	WD	03-ARM'S L	\$237,500	\$103,300	43.49	\$206,575	\$70,608	\$166,892	\$158,101	1.056	1,258	\$132.66	401	105.5603	1.5 STORY	\$39,810	RES RL	401
Totals:			\$2,400,500			\$2,400,500	\$1,210,000		\$2,420,018		\$1,895,666	\$2,226,958			\$104.05		2.1326				
							Sale. Ratio =>	50.41				E.C.F. =>	0.851		Std. Deviation=	0.121366288					
							Std. Dev. =>	5.30				Ave. E.C.F. =>	0.873		Ave. Variance=:	#REF!	Coefficient of	#REF!			

NBH	RURAL RESIDENTIAL	
# OF PARCELS		335
NBH	AGRICULTURAL	
# OF PARCELS		449
# OF SALES		10
ECF RANGE	0.685 - 1.056	
SELECTED ECF	0.85	
NOTES	VERY GOOD ANALYSIS FOR NBH, QUANITY & QUALITY OF DATA IS GOOD. GENERALLY THESE SALES REPRESENT TYPICAL HOMES IN THE AREA. FINAL ECF WAS BASED ON REVIEW OF ALL SALES, TRENDS AND SHORT SALES IN THE MARKET. COMBINED RURAL RESIDENTIAL & AGRICULTURAL TOGETHER MOST RURAL RES SALES ARE SPLITS FROM AGRICULTURAL PROPERTIES	

2023 DALLAS TOWNSHIP
AGRICULTURAL OUTLIER ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	lstd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean (%)	Building Style	Land Value	nd Tab	perty Cl
040-012-400-040-00	10410 W M-21	04/25/19	\$1	WD	14-INTO/OI	\$1	\$320,000	#####	\$639,977	\$455,254	(\$455,253)	\$214,794	(2.119)	2,368	(\$192.25)	101	270.5614	TWO-STORY	\$432,234	AG 10	101
040-020-100-010-00	14433 W TOWNSEND RD	01/11/22	\$500,000	WD	03-ARM'S L	\$500,000	\$549,500	109.90	\$1,098,761	\$977,166	(\$477,166)	\$138,176	(3.453)	1,484	(\$321.54)	101	137.1782	1.5 STORY	\$962,600	AG 10	101
040-020-400-010-00	PARKS RD	01/11/22	\$500,000	WD	03-ARM'S L	\$500,000	\$549,500	109.90	\$1,098,761	\$977,166	(\$477,166)	\$138,176	(3.453)	1,484	(\$321.54)	101	137.1782		\$962,600	AG 10	102
040-020-400-015-00	PARKS RD	01/11/22	\$500,000	WD	03-ARM'S L	\$500,000	\$549,500	109.90	\$1,098,761	\$977,166	(\$477,166)	\$138,176	(3.453)	1,484	(\$321.54)	101	137.1782		\$962,600	AG 10	102
040-025-400-020-00	NO FRONTAGE	06/29/22	\$0	WD	03-ARM'S L	\$0	\$518,600	#DIV/0!	\$1,036,907	\$920,391	(\$920,391)	\$132,405	(6.951)	2,131	(\$431.91)	101	212.6256		\$882,200	AG 10	102
040-025-400-020-60	NO FRONTAGE	06/29/22	\$0	WD	03-ARM'S L	\$0	\$516,000	#DIV/0!	\$1,031,783	\$915,267	(\$915,267)	\$132,405	(6.913)	2,131	(\$429.50)	101	208.7556		\$877,076	AG 10	102
040-025-400-030-00	NO FRONTAGE	06/29/22	\$0	WD	03-ARM'S L	\$0	\$434,900	#DIV/0!	\$869,531	\$753,015	(\$753,015)	\$132,405	(5.687)	2,131	(\$353.36)	101	86.2130		\$714,824	AG 10	102
040-035-400-010-00	11392 W CENTERLINE RD	06/19/19	\$0	WD	03-ARM'S L	\$0	\$362,200	#DIV/0!	\$724,494	\$528,414	(\$528,414)	\$228,000	(2.318)	3,212	(\$164.51)	101	250.7494	TWO-STORY	\$502,600	AG 10	101
040-036-100-005-00	NO FRONTAGE	06/29/22	\$0	WD	03-ARM'S L	\$0	\$518,600	#DIV/0!	\$1,036,907	\$920,391	(\$920,391)	\$132,405	(6.951)	2,131	(\$431.91)	101	212.6256		\$882,200	AG 10	102
040-036-100-010-00	10580 W DEXTER TRAIL	06/29/22	\$0	WD	03-ARM'S L	\$0	\$518,600	#DIV/0!	\$1,036,907	\$920,391	(\$920,391)	\$132,405	(6.951)	2,131	(\$431.91)	101	212.6256	TWO-STORY	\$882,200	AG 10	101
Totals:			\$1,500,001			\$1,500,001	\$4,837,400		\$9,672,789		(\$6,844,620)	\$1,519,345			(\$340.00)		32.0119				
							Sale. Ratio =>	322.49				E.C.F. =>	(4.505)		Std. Deviation=	2.052567085					
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	(4.825)		Ave. Variance=:	186.5691	Coefficient of	-38.6663749			

PARCELS NOT USED IN STUDY DUE TO :
TOO LOW OR HIGH ECF
PART OF MULTI PARCEL SELL
IMPROVEMENTS DONE TO PROPERTY WITH NO PERMITS
UNKOWN UPDATES
DISCOVERED IMPROVEMENTS

2023 DALLAS TOWNSHIP
COUNTRY PINES ESTATES #815
ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sal	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean (%)	Building Style	Land Value	Ind Tab	erty Cl
041-011-500-200-60	860 HICKORY LANE	09/30/20	\$650,000	WD	03-ARM'S L	\$650,000	\$365,700	56.26	\$731,440	\$67,024	\$582,976	\$706,826	0.825	3,202	\$182.07	815	7.3472	TWO-STORY	\$54,296	CNTRY	401
041-011-591-003-00	861 N WRIGHT RD	04/02/21	\$260,000	WD	03-ARM'S L	\$260,000	\$134,200	51.62	\$268,320	\$33,553	\$226,447	\$269,847	0.839	1,584	\$142.96	815	5.9084	1 STORY	\$22,859		401
041-011-595-076-00	886 N CEDAR TRAIL	06/21/19	\$350,000	WD	03-ARM'S L	\$350,000	\$185,100	52.89	\$370,273	\$47,068	\$302,932	\$367,278	0.825	2,106	\$143.84	815	4.7492	1 STORY	\$33,740		401
041-011-591-008-00	11195 W BLUE SPRUCE DR	02/23/22	\$230,000	WD	03-ARM'S L	\$230,000	\$101,700	44.22	\$203,422	\$41,882	\$188,118	\$185,678	1.013	1,540	\$122.15	815	11.4888	1 STORY	\$28,365		401
041-011-592-026-00	864 N NORWAY DR	03/16/22	\$280,000	WD	03-ARM'S L	\$280,000	\$119,900	42.82	\$239,721	\$42,837	\$237,163	\$226,303	1.048	1,510	\$157.06	815	14.9734	1 STORY	\$27,881		401
041-011-592-034-00	865 N NORWAY DR	08/17/20	\$245,000	WD	03-ARM'S L	\$245,000	\$116,900	47.71	\$233,769	\$43,392	\$201,608	\$218,824	0.921	1,400	\$144.01	815	2.3072	1 STORY	\$36,480		401
041-011-596-080-00	11383 HOLLY COURT	10/01/20	\$359,900	WD	03-ARM'S L	\$359,900	\$177,700	49.37	\$355,312	\$52,462	\$307,438	\$348,103	0.883	1,954	\$157.34	815	1.5072	1 STORY	\$46,418		401
041-011-597-005-00	935 NORWAY DR	10/21/20	\$455,000	WD	03-ARM'S L	\$455,000	\$254,800	56.00	\$509,546	\$36,388	\$418,612	\$503,360	0.832	2,112	\$198.21	815	6.6616	1 STORY	\$36,388	CNTRY	401
Totals:			\$2,829,900			\$2,829,900	\$1,456,000		\$2,911,803		\$2,465,294	\$2,826,220			\$155.95		2.5958				
							Sale. Ratio =>	51.45				E.C.F. =>	0.872		Std. Deviation=	0.088721731					
							Std. Dev. =>	5.02				Ave. E.C.F. =>	0.898		Ave. Variance=:	6.8679	Coefficient of	7.645828325			

NBH

COUNTRY PINES ESTATES

OF PARCELS96

OF SALES8

ECF RANGE0.825 - 1.048

ECF USED0.87

NOTESGOOD SALES & DATA, THIS IS A NEWER SUBDIVISION, SITE VISITED 2021

2023 DALLAS TOWNSHIP
COUNTY PINES ECF OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sal	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean (%)	Building Style	Land Value	Ind Tab	erty Cl
041-011-597-013-00	910 N CEDAR TRAIL	05/21/20	\$48,000	WD	03-ARM'S L	\$48,000	\$155,300	323.54	\$310,675	\$47,646	\$354	\$298,897	0.001	1,465	\$0.24	815	0.3611	1 STORY	\$40,139		401
041-011-597-017-00	11260 TYLER DR	05/29/20	\$42,000	WD	03-ARM'S L	\$42,000	\$185,500	441.67	\$370,956	\$39,757	\$2,243	\$376,363	0.006	2,811	\$0.80	815	0.8386	1 STORY	\$35,224		401
041-011-597-018-00	11240 TYLER DR	02/04/20	\$42,000	WD	03-ARM'S L	\$42,000	\$160,500	382.14	\$320,905	\$41,192	\$808	\$317,856	0.003	1,627	\$0.50	815	0.4969	1 STORY	\$33,744		401
041-011-597-019-00	11220 TYLER DR	03/19/20	\$42,000	WD	03-ARM'S L	\$42,000	\$222,600	530.00	\$445,199	\$50,694	(\$8,694)	\$448,301	(0.019)	2,144	(\$4.06)	815	1.6966	1 STORY	\$42,742		401
Totals:			\$174,000			\$174,000	\$723,900		\$1,447,735		(\$5,289)	\$1,441,416			(\$0.63)		0.1243				
							Sale. Ratio =>	416.03				E.C.F. =>	(0.004)		Std. Deviation=	0.011487994					
							Std. Dev. =>	88.14				Ave. E.C.F. =>	(0.002)		Ave. Variance=:	0.8483	Coefficient of	-349.56579			

PARCELS NOT USED IN STUDY DUE TO :
TOO LOW OR HIGH ECF

2023 DALLAS TOWNSHIP
COMMERCIAL ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sal	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean (%)	Building Style	Land Value	Ind Tab	erty Cl
041-000-002-001-00	248 N SORRELL ST	06/22/20	\$235,000	WD	03-ARM'S L	\$235,000	\$140,600	59.83	\$281,226	\$51,983	\$183,017	\$263,498	0.695	5,616	\$32.59	001	7.1586		\$49,211	COMM	201
041-012-000-225-00	10760 E SECOND ST	03/29/21	\$175,000	WD	03-ARM'S L	\$175,000	\$89,900	51.37	\$179,741	\$51,885	\$123,115	\$146,961	0.838	6,573	\$18.73	001	7.1586		\$39,298	COMM	201
Totals:			\$410,000			\$410,000	\$230,500		\$460,967		\$306,132	\$410,459			\$25.66		2.0325				
							Sale. Ratio =>	56.22				E.C.F. =>	0.746		Std. Deviation=	0.101237887					
							Std. Dev. =>	5.98				Ave. E.C.F. =>	0.766		Ave. Variance=:	7.1586	Coefficient of	9.343555248			

NBH

COMMERCIAL/INDUSTRIAL

OF SALES2

ECF RANGE0.695 - 0.838

ECF USED0.74

NOTESALL SALES WERE SITE VISITED & MEASURED IN 2021
NO INDUSTRIAL SALES, COMBINED WITH COMMERCIAL STUDY

2023 DALLAS TOWNSHIP

COMMERCIAL ECF OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	lstd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean (%)	Building Style	Land Value	nd Tab	erty Cl
041-012-000-185-00	10850 E SECOND ST	08/02/21	\$225,000	LC	29-SELLERS	\$225,000	\$196,900	87.51	\$393,730	\$109,855	\$115,145	\$326,293	0.353	6,175	\$18.65	001	0.6678		\$109,855		201
041-014-000-035-50	268 S HENDERSON ST	10/23/19	\$115,000	LC	29-SELLERS	\$115,000	\$77,000	66.96	\$154,029	\$79,052	\$35,948	\$86,180	0.417	8,816	\$4.08	001	5.7558		\$79,052		201
041-110-001-010-00	10911 E SECOND ST	10/23/19	\$29,400	LC	29-SELLERS	\$29,400	\$19,800	67.35	\$39,663	\$23,756	\$5,644	\$18,284	0.309	1,208	\$4.67	001	5.0880		\$20,486		201
Totals:			\$369,400			\$369,400	\$293,700		\$587,422		\$156,737	\$430,757			\$9.13		0.4297				
							Sale. Ratio =>	79.51				E.C.F. =>	0.364		Std. Deviation=	0.054526587					
							Std. Dev. =>	11.76				Ave. E.C.F. =>	0.360		Ave. Variance=:	3.8372	Coefficient of	10.67176536			

PARCELS NOT USED IN STUDY DUE TO :
TOO LOW OR HIGH ECF
TERMS OF SALE

2023 DALLAS TOWNSHIP

COUNTRY PINES CONDOS #825

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	lstd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean (%)	Building Style	Land Value	nd Tab	erty Cl
041-011-598-006-00	975 NORWAY DR	10/25/21	\$300,000	WD	03-ARM'S L	\$300,000	\$145,900	48.63	\$291,715	\$24,543	\$275,457	\$287,282	0.959	1,461	\$188.54	825	1.8209	DUPLEX	\$20,000	COUNTRY PINES CONDOS	
041-011-598-007-00	977 NORWAY DR	06/16/22	\$340,000	WD	03-ARM'S L	\$340,000	\$171,300	50.38	\$342,592	\$24,543	\$315,457	\$341,988	0.922	1,461	\$215.92	825	1.8209	DUPLEX	\$20,000	COUNTRY PINES CONDOS	
Totals:			\$640,000			\$640,000	\$317,200		\$634,307		\$590,914	\$629,270			\$202.23		0.1583				
							Sale. Ratio =>	49.56				E.C.F. =>	0.939		Std. Deviation=	0.025751799					
							Std. Dev. =>	1.24				Ave. E.C.F. =>	0.941		Ave. Variance=:	1.8209	Coefficient of	1.935859107			

NBH

COUNTRY PINES CONDOS

OF PARCELS17

OF SALES2

ECF RANGE0.922 - 0.959

ECF USED0.94

NOTESNEW CONDO SITES, ONLY 1 SALE & EXTENDED TIME FRAME TO INCLUDE 1 MORE SALE

2023 DALLAS TOWNSHIP

INDUSTRIAL/COMMERCIAL ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	lstd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean (%)	Building Style	Land Value	nd Tab	erty Cl
041-000-002-001-00	248 N SORRELL ST	06/22/20	\$235,000	WD	03-ARM'S L	\$235,000	\$140,600	59.83	\$281,226	\$51,983	\$183,017	\$263,498	0.695	5,616	\$32.59	001	7.1586		\$49,211	COMM	201
041-012-000-225-00	10760 E SECOND ST	03/29/21	\$175,000	WD	03-ARM'S L	\$175,000	\$89,900	51.37	\$179,741	\$51,885	\$123,115	\$146,961	0.838	6,573	\$18.73	001	7.1586		\$39,298	COMM	201
Totals:			\$410,000			\$410,000	\$230,500		\$460,967		\$306,132	\$410,459			\$25.66		2.0325				
							Sale. Ratio =>	56.22				E.C.F. =>	0.746		Std. Deviation=	0.101237887					
							Std. Dev. =>	5.98				Ave. E.C.F. =>	0.766		Ave. Variance=:	7.1586	Coefficient of	9.343555248			

NBH

COMMERCIAL/INDUSTRIAL

OF SALES2

ECF RANGE0.695 - 0.838

ECF USED0.74

NOTESALL SALES WERE SITE VISITED & MEASURED IN 2021

NO INDUSTRIAL SALES, COMBINED WITH COMMERCIAL STUDY

2023 DALLAS TOWNSHIP
COMMERCIAL ECF OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	lstd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean (%)	Building Style	Land Value	nd Tab	erty Cl
041-012-000-185-00	10850 E SECOND ST	08/02/21	\$225,000	LC	29-SELLERS	\$225,000	\$196,900	87.51	\$393,730	\$109,855	\$115,145	\$326,293	0.353	6,175	\$18.65	001	0.6678		\$109,855		201
041-014-000-035-50	268 S HENDERSON ST	10/23/19	\$115,000	LC	29-SELLERS	\$115,000	\$77,000	66.96	\$154,029	\$79,052	\$35,948	\$86,180	0.417	8,816	\$4.08	001	5.7558		\$79,052		201
041-110-001-010-00	10911 E SECOND ST	10/23/19	\$29,400	LC	29-SELLERS	\$29,400	\$19,800	67.35	\$39,663	\$23,756	\$5,644	\$18,284	0.309	1,208	\$4.67	001	5.0880		\$20,486		201
Totals:			\$369,400			\$369,400	\$293,700		\$587,422		\$156,737	\$430,757			\$9.13		0.4297				
							Sale. Ratio =>	79.51				E.C.F. =>	0.364		Std. Deviation=	0.054526587					
							Std. Dev. =>	11.76				Ave. E.C.F. =>	0.360		Ave. Variance=:	3.8372	Coefficient of	10.67176536			

PARCELS NOT USED IN STUDY DUE TO :
TOO LOW OR HIGH ECF
TERMS OF SALE

2023 DALLAS TOWNSHIP
ECF ANALYSIS - 101 AGRICULTURAL & 401 RURAL RESIDENTIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	lstd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean (%)	Building Style	Land Value	nd Tab	cls
040-028-300-020-00	13720 W TAFT RD	04/29/21	\$115,000	WD	03-ARM'S L	\$115,000	\$68,900	59.91	\$137,863	\$25,580	\$89,420	\$130,562	0.685	1,284	\$69.64	401	20.5320	1 STORY	\$22,202	RES RL	401
040-025-100-007-00	10201 W PARKS RD	08/26/21	\$410,000	WD	03-ARM'S L	\$410,000	\$226,100	55.15	\$452,229	\$68,689	\$341,311	\$445,977	0.765	2,268	\$150.49	401	24.4766	TWO-STORY	\$34,000	RES RL	401
040-018-100-001-60	15025 W BLUEWATER HWY	11/12/20	\$243,000	WD	03-ARM'S L	\$243,000	\$131,300	54.03	\$262,549	\$52,200	\$190,800	\$244,592	0.780	1,742	\$109.53	401	78.0075	1 STORY	\$44,801	RES RL	401
040-029-200-020-00	14602 W DEXTER TRAIL	04/29/21	\$235,000	WD	03-ARM'S L	\$235,000	\$122,100	51.96	\$244,255	\$71,710	\$163,290	\$200,634	0.814	1,708	\$95.60	401	#REF!	TWO-STORY	\$40,300	RES RL	401
040-002-400-026-00	11020 W WALKER RD	07/28/21	\$330,000	WD	03-ARM'S L	\$330,000	\$167,600	50.79	\$335,190	\$44,187	\$285,813	\$338,376	0.845	2,081	\$137.34	401	84.4662	TWO-STORY	\$41,840	RES RL	401
040-018-100-010-00	15141 W M-21	06/30/21	\$220,000	WD	03-ARM'S L	\$220,000	\$109,400	49.73	\$218,715	\$31,209	\$188,791	\$218,030	0.866	1,660	\$113.73	401	86.5894	TWO-STORY	\$26,928	RES RL	401
040-012-200-045-00	900 N WRIGHT RD	06/01/21	\$250,000	WD	03-ARM'S L	\$250,000	\$121,600	48.64	\$243,219	\$50,166	\$199,834	\$224,480	0.890	3,292	\$60.70	401	89.0208	TWO-STORY	\$48,770	RES RL	401
040-022-300-015-00	12702 W PARKS RD	07/26/21	\$185,000	WD	03-ARM'S L	\$185,000	\$82,000	44.32	\$164,008	\$43,716	\$141,284	\$139,874	1.010	1,684	\$83.90	401	101.0077	TWO-STORY	\$40,300	RES RL	401
040-013-400-005-01	1718 S BAUER RD	05/26/21	\$175,000	WD	03-ARM'S L	\$175,000	\$77,700	44.40	\$155,415	\$46,769	\$128,231	\$126,333	1.015	1,476	\$86.88	401	101.5027	TWO-STORY	\$40,930	RES RL	401
040-021-300-020-00	2621 S GRANGE RD	01/14/22	\$237,500	WD	03-ARM'S L	\$237,500	\$103,300	43.49	\$206,575	\$70,608	\$166,892	\$158,101	1.056	1,258	\$132.66	401	105.5603	1.5 STORY	\$39,810	RES RL	401
Totals:			\$2,400,500			\$2,400,500	\$1,210,000		\$2,420,018		\$1,895,666	\$2,226,958			\$104.05		2.1326				
							Sale. Ratio =>	50.41				E.C.F. =>	0.851		Std. Deviation=	0.121366288					
							Std. Dev. =>	5.30				Ave. E.C.F. =>	0.873		Ave. Variance=:	#REF!	Coefficient of	#REF!			

NBH	RURAL RESIDENTIAL	
# OF PARCELS		335
NBH	AGRICULTURAL	
# OF PARCELS		449
# OF SALES		10
ECF RANGE	0.685 - 1.056	
SELECTED ECF	0.85	
NOTES	VERY GOOD ANALYSIS FOR NBH, QUANITY & QUALITY OF DATA IS GOOD. GENERALLY THESE SALES REPRESENT TYPICAL HOMES IN THE AREA. FINAL ECF WAS BASED ON REVIEW OF ALL SALES, TRENDS AND SHORT SALES IN THE MARKET. COMBINED RURAL RESIDENTIAL & AGRICULTURAL TOGETHER MOST RURAL RES SALES ARE SPLITS FROM AGRICULTURAL PROPERTIES	

2023 DALLAS TOWNSHIP
RURAL RESIDENTIAL ECF OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	lstd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean (%)	Building Style	Land Value	nd Tab	erty Cl
040-005-300-023-00	14590 W WALKER RD	07/18/20	\$23,000	WD	03-ARM'S L	\$23,000	\$137,300	596.96	\$274,583	\$32,448	(\$9,448)	\$284,865	(0.033)	2,461	(\$3.84)	401	81.6821	TWO-STORY	\$27,639	RES RL	401
040-008-100-020-00	1607 N GRANGE RD	03/26/21	\$130,000	WD	03-ARM'S L	\$130,000	\$87,000	66.92	\$173,979	\$91,212	\$38,788	\$97,373	0.398	1,932	\$20.08	401	38.5309	1 STORY	\$57,800	RES RL	401
040-015-400-018-00	12380 W TOWNSEND RD	08/19/20	\$270,000	WD	03-ARM'S L	\$270,000	\$167,100	61.89	\$334,156	\$130,630	\$139,370	\$239,442	0.582	1,858	\$75.01	401	20.1593	1 STORY	\$97,000	RES RL	401
040-020-200-030-00	2125 S JONES RD	08/23/21	\$390,000	WD	03-ARM'S L	\$390,000	\$136,400	34.97	\$272,784	\$91,261	\$298,739	\$213,556	1.399	1,734	\$172.28	401	61.5222	1.5 STORY	\$69,000	RES RL	401

040-025-100-025-00	10341 W PARKS RD	04/05/19	\$275,000	WD	03-ARM'S L	\$275,000	\$106,600	38.76	\$213,194	\$64,375	\$210,625	\$173,045	1.217	1,783	\$118.13	401	43.3513	TWO-STORY	\$37,250	RES RL	401
040-029-100-050-00	14494 W DEXTER TRAIL	06/24/21	\$200,000	WD	03-ARM'S L	\$200,000	\$78,600	39.30	\$157,140	\$30,925	\$169,075	\$148,488	1.139	1,056	\$160.11	401	35.4988	1.5 STORY	\$28,889	RES RL	401
Totals:			\$1,288,000			\$1,288,000	\$713,000		\$1,425,836		\$847,149	\$1,156,770			\$90.29		5.1314				
							Sale. Ratio =>	55.36				E.C.F. =>	0.732		Std. Deviation=	0.556551319					
							Std. Dev. =>	224.35				Ave. E.C.F. =>	0.784		Ave. Variance=:	46.7908	Coefficient of	59.70845362			

PARCELS NOT USED IN STUDY DUE TO :
TOO LOW OR HIGH ECF
IMPROVEMENTS DONE TO PROPERTY WITH NO PERMITS
UNKOWN UPDATES
DISCOVERED IMPROVEMENTS

2023 DALLAS TOWNSHIP
VILLAGE RESIDENTIAL ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt.	lstd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean (%)	Building Style	Land Value	nd Tab	erty Cl
041-000-017-007-00	11150 W SECOND ST	08/13/20	\$189,900	WD	03-ARM'S L	\$189,900	\$109,400	57.61	\$218,897	\$59,285	\$130,615	\$202,041	0.646	2,246	\$58.15	400	14.0737	TWO-STORY	\$54,367		401
041-110-002-007-01	231 S BATH ST	05/07/21	\$70,000	WD	03-ARM'S L	\$70,000	\$40,100	57.29	\$80,210	\$17,740	\$52,260	\$79,076	0.661	1,020	\$51.24	400	3.9914	1 STORY	\$14,388		401
041-000-007-005-00	453 N MAIN ST	07/24/20	\$117,800	WD	03-ARM'S L	\$117,800	\$66,400	56.37	\$132,882	\$34,856	\$82,944	\$124,084	0.668	1,888	\$43.93	400	#REF!	TWO-STORY	\$34,125		401
041-000-016-009-00	11040 W SECOND ST	06/03/21	\$135,000	WD	03-ARM'S L	\$135,000	\$76,100	56.37	\$152,186	\$37,234	\$97,766	\$145,509	0.672	2,176	\$44.93	400	#REF!	TWO-STORY	\$37,234		401
041-110-009-007-00	443 S VICTOR ST	11/03/20	\$240,000	WD	03-ARM'S L	\$240,000	\$133,300	55.54	\$266,559	\$80,857	\$159,143	\$235,066	0.677	1,572	\$101.24	400	1.9961	1 STORY	\$55,510		401
041-000-006-012-00	11052 W WAYNE ST	06/15/21	\$75,000	WD	03-ARM'S L	\$75,000	\$41,600	55.47	\$83,132	\$24,600	\$50,400	\$74,091	0.680	1,004	\$50.20	400	#REF!	1 STORY	\$22,750		401
041-000-009-005-00	11257 W KENT ST	05/17/19	\$90,000	WD	03-ARM'S L	\$90,000	\$50,900	56.56	\$101,899	\$21,914	\$68,086	\$99,981	0.681	872	\$78.08	400	#REF!	1 STORY	\$17,438		401
041-014-000-076-00	11617 W SECOND ST	03/20/20	\$267,000	WD	03-ARM'S L	\$267,000	\$147,800	55.36	\$295,521	\$88,492	\$178,508	\$262,062	0.681	1,644	\$108.58	400	22.4164	1 STORY	\$45,073		401
041-000-007-010-00	436 N MAPLE ST	05/21/19	\$154,000	WD	03-ARM'S L	\$154,000	\$87,600	56.88	\$175,259	\$29,991	\$124,009	\$181,585	0.683	1,577	\$78.64	400	#REF!	1 STORY	\$26,975		401
041-000-003-008-00	11240 W CLINTON ST	09/20/19	\$140,000	WD	03-ARM'S L	\$140,000	\$77,600	55.43	\$155,220	\$45,485	\$94,515	\$137,169	0.689	1,249	\$75.67	400	#REF!	1.5 STORY	\$41,500		401
041-130-000-004-00	274 N ELM ST	02/09/22	\$184,000	WD	03-ARM'S L	\$184,000	\$99,700	54.18	\$199,398	\$68,632	\$115,368	\$165,527	0.697	1,288	\$89.57	400	0.5785	1 STORY	\$64,347		401
041-011-300-025-51	11760 W SECOND ST	11/01/21	\$140,000	WD	03-ARM'S L	\$140,000	\$76,200	54.43	\$152,357	\$44,773	\$95,227	\$136,182	0.699	1,674	\$56.89	400	69.9261	TWO-STORY	\$30,216		401
041-000-017-005-00	11245 W FIRST ST	05/07/20	\$155,000	WD	03-ARM'S L	\$155,000	\$84,400	54.45	\$168,890	\$45,876	\$109,124	\$155,714	0.701	1,292	\$84.46	400	21.9710	1.5 STORY	\$37,520		401
041-000-004-004-00	330 N PINE ST	11/10/20	\$155,900	WD	03-ARM'S L	\$155,900	\$84,500	54.20	\$169,033	\$50,106	\$105,794	\$150,541	0.703	1,362	\$77.68	400	#REF!	TWO-STORY	\$45,500		401
041-000-007-003-00	431 N MAIN ST	04/28/21	\$159,999	WD	03-ARM'S L	\$159,999	\$86,700	54.19	\$173,349	\$51,415	\$108,584	\$154,347	0.704	1,246	\$87.15	400	#REF!	1 STORY	\$51,415		401
041-011-000-045-00	619 N MAIN ST	05/27/21	\$178,000	WD	03-ARM'S L	\$178,000	\$96,600	54.27	\$193,111	\$50,856	\$127,144	\$180,070	0.706	1,716	\$74.09	400	15.3489	1.5 STORY	\$45,500		401
041-000-019-007-00	11301 W M-21	12/09/19	\$250,000	WD	03-ARM'S L	\$250,000	\$135,500	54.20	\$271,040	\$67,930	\$182,070	\$253,888	0.717	1,829	\$99.55	400	#REF!	1 STORY	\$62,250		401
041-100-000-005-01	530 N ELM ST	09/24/19	\$200,000	WD	03-ARM'S L	\$200,000	\$108,700	54.35	\$217,478	\$46,754	\$153,246	\$213,405	0.718	1,988	\$77.09	400	5.4848	CAPE COD	\$41,500		401
041-012-000-120-00	10924 E KENT ST	12/14/20	\$183,000	WD	03-ARM'S L	\$183,000	\$97,400	53.22	\$194,863	\$48,632	\$134,368	\$185,103	0.726	1,700	\$79.04	400	72.5911	1.75 STORY	\$38,809		401
041-014-000-090-00	11655 W SECOND ST	12/10/19	\$249,900	WD	03-ARM'S L	\$249,900	\$131,400	52.58	\$262,881	\$60,468	\$189,432	\$253,016	0.749	1,860	\$101.85	400	74.8695	1 STORY	\$51,389		401
041-000-026-005-00	528 S MAIN ST	01/14/22	\$121,500	WD	03-ARM'S L	\$121,500	\$61,900	50.95	\$123,884	\$32,516	\$88,984	\$115,656	0.769	1,004	\$88.63	400	13.5651	1 STORY	\$27,300		401
041-012-000-220-00	10690 E SECOND ST	03/04/22	\$135,000	WD	03-ARM'S L	\$135,000	\$67,900	50.30	\$135,784	\$28,950	\$106,050	\$135,233	0.784	1,156	\$91.74	400	78.4203	1.5 STORY	\$26,550		401
041-011-000-060-00	669 N MAIN ST	03/17/22	\$180,000	WD	03-ARM'S L	\$180,000	\$90,300	50.17	\$180,522	\$45,167	\$134,833	\$171,335	0.787	1,442	\$93.50	400	11.5499	1.5 STORY	\$33,169		401
041-000-009-006-01	425 N SORRELL ST	10/06/20	\$130,000	WD	03-ARM'S L	\$130,000	\$65,200	50.15	\$130,352	\$30,445	\$99,555	\$126,465	0.787	1,224	\$81.34	400	#REF!	1.5 STORY	\$26,374		401
041-000-022-010-00	337 S MAPLE ST	10/09/20	\$170,000	WD	03-ARM'S L	\$170,000	\$82,800	48.71	\$165,678	\$35,890	\$134,110	\$164,289	0.816	1,096	\$122.36	400	11.5509	1 STORY	\$22,750		401
041-000-019-012-00	11258 W THIRD ST	12/09/19	\$150,000	WD	03-ARM'S L	\$150,000	\$73,500	49.00	\$146,934	\$40,923	\$109,077	\$132,514	0.823	1,196	\$91.20	400	#REF!	1 STORY	\$39,010		401
041-120-000-002-00	552 N WALNUT ST	05/10/21	\$245,000	WD	03-ARM'S L	\$245,000	\$114,800	46.86	\$229,591	\$54,617	\$190,383	\$221,486	0.860	1,576	\$120.80	400	3.7731	1 STORY	\$45,996		401
041-100-000-008-00	564 N ELM ST	07/28/21	\$191,000	WD	03-ARM'S L	\$191,000	\$89,200	46.70	\$178,306	\$51,849	\$139,151	\$160,072	0.869	1,232	\$112.95	400	#REF!	1 STORY	\$45,500		401
041-110-006-007-00	10920 E FOURTH ST	10/15/21	\$170,000	WD	03-ARM'S L	\$170,000	\$79,100	46.53	\$158,111	\$54,634	\$115,366	\$130,984	0.881	1,150	\$100.32	400	#REF!	1 STORY	\$54,634		401
041-000-026-003-00	542 S MAIN ST	12/13/21	\$167,000	WD	03-ARM'S L	\$167,000	\$77,000	46.11	\$154,098	\$43,589	\$123,411	\$139,885	0.882	1,299	\$95.00	400	16.5104	1.5 STORY	\$40,950		401
041-012-000-055-00	584 N ELM ST	02/09/21	\$205,000	WD	03-ARM'S L	\$205,000	\$93,900	45.80	\$187,731	\$48,745	\$156,255	\$175,932	0.888	1,435	\$108.89	400	20.6990	1 STORY	\$45,500		401
041-000-018-020-00	11232 W SECOND ST	07/16/21	\$292,000	WD	03-ARM'S L	\$292,000	\$132,800	45.48	\$265,537	\$70,706	\$221,294	\$246,622	0.897	1,716	\$128.96	400	0.7736	TWO-STORY	\$61,065		401
041-000-009-004-00	11231 W KENT ST	09/29/21	\$112,000	WD	03-ARM'S L	\$112,000	\$50,700	45.27	\$101,369	\$26,684	\$85,316	\$94,538	0.902	958	\$89.06	400	90.2452	1 STORY	\$23,685		401
041-110-002-007-01	231 S BATH ST	10/04/19	\$90,000	WD	29-SELLERS	\$90,000	\$40,700	45.22	\$81,460	\$16,417	\$73,583	\$81,304	0.905	1,020	\$72.14	400	#REF!	1 STORY	\$13,123		401
041-011-300-025-50	11760 W SECOND ST	07/22/21	\$200,000	WD	03-ARM'S L	\$200,000	\$93,500	46.75	\$186,950	\$87,834	\$112,166	\$123,895	0.905	1,674	\$67.00	400	#REF!	TWO-STORY	\$74,694		401
041-105-000-008-00	11250 W FIFTH ST	07/16/21	\$230,000	WD	03-ARM'S L	\$230,000	\$103,100	44.83	\$206,183	\$51,151	\$178,849	\$196,243	0.911	1,344	\$133.07	400	#REF!	1 STORY	\$45,500		401
041-011-000-135-00	637 N MAPLE ST	02/01/21	\$184,000	WD	03-ARM'S L	\$184,000	\$81,300	44.18	\$162,658	\$33,469	\$150,531	\$163,530	0.921	1,126	\$133.69	400	#REF!	1 STORY	\$29,720		401
041-012-000-110-00	528 N MAIN ST	07/14/21	\$136,000	WD	03-ARM'S L	\$136,000	\$60,400	44.41	\$120,809	\$31,555	\$104,445	\$112,980	0.924	840	\$124.34	400	#REF!	1 STORY	\$25,128		401
Totals:			\$9,074,411			\$6,442,999	\$3,290,000		\$6,580,122		\$4,681,962	\$6,081,414			\$88.76		0.3067				
							Sale. Ratio =>	51.06				E.C.F. =>	0.770		Std. Deviation=	17.0524					

