

2025 Old Village Revalued ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
25-02-23-251-015	74265 SIMONS	08/12/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$52,760	\$137,240	\$107,463	1.277	
25-02-23-251-029	74311 SIMONS	11/07/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$66,801	\$88,199	\$95,279	0.926	
25-02-23-276-006	22829 PROSPECT	08/17/22	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$115,585	\$172,415	\$161,720	1.066	
25-02-23-277-009	22761 MAIN	08/17/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$44,286	\$115,714	\$87,836	1.317	
25-02-23-279-005	22750 MAIN	08/18/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$54,547	\$195,453	\$158,209	1.235	
25-02-24-101-020	74715 BURK	11/02/22	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$56,144	\$200,856	\$154,825	1.297	
25-02-24-102-011	74580 BURK	08/15/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$86,388	\$193,612	\$167,996	1.152	
25-02-24-102-013	74735 SPENCER	06/10/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$56,642	\$98,358	\$95,751	1.027	
25-02-24-151-012	74263 BURK	06/02/22	\$276,500	WD	03-ARM'S LENGTH	\$276,500	\$86,128	\$190,372	\$150,828	1.262	
25-02-24-176-024	23606 MAIN	12/31/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$89,525	\$290,475	\$223,296	1.301	
25-02-24-304-011	73640 FULTON	02/08/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$75,996	\$242,004	\$194,511	1.244	
25-02-24-304-016	73981 CHURCH	04/23/24	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$50,800	\$228,200	\$165,927	1.375	
25-02-24-304-028	73651 CHURCH	03/20/23	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$57,879	\$175,121	\$144,580	1.211	
25-02-24-304-037	73615 CHURCH	05/31/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$87,669	\$187,331	\$164,347	1.140	
25-02-24-351-010	73266 FULTON	10/07/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$50,590	\$119,410	\$118,552	1.007	
25-02-24-351-017	73315 CHURCH	11/14/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$75,548	\$214,452	\$207,555	1.033	
25-02-24-353-004	73414 FLORAL	07/14/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$47,238	\$112,762	\$110,801	1.018	
Totals:			\$4,116,500			\$4,116,500		\$2,961,974	\$2,509,474		
										E.C.F. =>	1.180
										Ave. E.C.F. =>	1.170

2024 Rate
1.135

2025 Rate
1.180