

Chelsea General ECF Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
G -07-04-100-003	2625 N LIMA CENTER RD	08/08/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$133,800
G -07-09-400-004	1105 N LIMA CENTER RD	04/26/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$160,700
G -07-10-200-042	11043 CONNELL DR	04/11/22	\$469,900	WD	03-ARM'S LENGTH	\$469,900	\$187,700
G -07-10-300-011	802 HIDDEN CREEK CT	05/21/21	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$182,100
G -07-10-400-005	10980 TRINKLE TRAIL	09/30/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$167,600
G -07-15-100-011	881 CODY DR	04/05/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$187,700
G -07-15-200-005	11445 TRINKLE RD	11/04/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$150,900
G -07-16-100-006	11865 TRINKLE RD	08/03/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$125,500
G -07-16-200-004	854 N FLETCHER RD	08/03/22	\$505,000	WD	03-ARM'S LENGTH	\$300,582	\$106,900
G -07-16-200-005	N FLETCHER RD	08/03/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$214,700
G -07-16-200-007	620 N FLETCHER RD	10/04/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$214,700
G -07-16-200-009	460 N FLETCHER RD	02/06/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$152,700
G -07-16-400-005	11600 SEITZ DR	04/16/21	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$101,600
G -07-17-200-007	13460 HARPER DR	01/31/22	\$493,500	WD	03-ARM'S LENGTH	\$493,500	\$212,600
G -07-17-200-010	13400 HARPER DR	05/27/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$218,700
G -07-17-200-012	13340 HARPER DR	10/27/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$129,400
G -07-17-200-019	13427 HARPER DR	01/17/23	\$507,000	WD	03-ARM'S LENGTH	\$507,000	\$192,000
G -07-17-300-048	13405 OLD US 12	08/27/21	\$279,050	WD	03-ARM'S LENGTH	\$279,050	\$120,400
G -07-17-300-075	13370 MARVEL LN	07/01/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$118,600
G -07-18-100-014	13782 OLD US 12	04/07/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$122,900
G -07-18-400-004	13537 OLD US 12	03/24/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$80,300
G -07-18-400-005	13555 OLD US 12	06/21/22	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$84,400
G -07-19-100-009	557 S FREER RD	07/23/21	\$468,000	WD	03-ARM'S LENGTH	\$468,000	\$220,600
G -07-19-300-018	14010 JERUSALEM RD	07/15/21	\$548,000	WD	03-ARM'S LENGTH	\$548,000	\$236,600
G -07-19-400-007	13988 GREEN ACRES LANE	09/22/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$163,700
G -07-21-100-002	50 S LIMA CENTER RD	04/28/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$99,900
G -07-22-100-013	10515 JACKSON RD	10/22/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$165,200
G -07-26-300-005	969 S DANCER RD	08/29/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$209,200
G -07-28-300-008	1581 NATHAN'S TRAIL	05/04/21	\$775,000	WD	03-ARM'S LENGTH	\$665,106	\$324,400
G -07-29-100-011	1235 S FLETCHER RD	04/15/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$91,000
G -07-29-100-023	13033 JERUSALEM RD	12/17/21	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$128,000
G -07-31-300-010	14303 SCIO CHURCH RD	06/02/22	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$301,100

G -07-33-100-006	1741 S LIMA CENTER RD	05/06/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$342,500
G -07-33-200-020	1814 S LIMA CENTER RD	05/28/21	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$272,300
G -07-34-300-016	1812 GUENTHER RD	03/21/23	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$268,100
Totals:			\$15,418,350			\$15,104,038	\$6,188,500
							Sale. Ratio =>
							Std. Dev. =>

After Analysis, Used 1.192 ECF for 2024

Outlyers

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
G -07-02-301-008	10394 DEXTER-CHELSEA RD	05/14/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$52,700
G -07-02-301-001	2216 N DANCER RD	10/13/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$48,900
G -07-33-100-009	1906 S LIMA CENTER RD	04/19/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,100
G -07-27-200-020	1075 S LIMA CENTER RD	05/13/22	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$126,800
G -07-28-100-002	1038 S LIMA CENTER RD	04/05/21	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$84,100

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
34.31	\$326,211	\$135,760	\$254,240	\$158,445	1.605	1,344	\$189.17	300
35.71	\$400,232	\$157,356	\$292,644	\$202,060	1.448	1,988	\$147.21	300
39.94	\$450,815	\$81,700	\$388,200	\$307,084	1.264	2,388	\$162.56	300
33.17	\$447,335	\$89,104	\$459,896	\$298,029	1.543	2,484	\$185.14	300
38.98	\$418,543	\$150,370	\$279,630	\$223,106	1.253	1,722	\$162.39	300
25.03	\$608,668	\$92,800	\$657,200	\$429,175	1.531	2,236	\$293.92	300
33.53	\$359,012	\$105,918	\$344,082	\$210,561	1.634	1,706	\$201.69	300
41.83	\$293,004	\$44,900	\$255,100	\$206,409	1.236	1,941	\$131.43	300
35.56	\$232,505	\$45,705	\$254,877	\$165,603	1.539	1,327	\$192.07	300
42.51	\$459,638	\$109,383	\$395,617	\$308,323	1.283	2,234	\$177.09	300
38.34	\$523,892	\$132,533	\$427,467	\$325,590	1.313	2,234	\$191.35	300
43.63	\$372,540	\$171,768	\$178,232	\$167,032	1.067	1,200	\$148.53	300
44.96	\$237,983	\$44,337	\$181,663	\$161,103	1.128	1,352	\$134.37	300
43.08	\$533,107	\$147,050	\$346,450	\$321,179	1.079	1,650	\$209.97	300
47.54	\$533,876	\$135,000	\$325,000	\$331,844	0.979	2,482	\$130.94	300
34.05	\$300,747	\$77,781	\$302,219	\$185,496	1.629	2,188	\$138.13	300
37.87	\$450,859	\$91,150	\$415,850	\$299,259	1.390	3,204	\$129.79	300
43.15	\$286,324	\$53,392	\$225,658	\$193,787	1.164	1,500	\$150.44	300
51.57	\$278,849	\$44,900	\$185,100	\$194,633	0.951	1,290	\$143.49	300
39.02	\$290,902	\$42,500	\$272,500	\$206,657	1.319	2,280	\$119.52	300
35.69	\$184,308	\$46,002	\$178,998	\$115,063	1.556	864	\$207.17	300
49.07	\$197,652	\$36,125	\$135,875	\$134,382	1.011	984	\$138.08	300
47.14	\$556,676	\$151,082	\$316,918	\$337,433	0.939	1,869	\$169.57	300
43.18	\$570,473	\$192,452	\$355,548	\$314,493	1.131	2,388	\$148.89	300
56.45	\$400,688	\$55,000	\$235,000	\$287,594	0.817	1,780	\$132.02	300
37.70	\$230,180	\$104,216	\$160,784	\$104,795	1.534	1,404	\$114.52	300
43.47	\$406,016	\$116,467	\$263,533	\$240,889	1.094	1,300	\$202.72	300
41.84	\$512,677	\$135,000	\$365,000	\$314,207	1.162	2,297	\$158.90	300
48.77	\$829,338	\$268,823	\$396,283	\$493,411	0.803	3,000	\$132.09	300
34.34	\$207,669	\$44,000	\$221,000	\$136,164	1.623	1,912	\$115.59	300
65.31	\$308,300	\$88,600	\$107,400	\$182,779	0.588	1,280	\$83.91	300
39.62	\$736,587	\$147,797	\$612,203	\$489,842	1.250	2,028	\$301.88	300

47.24	\$838,189	\$147,364	\$577,636	\$574,730	1.005	3,346	\$172.63	300
54.47	\$687,994	\$136,906	\$362,994	\$458,476	0.792	2,088	\$173.85	300
35.75	\$658,809	\$136,920	\$613,080	\$434,184	1.412	2,512	\$244.06	300
\$15,130,598		\$11,343,877		\$9,513,815		\$166.72		
40.97				E.C.F. =>	1.192	Std. Deviation=>		0.276792
7.77				Ave. E.C.F. =>	1.231	Ave. Variance=>		22.7456

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
33.78	\$1,479,109	\$135,320	\$20,680	\$1,117,961	0.018	5,105	\$4.05	300
53.15	\$439,804	\$106,300	(\$14,300)	\$277,458	(0.052)	2,794	(\$5.12)	300
43.15	\$160,040	\$160,040	(\$30,040)	\$0	#DIV/0!	0	#DIV/0!	300
58.43	\$310,624	\$135,240	\$81,760	\$145,910	0.560	1,200	\$68.13	300
59.65	\$250,634	\$47,848	\$93,152	\$168,707	0.552	1,838	\$50.68	300

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
37.3977	RANCH		\$135,760	No	//		CHELSEA GENERAL
21.7686	RANCH		\$135,020	No	//		CHELSEA GENERAL
3.3532	2 STORY		\$78,700	No	//		CHELSEA GENERAL
31.2507	2 STORY		\$59,819	No	//		AG LAND
2.2735	2 STORY		\$135,020	No	//		CHELSEA GENERAL
30.0694	RANCH		\$92,800	No	//		DEXTER GENERAL
40.3505	RANCH		\$72,450	No	//		CHELSEA GENERAL
0.5277	RANCH		\$44,900	No	//		CHELSEA GENERAL
30.8469	RANCH		\$40,500	No	//	G -07-16-200-005	CHELSEA GENERAL
5.2508	2 STORY		\$109,383	No	//	G -07-16-200-007	CHELSEA GENERAL
8.2283	2 STORY		\$132,533	No	//		CHELSEA GENERAL
16.3562	RANCH		\$135,000	No	//		CHELSEA GENERAL
10.2998	RANCH		\$42,800	No	//		CHELSEA GENERAL
15.1935	RANCH		\$135,000	No	//		CHELSEA GENERAL
25.1240	2 STORY		\$135,000	No	//		CHELSEA GENERAL
39.8632	BI-LEVEL		\$42,500	No	//		CHELSEA GENERAL
15.8983	CONTEMPORARY		\$87,000	No	//		CHELSEA GENERAL
6.6153	RANCH		\$44,450	No	//		CHELSEA GENERAL
27.9597	2 STORY		\$44,900	No	//		CHELSEA GENERAL
8.7991	TRI-LEVEL		\$42,500	No	//		CHELSEA GENERAL
32.5032	RANCH		\$36,125	No	//		CHELSEA GENERAL
21.9506	RANCH		\$36,125	No	//		CHELSEA GENERAL
29.1413	2 STORY		\$135,000	No	//		CHELSEA GENERAL
10.0075	FARM HOUSE		\$165,860	No	//		CHELSEA GENERAL
41.3493	CONTEMPORARY		\$55,000	No	//		CHELSEA GENERAL
30.3649	1.5 STORY		\$91,500	No	//		CHELSEA GENERAL
13.6617	RANCH		\$116,467	No	//		CHELSEA GENERAL
6.8963	2 STORY		\$135,000	No	//		CHELSEA GENERAL
42.7467	2 STORY		\$230,860	No	//	G -07-28-300-009	CHELSEA GENERAL
39.2427	2 STORY		\$44,000	No	//		CHELSEA GENERAL
64.3021	RANCH		\$88,600	No	//		CHELSEA GENERAL
1.9180	RANCH		\$135,180	No	//		CHELSEA GENERAL

22.5560	2 STORY	\$137,160	No	//	CHELSEA GENERAL
43.8877	OTHER	\$135,060	No	//	CHELSEA GENERAL
18.1411	2 STORY	\$136,920	No	//	CHELSEA GENERAL
3.8259					

Coefficient of Var=> 18.48307411

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
1.8498	2 STORY		\$135,320	No	//		CHELSEA GENERAL
5.1539	2 STORY		\$106,300	No	//		CHELSEA GENERAL
#DIV/0!	RANCH		\$160,040	No	//		DEXTER GENERAL
56.0345	RANCH		\$135,240	No	//		CHELSEA GENERAL
55.2152	RANCH		\$42,500	No	//		CHELSEA GENERAL

Property Class	Building Depr.
401	57
401	52
401	71
401	78
401	57
401	97
401	57
401	57
401	54
401	74
401	73
401	83
401	53
401	64
401	64
401	58
401	60
401	60
401	83
401	56
401	59
401	59
401	82
401	61
401	71
401	45
401	83
401	78
401	82
401	45
401	96
401	79

401	79
401	83
401	94

Property Class	Building Depr.
401	99
401	99
402	88
401	73
401	45