

James Township 2024 Residential 1 Story ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.	
16-11-4-06-3107-000	6164 BIRCHVIEW	06/27/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,400	45.33	\$155,354	\$15,777	\$104,223	\$158,610	0.657	1,196	\$87.14	1100	25.9380	ONE STORY		\$15,777	R-RESIDENTIAL LAND	401	70	
16-11-4-06-3130-000	6395 BIRCHVIEW	06/18/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$62,900	39.31	\$203,383	\$15,993	\$144,007	\$212,943	0.676	1,400	\$102.86	1100	24.0211	ONE STORY		\$15,993	R-RESIDENTIAL LAND	401	70	
16-11-3-12-3001-001	7531 HART	10/04/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$73,600	38.76	\$239,151	\$21,051	\$168,849	\$247,841	0.681	1,976	\$85.45	1100	43.2730	ONE STORY		\$21,051	R-RESIDENTIAL LAND	401	80	
16-12-4-31-2016-002	6551 STROEBEL	07/01/21	\$176,070	WD	03-ARM'S LENGTH	\$176,070	\$76,900	43.68	\$218,056	\$18,072	\$157,998	\$227,255	0.695	1,466	\$107.77	1100	14.2433	ONE STORY		\$18,072	R-RESIDENTIAL LAND	401	80	
16-11-3-01-1005-001	7325 EDERER	05/05/21	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$67,700	36.61	\$206,599	\$50,943	\$133,957	\$176,882	0.757	1,248	\$107.34	1100	75.7325	ONE STORY		\$21,579	R-RESIDENTIAL LAND	401	80	
16-11-4-04-3010-000	2643 S CENTER	06/29/22	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$50,300	48.37	\$113,070	\$35,136	\$68,864	\$88,561	0.778	1,084	\$63.53	1100	#REF!	ONE STORY		\$35,136	R-RESIDENTIAL LAND	401	65	
16-11-3-02-1202-000	8353 EDERER	04/08/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$72,400	37.13	\$214,790	\$17,292	\$177,708	\$224,430	0.792	1,582	\$112.33	1100	79.1821	ONE STORY		\$17,292	R-RESIDENTIAL LAND	401	80	
16-11-4-06-3137-000	6245 BIRCHVIEW	06/17/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$66,800	37.11	\$191,788	\$18,377	\$161,623	\$197,058	0.820	1,400	\$115.45	1100	19.9951	ONE STORY		\$15,993	R-RESIDENTIAL LAND	401	75	
16-11-4-07-1018-000	6380 HART	07/20/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$46,400	40.35	\$119,919	\$17,635	\$97,365	\$116,232	0.838	1,472	\$66.14	1100	17.2710	ONE STORY		\$17,635	R-RESIDENTIAL LAND	401	60	
16-11-3-01-3002-002	7755 TRINKLEIN	12/10/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$70,500	36.15	\$200,101	\$44,490	\$150,510	\$176,831	0.851	1,300	\$115.78	1100	85.1153	MODULAR		\$44,490	R-RESIDENTIAL LAND	401	80	
16-12-4-31-3002-000	6785 DUTCH	02/09/23	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$85,700	35.72	\$245,464	\$23,384	\$216,516	\$252,364	0.858	2,540	\$85.24	1100	7.1337	ONE STORY		\$23,384	R-RESIDENTIAL LAND	401	75	
16-11-4-06-3020-000	2545 S RIVER	07/28/21	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$51,400	31.53	\$165,933	\$16,883	\$146,117	\$169,375	0.863	1,664	\$87.81	1100	#REF!	ONE STORY		\$16,883	R-RESIDENTIAL LAND	401	70	
16-11-4-06-4019-000	6131 TRINKLEIN	12/30/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$40,500	33.75	\$115,922	\$17,552	\$102,448	\$111,784	0.916	1,115	\$91.88	1100	13.8055	ONE STORY		\$17,552	R-RESIDENTIAL LAND	401	65	
16-11-3-01-1119-000	7176 TRINKLEIN	08/18/22	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$50,500	37.69	\$127,632	\$13,940	\$120,060	\$129,195	0.929	864	\$138.96	1100	92.9290	ONE STORY		\$13,940	R-RESIDENTIAL LAND	401	80	
16-11-4-06-3026-000	6645 TRINKLEIN	12/27/22	\$182,500	PTA	03-ARM'S LENGTH	\$182,500	\$66,700	36.55	\$167,620	\$43,230	\$139,270	\$141,352	0.985	1,369	\$101.73	1100	10.7926	ONE STORY		\$41,120	R-RESIDENTIAL LAND	401	70	
16-11-3-01-1019-000	7090 TRINKLEIN	04/29/22	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$50,600	34.42	\$130,681	\$20,544	\$126,456	\$125,156	1.010	1,324	\$95.51	1100	101.0390	ONE STORY		\$17,251	R-RESIDENTIAL LAND	401	70	
16-12-4-31-2111-000	195 STRIETER	02/17/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,600	34.40	\$132,079	\$18,965	\$131,035	\$128,539	1.019	1,144	\$114.54	1100	3.5115	ONE STORY		\$15,112	R-RESIDENTIAL LAND	401	70	
16-11-4-06-3006-001	2855 S RIVER	09/28/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$79,700	31.63	\$222,370	\$36,299	\$215,701	\$211,444	1.020	1,454	\$148.35	1100	102.0131	ONE STORY		\$32,832	R-RESIDENTIAL LAND	401	80	
16-11-3-12-1024-000	7255 SWAN CREEK	10/11/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$40,500	33.75	\$104,882	\$14,627	\$105,373	\$102,563	1.027	1,256	\$83.90	1100	102.7403	ONE STORY		\$14,627	R-RESIDENTIAL LAND	401	60	
16-11-4-06-1008-000	6138 TRINKLEIN	10/03/22	\$205,900	WD	03-ARM'S LENGTH	\$205,900	\$62,800	30.50	\$177,373	\$14,627	\$191,273	\$184,939	1.034	1,454	\$131.55	1100	103.4251	ONE STORY		\$14,627	R-RESIDENTIAL LAND	401	81	
16-11-4-07-2003-000	6785 SWAN CREEK	02/25/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$44,800	30.90	\$125,181	\$25,255	\$119,745	\$113,552	1.055	1,016	\$117.86	1100	105.4536	ONE STORY		\$21,760	R-RESIDENTIAL LAND	401	70	
16-11-3-12-1011-000	7455 SWAN CREEK	06/08/22	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$39,000	33.94	\$97,968	\$14,627	\$100,273	\$94,706	1.059	813	\$123.34	1100	105.8786	ONE STORY		\$14,627	R-RESIDENTIAL LAND	401	70	
16-11-4-06-1002-003	6390 TRINKLEIN	09/29/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$107,700	33.66	\$269,263	\$29,850	\$290,150	\$272,060	1.066	1,400	\$207.25	1100	106.6492	ONE STORY		\$29,850	R-RESIDENTIAL LAND	401	95	
16-11-4-06-2006-001	2095 S RIVER	08/11/22	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$37,400	32.55	\$94,885	\$19,618	\$95,282	\$85,531	1.114	832	\$114.52	1100	111.4010	ONE STORY		\$19,618	R-RESIDENTIAL LAND	401	70	
Totals:			\$4,028,970			\$4,028,970	\$1,450,800		\$4,039,464		\$3,464,803	\$3,949,201			\$108.59		1.8605							
								Sale. Ratio =>	36.01					E.C.F. =>	0.877	Std. Deviation=>		0.142556955						
								Std. Dev. =>	4.52					Ave. E.C.F. =>	0.896	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!				

Conclusion: Calculated ECF is .877. Use .880 for 2024.