ONTWA 2023 ALL VILLAGE LOTS ECF ANALYSIS

Parcel Number Street Address	Sale Date	Sale Price Instr	. Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Table
14-091-100-114-00 26939 CHURCH ST	04/09/21	\$57,000 WD	03-ARM'S LENGTH	\$57,000	\$29,783	\$27,217	\$48,061	0.566	VILLAGE PLATTED LOTS
14-091-100-106-00 69689 FIRST ST	02/04/22	\$90,000 WD	03-ARM'S LENGTH	\$90,000	\$36,547	\$53,453	\$73,312	0.729	VILLAGE PLATTED LOTS
14-091-100-158-01 69017 ELKHART RD	05/04/20	\$110,000 WD	03-ARM'S LENGTH	\$110,000	\$44,456	\$65,544	\$87,525	0.749	VILLAGE PLATTED LOTS
14-091-160-048-00 68880 CIRCLE DR	10/29/21	\$219,000 WD	03-ARM'S LENGTH	\$214,800	\$40,381	\$174,419	\$172,087	1.014	VILLAGE PLATTED LOTS
14-091-130-011-00 69173 CENTER ST	06/11/21	\$235,000 WD	03-ARM'S LENGTH	\$235,000	\$52,307	\$182,693	\$179,435	1.018	VILLAGE PLATTED LOTS
14-091-150-026-00 69225 SECTION ST	10/30/20	\$126,000 WD	03-ARM'S LENGTH	\$126,000	\$47,322	\$78,678	\$74,277	1.059	VILLAGE PLATTED LOTS
14-091-130-003-01 26849 BARBER ST	09/28/20	\$265,500 WD	03-ARM'S LENGTH	\$265,500	\$46,890	\$218,610	\$204,356	1.070	VILLAGE PLATTED LOTS
14-091-100-026-00 26830 HAMILTON ST	04/21/20	\$123,000 WD	03-ARM'S LENGTH	\$123,000	\$37,447	\$85,553	\$78,035	1.096	VILLAGE PLATTED LOTS
14-091-160-016-00 68806 CLAIRE ST	07/16/20	\$171,750 WD	03-ARM'S LENGTH	\$171,750	\$29,990	\$141,760	\$128,748	1.101	VILLAGE PLATTED LOTS
14-091-160-008-00 27210 US 12 W	08/06/20	\$175,000 WD	03-ARM'S LENGTH	\$175,000	\$46,720	\$128,280	\$115,941	1.106	VILLAGE PLATTED LOTS
14-091-160-014-00 68846 CLAIRE ST	08/26/20	\$162,500 OTH	03-ARM'S LENGTH	\$162,500	\$41,290	\$121,210	\$108,806	1.114	VILLAGE PLATTED LOTS
14-091-160-002-00 27100 US 12	03/18/22	\$219,000 WD	03-ARM'S LENGTH	\$219,000	\$43,617	\$175,383	\$153,780	1.140	VILLAGE PLATTED LOTS
14-091-100-119-00 26897 CHURCH ST	10/09/20	\$240,000 WD	03-ARM'S LENGTH	\$240,000	\$51,738	\$188,262	\$156,167	1.206	VILLAGE PLATTED LOTS
14-091-160-005-00 27150 MAIN ST	09/11/20	\$135,000 WD	03-ARM'S LENGTH	\$135,000	\$32,046	\$102,954	\$84,075	1.225	VILLAGE PLATTED LOTS
14-091-100-076-00 26744 HAMILTON ST	07/13/20	\$180,000 WD	22-OUTLIER	\$180,000	\$34,539	\$145,461	\$114,501	1.270	VILLAGE PLATTED LOTS
14-091-107-006-01 27203 US 12 W	11/11/21	\$275,000 WD	03-ARM'S LENGTH	\$275,000	\$40,387	\$234,613	\$174,762	1.342	VILLAGE UNPLATTED
	Totals:	\$2,783,750		\$2,779,550		\$2,124,090	\$1,953,865		
							E.C.F. =>	1.087	
							Ave. E.C.F. =>	1.050	ALL VILLAGE LOTS
							USE ==>	1.090	