

2026 Powell Township	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 (%)	Land Value	Other Parcels in Sale	Property Class
Plat ECF	52-11-166-005-00	100 BALKE	09/05/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$88,300	44.37	\$222,282	\$18,488	\$180,512	\$148,214	1.218	1,210	\$149.18	PLAT	15.8962	\$15,670	No	401
	52-11-166-007-00	204 BALKE	08/28/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$62,300	29.67	\$216,658	\$7,232	\$202,768	\$152,310	1.331	1,512	\$134.11	PLAT	4.5591	\$7,232	No	401
	52-11-500-007-00		11/12/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$11,800	29.75	\$44,009	\$5,732	\$34,268	\$27,838	1.231	840	\$40.80	PLAT	14.5880	\$5,732	No	401
	52-11-500-009-00		07/15/24	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$46,500	22.36	\$206,510	\$11,634	\$196,866	\$141,728	1.386	1,080	\$181.82	PLAT	0.8635	\$6,027	No	401
	52-11-500-013-00	202 DEUTSCH	06/12/23	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$44,000	26.27	\$155,247	\$19,270	\$148,230	\$98,892	1.499	1,040	\$142.53	PLAT	12.2025	\$5,732	No	401
	52-11-500-021-00	404 SCHENK	04/28/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$34,500	24.64	\$130,810	\$5,732	\$134,268	\$90,966	1.476	1,036	\$129.60	PLAT	9.9149	\$5,732	No	401
	52-11-500-026-00	209 SCHNEIDER ST	01/09/23	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$17,200	14.83	\$122,471	\$8,094	\$107,906	\$83,183	1.297	988	\$103.51	PLAT	7.9670	\$5,732	No	401
	52-11-500-047-00	106 BALKE	01/31/25	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$39,600	27.31	\$122,147	\$5,732	\$139,268	\$88,302	1.577	1,000	\$139.27	PLAT	20.0304	\$5,732	No	401
			Totals:	\$1,225,500			\$1,225,500	\$344,300		\$1,225,134		\$1,143,586	\$831,433			\$137.60		0.1438			
								Sale Ratio =>	28.09					E.C.F. =>	1.375		*Applied for 2024*	Std. Deviation=>	0.130973652		
								Std. Dev. =>	8.38					Ave. E.C.F. =>	1.377		Ave. Variance=>	10.7528	Coefficient of Var=>	7.809971609	