

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
15-003-003-00	6100 S CRAPO RD	5/31/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000
15-012-001-01	5612 E GARFIELD RD	11/15/2024	\$239,900	WD	03-ARM'S LENGTH	\$239,900
15-016-016-20	2450 E CLEVELAND RD	2/14/2025	\$185,000	WD	03-ARM'S LENGTH	\$185,000
15-019-010-10	298 E ROOSEVELT RD	11/3/2023	\$326,250	PTA	03-ARM'S LENGTH	\$326,250
15-027-006-30	3375 E WILSON RD	7/12/2024	\$189,000	WD	03-ARM'S LENGTH	\$189,000
15-030-020-00	138 E TAFT RD	11/1/2023	\$205,000	PTA	03-ARM'S LENGTH	\$205,000
15-032-009-00	11877 S CROSWELL RD	6/21/2024	\$232,000	PTA	03-ARM'S LENGTH	\$232,000
15-032-012-40	11557 S CROSWELL RD	5/12/2024	\$675,000	WD	03-ARM'S LENGTH	\$675,000
15-600-070-00	211 E FULTON ST	8/31/2023	\$95,000	WD	03-ARM'S LENGTH	\$95,000
		Totals:	\$2,312,150			\$2,312,150

WASHINGTON TWP RESIDENTIAL AGRICULTURAL ECF .949 CALCULATED AND APPLIED

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$84,200	51.03	\$190,231	\$14,811	\$150,189	\$186,023	0.807	1,632	\$92.03
\$0	0.00	\$274,232	\$83,048	\$156,852	\$201,264	0.779	2,544	\$61.66
\$84,800	45.84	\$189,390	\$16,761	\$168,239	\$183,082	0.919	1,440	\$116.83
\$172,100	52.75	\$392,791	\$217,646	\$108,604	\$185,731	0.585	1,312	\$82.78
\$71,000	37.57	\$161,972	\$13,000	\$176,000	\$157,976	1.114	1,927	\$91.33
\$70,700	34.49	\$198,965	\$38,579	\$166,421	\$170,063	0.979	1,404	\$118.53
\$98,500	42.46	\$216,209	\$96,306	\$135,694	\$127,150	1.067	967	\$140.32
\$195,900	29.02	\$563,400	\$381,547	\$293,453	\$192,845	1.522	1,728	\$169.82
\$40,500	42.63	\$117,298	\$9,472	\$85,528	\$114,343	0.748	1,376	\$62.16
\$817,700		\$2,304,488		\$1,440,980	\$1,518,477			\$103.94
Sale. Ratio =>	35.37				E.C.F. =>	0.949		Std. Deviation=>
Std. Dev. =>	15.90				Ave. E.C.F. =>	0.947		Ave. Variance=>

ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	Building Occupancy
'4500	13.9292	1 STY	\$13,000	RES	401	68	Single Family
'1000	16.7325	1 3/4 STY	\$21,000	RES	401	58	Single Family
'4500	2.7733	RANCH	\$15,000	RES	401	68	Single Family
'4500	36.1922	TWO-STORY	\$21,000	RES	401	73	Single Family
'4500	16.7433	FARMHOUSE	\$13,000	RES	401	63	Single Family
'4500	3.1924	RANCH	\$17,800	RES	401	65	Single Family
'1000	12.0536	1 STY	\$84,200	RES	401	70	Single Family
'1000	57.5044	BI-LEVEL	\$187,843	AGRICULTURAL	101	77	Single Family
'4500	19.8665	TWO-STORY	\$6,500	RES	401	63	Single Family

0.2304

0.27223198

19.8875 Coefficient of Var=> 21.00807105