

Dexter General ECF Analysis 2024

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 -07-01-300-014	9180 DEXTER-CHELSEA RD	09/23/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$139,000	34.75
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 -07-11-100-013	2375 N STEINBACH RD	09/15/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$125,300	39.78
G -07-11-400-017	9700 TRINKLE RD	06/09/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$173,100	48.08
G -07-24-200-007	9165 JACKSON RD	10/29/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$140,100	42.45
G -07-35-400-011	9630 SCIO CHURCH RD	08/11/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$186,000	67.64
Totals:			\$2,450,000			\$2,450,000	\$1,061,500	
							Sale. Ratio =>	43.33
							Std. Dev. =>	11.11

After Analysis, Used 1.147 ECF for 2024

Outliers

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-01-400-001	8570 DEXTER-CHELSEA RD	01/13/23	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$77,500	25.24
G -07-11-100-001	9989 DEXTER-CHELSEA RD	02/17/23	\$1,015,000	WD	03-ARM'S LENGTH	\$1,015,000	\$231,500	22.81
G -07-02-100-010	2954 N DANCER RD	08/31/22	\$1,115,000	WD	03-ARM'S LENGTH	\$1,115,000	\$295,400	26.49

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$330,930	\$141,400	\$218,600	\$164,809	1.326	1,776	\$123.09	600	13.1939
\$330,930	\$141,400	\$258,600	\$164,809	1.569	1,776	\$145.61	600	37.4645
\$394,862	\$166,408	\$243,592	\$198,656	1.226	1,610	\$151.30	600	3.1755
\$283,536	\$65,950	\$249,050	\$189,205	1.316	2,158	\$115.41	600	12.1848
\$392,112	\$116,850	\$243,150	\$239,358	1.016	1,926	\$126.25	600	17.8606
\$282,416	\$68,175	\$261,825	\$186,621	1.403	2,210	\$118.47	600	20.8529
\$438,559	\$147,242	\$127,758	\$253,319	0.504	1,568	\$81.48	600	69.0111
\$2,453,345		\$1,602,575	\$1,396,777			\$123.09		4.7109
			E.C.F. =>	1.147		Std. Deviation=>	0.347673	
			Ave. E.C.F. =>	1.194		Ave. Variance=>	24.8205	Coefficient of Var=>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$169,247	\$36,775	\$270,225	\$115,193	2.346	1,160	\$232.95	600	234.5845
\$549,827	\$196,723	\$818,277	\$307,047	2.665	3,254	\$251.47	600	266.4990
\$714,198	\$160,250	\$954,750	\$481,694	1.982	2,638	\$361.92	600	198.2068

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
RANCH		\$138,400	No	/ /		DEXTER GENERAL	401	47
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1.5 STORY		\$135,740	No	/ /		CHELSEA GENERAL	401	67
TRI-LEVEL		\$61,950	No	/ /		DEXTER GENERAL	401	55
RANCH		\$114,600	No	/ /		DEXTER GENERAL	401	61
RANCH		\$66,410	No	/ /	G -07-24-200-008	DEXTER GENERAL	401	52
RANCH		\$135,020	No	/ /		DEXTER GENERAL	401	79

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Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
RANCH		\$35,275	No	/ /		DEXTER GENERAL	401	47
2 STORY		\$140,480	No	/ /		DEXTER GENERAL	401	67
2 STORY		\$155,500	No	/ /		DEXTER GENERAL	401	93