

Chesea General ECF Analysis 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-05-200-013	13467 MCKINLEY RD	08/07/20	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$110,500	39.48
G -07-07-400-007	13500 TRINKLE RD	06/30/20	\$447,500	WD	03-ARM'S LENGTH	\$447,500	\$168,700	37.70
G -07-07-400-025	13910 TRINKLE RD	09/18/20	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$110,300	39.82
G -07-08-400-006	12700 TRINKLE RD	10/30/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$151,700	33.71
G -07-09-400-004	1105 N LIMA CENTER RD	04/26/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$160,700	35.71
G -07-10-100-011	1595 N DANCER RD	09/25/20	\$310,000	WD	03-ARM'S LENGTH	\$241,648	\$130,100	53.84
G -07-10-200-023	11263 CONNELL DR	12/17/20	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$161,400	54.25
G -07-10-200-053	11250 CONNELL DR	08/14/20	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$105,700	42.30
G -07-10-300-004	1101 BLACKHAWK TRAIL	07/24/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$120,100	34.81
G -07-10-300-011	802 HIDDEN CREEK CT	05/21/21	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$182,100	33.17
G -07-10-400-005	10980 TRINKLE TRAIL	09/30/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$167,600	38.98
G -07-16-400-005	11600 SEITZ DR	04/16/21	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$101,600	44.96
G -07-17-200-007	13460 HARPER DR	01/31/22	\$493,500	WD	03-ARM'S LENGTH	\$493,500	\$212,600	43.08
G -07-17-300-025	13067 OLD US 12	05/26/20	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$99,800	43.87
G -07-17-400-012	12980 LUICK DR	11/30/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$119,700	59.85
G -07-18-100-014	13782 OLD US 12	04/07/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$122,900	39.02
G -07-18-400-003	13525 OLD US 12	01/29/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$92,900	47.64
G -07-18-400-017	13867 E OLD US 12	12/04/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$133,600	40.48
G -07-19-100-009	557 S FREER RD	07/23/21	\$468,000	WD	03-ARM'S LENGTH	\$468,000	\$220,600	47.14
G -07-19-300-018	14010 JERUSALEM RD	07/15/21	\$548,000	WD	03-ARM'S LENGTH	\$548,000	\$236,600	43.18
G -07-19-400-007	13988 GREEN ACRES LANE	09/22/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$163,700	56.45
G -07-21-100-002	50 S LIMA CENTER RD	04/28/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$99,900	37.70
G -07-21-200-008	12001 JACKSON RD	09/03/20	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$162,500	41.68
G -07-21-200-012	487 S FLETCHER RD	02/17/21	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$103,200	39.46
G -07-22-100-013	10515 JACKSON RD	10/22/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$165,200	43.47
G -07-28-100-002	1038 S LIMA CENTER RD	04/05/21	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$84,100	59.65
G -07-28-200-001	12088 JERUSALEM RD	07/17/20	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$181,100	30.19
G -07-28-300-008	1581 NATHAN'S TRAIL	05/04/21	\$775,000	WD	03-ARM'S LENGTH	\$665,106	\$324,400	48.77
G -07-29-100-022	1220 S FLETCHER RD	08/17/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$92,300	45.02
G -07-29-100-023	13033 JERUSALEM RD	12/17/21	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$128,000	65.31
G -07-29-300-009	13000 SAGER RD	08/16/20	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$107,800	42.44
G -07-29-400-013	1445 S FLETCHER RD	07/01/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$213,800	56.26

G -07-32-400-014	12493 SCIO CHURCH RD	07/31/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$92,100	33.49	
G -07-33-200-020	1814 S LIMA CENTER RD	05/28/21	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$272,300	54.47	
G -07-34-300-007	2175 S LIMA CENTER RD	06/15/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$110,300	38.03	
G -07-34-300-020	11301 SCIO CHURCH RD	02/19/21	\$210,900	WD	03-ARM'S LENGTH	\$210,900	\$138,300	65.58	
Totals:			\$12,501,900			\$12,323,654	\$5,348,200		
								Sale. Ratio =>	43.40
								Std. Dev. =>	9.24

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$266,055	\$68,669	\$211,231	\$173,755	1.216	1,650	\$128.02	300	6.6917
\$386,413	\$172,426	\$275,074	\$188,369	1.460	1,596	\$172.35	300	31.1530
\$261,616	\$61,240	\$215,760	\$176,387	1.223	1,574	\$137.08	300	7.4453
\$355,212	\$127,010	\$322,990	\$200,882	1.608	1,490	\$216.77	300	45.9095
\$350,204	\$131,643	\$318,357	\$192,395	1.655	1,988	\$160.14	300	50.5939
\$331,157	\$148,450	\$93,198	\$178,251	0.523	1,416	\$65.82	300	62.5916
\$388,498	\$67,477	\$230,023	\$282,589	0.814	2,788	\$82.50	300	33.4780
\$238,794	\$76,700	\$173,200	\$142,688	1.214	1,352	\$128.11	300	6.5070
\$301,382	\$107,175	\$237,825	\$170,957	1.391	1,630	\$145.90	300	24.2376
\$408,718	\$88,308	\$460,692	\$282,051	1.633	2,484	\$185.46	300	48.4600
\$365,920	\$125,019	\$304,981	\$212,061	1.438	1,722	\$177.11	300	28.9413
\$220,853	\$46,669	\$179,331	\$153,331	1.170	1,352	\$132.64	300	2.0804
\$467,893	\$121,716	\$371,784	\$304,733	1.220	1,650	\$225.32	300	7.1267
\$239,629	\$50,000	\$177,500	\$166,927	1.063	1,140	\$155.70	300	8.5425
\$284,977	\$61,562	\$138,438	\$196,668	0.704	1,458	\$94.95	300	44.4847
\$268,233	\$45,000	\$270,000	\$196,508	1.374	2,280	\$118.42	300	22.5226
\$224,916	\$31,050	\$163,950	\$170,657	0.961	1,074	\$152.65	300	18.8063
\$320,878	\$50,154	\$279,846	\$238,313	1.174	2,179	\$128.43	300	2.5513
\$488,105	\$125,644	\$342,356	\$319,068	1.073	1,869	\$183.18	300	7.5776
\$512,490	\$173,205	\$374,795	\$298,666	1.255	2,388	\$156.95	300	10.6131
\$362,516	\$53,000	\$237,000	\$272,461	0.870	1,780	\$133.15	300	27.8916
\$216,579	\$105,360	\$159,640	\$97,904	1.631	1,404	\$113.70	300	48.1812
\$382,580	\$132,417	\$257,483	\$220,214	1.169	1,740	\$147.98	300	2.0476
\$245,058	\$66,382	\$195,118	\$157,285	1.241	1,562	\$124.92	300	9.1772
\$364,094	\$105,367	\$274,633	\$227,753	1.206	1,300	\$211.26	300	5.7075
\$180,974	\$50,195	\$90,805	\$115,122	0.789	1,262	\$71.95	300	35.9995
\$430,969	\$111,760	\$488,140	\$280,994	1.737	2,230	\$218.90	300	58.8427
\$829,338	\$268,823	\$396,283	\$493,411	0.803	3,000	\$132.09	300	34.5614
\$217,284	\$48,356	\$156,644	\$148,704	1.053	2,124	\$73.75	300	9.5371
\$283,199	\$87,200	\$108,800	\$172,534	0.631	1,280	\$85.00	300	51.8165
\$257,462	\$65,158	\$188,842	\$169,282	1.116	1,768	\$106.81	300	3.3215
\$509,938	\$118,042	\$261,958	\$344,979	0.759	2,200	\$119.07	300	38.9419

\$218,233	\$54,020	\$220,980	\$144,554	1.529	1,361	\$162.37	300	37.9941
\$604,238	\$111,805	\$388,095	\$433,480	0.895	2,088	\$185.87	300	25.3463
\$264,984	\$83,475	\$206,525	\$159,779	1.293	1,424	\$145.03	300	14.3802
\$320,652	\$134,540	\$76,360	\$163,831	0.466	2,388	\$31.98	300	68.2674
\$12,370,041		\$8,848,637	\$7,847,544			\$139.20		2.1196
			E.C.F. =>	1.128		Std. Deviation=>	0.330224	
			Ave. E.C.F. =>	1.149		Ave. Variance=>	26.1758	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1.5 STORY		\$64,980	No	//		CHELSEA GENERAL	401	58
RANCH		\$132,700	No	//		CHELSEA GENERAL	401	58
RANCH		\$53,600	No	//		CHELSEA GENERAL	401	53
1.75 STORY		\$110,020	No	//		CHELSEA GENERAL	401	68
RANCH		\$110,020	No	//		CHELSEA GENERAL	401	53
		\$145,950	No	//	G -07-10-100-010	CHELSEA GENERAL	401	70
RANCH		\$46,900	No	//		CHELSEA GENERAL	401	63
RANCH		\$75,200	No	//		DEXTER GENERAL	401	58
1.5 STORY		\$102,175	No	//		CHELSEA GENERAL	401	58
2 STORY		\$59,819	No	//		AG LAND	401	79
2 STORY		\$110,020	No	//		CHELSEA GENERAL	401	58
RANCH		\$45,200	No	//		CHELSEA GENERAL	401	54
RANCH		\$110,000	No	//		CHELSEA GENERAL	401	65
RANCH		\$50,000	No	//		CHELSEA GENERAL	401	66
RANCH		\$49,000	No	//		CHELSEA GENERAL	401	51
TRI-LEVEL		\$45,000	No	//		CHELSEA GENERAL	401	57
RANCH		\$31,050	No	//		CHELSEA GENERAL	401	70
2 STORY		\$48,200	No	//		CHELSEA GENERAL	401	56
2 STORY		\$110,000	No	//		CHELSEA GENERAL	401	83
FARM HOUSE		\$147,580	No	//		CHELSEA GENERAL	401	62
CONTEMPORARY		\$53,000	No	//		CHELSEA GENERAL	401	72
1.5 STORY		\$93,000	No	//		CHELSEA GENERAL	401	45
RANCH		\$110,660	No	//		CHELSEA GENERAL	401	75
RANCH		\$56,000	No	//		CHELSEA GENERAL	401	56
RANCH		\$105,367	No	//		CHELSEA GENERAL	401	84
RANCH		\$45,000	No	//		CHELSEA GENERAL	401	45
1.5 STORY		\$111,760	No	//		CHELSEA GENERAL	401	77
2 STORY		\$230,860	No	//	G -07-28-300-009	CHELSEA GENERAL	401	82
2 STORY		\$48,000	No	//		CHELSEA GENERAL	401	46
RANCH		\$87,200	No	//		CHELSEA GENERAL	401	97
1.5 STORY		\$56,000	No	//		CHELSEA GENERAL	401	61
RANCH		\$110,020	No	//		CHELSEA GENERAL	401	64

RANCH	\$52,520	No	/ /	CHELSEA GENERAL	401	52
OTHER	\$110,060	No	/ /	CHELSEA GENERAL	401	84
RANCH	\$65,000	No	/ /	CHELSEA GENERAL	401	61
FARM HOUSE	\$109,518	No	/ /	CHELSEA GENERAL	401	51

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