

Dexter 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 -07-01-300-014	9180 DEXTER-CHELSEA RD	06/08/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$135,000	37.50
G -07-03-100-008	10875 BEACH RD	06/26/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$66,500	29.56
G -07-04-100-005	2507 N LIMA CENTER RD	03/29/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$163,000	39.76
G -07-12-200-007	9353 DEXTER-CHELSEA RD	07/02/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$43,900	46.21
G -07-13-100-006	1021 N PARKER RD	12/17/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$134,000	49.63
G -07-13-300-005	9020 GROSS RD	01/06/20	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$114,900	36.83
G -07-24-200-007	9165 JACKSON RD	10/29/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$140,100	42.45
Totals:			\$2,002,000			\$2,002,000	\$797,400	
							Sale. Ratio =>	39.83
							Std. Dev. =>	6.61

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$292,494	\$111,980	\$248,020	\$157,242	1.577	1,776	\$139.65	600	31.9409
\$158,036	\$56,989	\$168,011	\$88,020	1.909	1,202	\$139.78	600	65.0878
\$356,792	\$140,571	\$269,429	\$188,346	1.431	1,610	\$167.35	600	17.2598
\$544,374	\$91,640	\$3,360	\$394,368	0.009	2,120	\$1.58	600	124.9384
\$291,967	\$56,603	\$213,397	\$205,021	1.041	1,377	\$154.97	600	21.7049
\$266,542	\$85,579	\$226,421	\$157,633	1.436	2,240	\$101.08	600	17.8475
\$282,416	\$68,175	\$261,825	\$186,621	1.403	2,210	\$118.47	600	14.5073
\$2,192,621		\$1,390,463	\$1,377,251			\$117.56		24.8310
			E.C.F. =>	1.010		Std. Deviation=>	0.607786	
			Ave. E.C.F. =>	1.258		Ave. Variance=>	41.8981	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
RANCH		\$108,980	No	/ /		DEXTER GENERAL	401	48
RANCH		\$56,000	No	/ /		CHELSEA GENERAL	401	45
1.5 STORY		\$110,740	No	/ /		CHELSEA GENERAL	401	68
RANCH		\$91,640	No	/ /		DEXTER GENERAL	401	98
RANCH		\$45,000	No	/ /		DEXTER GENERAL	401	58
FARM HOUSE		\$83,400	No	/ /		DEXTER GENERAL	401	48
RANCH		\$66,410	No	/ /	G -07-24-200-008	DEXTER GENERAL	401	52

33.30785277