

James Township 2024 Residential Multi 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.	
16-11-3-12-1009-000	7491 SWAN CREEK	04/26/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$45,100	45.10	\$119,913	\$22,192	\$77,808	\$123,697	0.629	1,223	\$63.62	1101	16.9669	1 1/2 STORY		\$22,192	R-RESIDENTIAL LAND	401	70	
16-11-4-06-3005-700	2683 S RIVER	12/02/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$84,400	32.46	\$215,824	\$31,020	\$228,980	\$233,929	0.979	1,832	\$124.99	1101	18.0155	1 1/4 STORY		\$31,020	R-RESIDENTIAL LAND	401	72	
16-11-4-07-1011-000	6135 SWAN CREEK	11/07/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$150,300	40.08	\$368,255	\$14,627	\$360,373	\$447,630	0.805	3,584	\$100.55	1101	0.6380	TWO STORY		\$14,627	R-RESIDENTIAL LAND	401	91	
16-11-4-07-2021-000	6555 SWAN CREEK	02/11/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$59,200	49.33	\$174,349	\$17,999	\$102,001	\$197,911	0.515	1,964	\$51.94	1101	28.3301	TRI-LEVEL		\$15,283	R-RESIDENTIAL LAND	401	75	
16-11-4-08-2013-000	5985 SWAN CREEK	05/19/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$51,500	39.62	\$147,080	\$19,474	\$110,526	\$161,527	0.684	1,344	\$82.24	1101	11.4429	1 1/2 STORY		\$19,474	R-RESIDENTIAL LAND	401	70	
16-12-4-31-2007-000	1281 S RIVER	10/19/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$45,800	29.74	\$132,078	\$22,991	\$131,009	\$138,085	0.949	1,592	\$82.29	1101	15.0069	TWO STORY		\$20,276	R-RESIDENTIAL LAND	401	65	
16-12-4-31-2027-000	1165 S RIVER	04/19/21	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$41,600	54.74	\$113,817	\$9,666	\$66,334	\$131,837	0.503	1,000	\$66.33	1101	29.5535	TWO STORY		\$9,666	R-RESIDENTIAL LAND	401	80	
16-12-4-31-3006-000	6885 DUTCH	08/16/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$57,100	31.90	\$141,634	\$22,180	\$156,820	\$151,208	1.037	1,402	\$111.85	1101	23.8429	1 3/4 STORY		\$22,180	R-RESIDENTIAL LAND	401	70	
16-12-4-31-3008-000	1563 S RIVER	06/03/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$51,100	35.73	\$120,597	\$18,192	\$124,808	\$129,627	0.963	1,354	\$92.18	1101	16.4139	1 1/2 STORY		\$18,192	R-RESIDENTIAL LAND	401	75	
16-12-4-31-4002-001	6535 DUTCH	10/10/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$63,800	35.44	\$150,152	\$21,927	\$158,073	\$162,310	0.974	1,248	\$126.66	1101	17.5207	TWO STORY		\$21,927	R-RESIDENTIAL LAND	401	70	
16-12-4-31-4005-011	6105 STROEBEL	02/25/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$160,600	43.41	\$411,890	\$41,460	\$328,540	\$468,899	0.701	2,832	\$116.01	1101	9.8025	TWO STORY		\$41,460	R-RESIDENTIAL LAND	401	80	
16-12-4-32-3009-001	5992 STROEBEL	02/18/22	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$84,100	32.60	\$243,447	\$35,424	\$222,576	\$263,320	0.845	2,188	\$101.73	1101	4.6579	1 1/2 STORY		\$35,424	R-RESIDENTIAL LAND	401	80	
Totals:			\$2,345,000			\$2,345,000	\$894,600		\$2,339,036		\$2,067,848	\$2,609,980			\$93.37		0.6403							
								Sale. Ratio =>	38.15					E.C.F. =>	0.792	Std. Deviation=>		0.188478564						
								Std. Dev. =>	7.72					Ave. E.C.F. =>	0.799	Ave. Variance=>		16.0160	Coefficient of Var=>		20.05287922			

Conclusion: Calculated ECF is .792. Use .79 for 2024