2026 Powell Township Residential ECF

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.	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Property Class
52-11-017-003-00	196 CO RD KR	10/19/22	$735,000	WD	03-ARM'S LENGTH	$735,000	$284,800	38.75	$815,603	$78,984	$656,016	$573,691	1.144	3,016	$217.51	11.1018	$72,000	No	401
52-11-018-001-00	130 CO RD KR	03/28/23	$605,000	WD	03-ARM'S LENGTH	$605,000	$164,300	27.16	$605,675	$73,044	$531,956	$414,822	1.282	1,896	$280.57	2.7854	$67,500	No	401
52-11-019-048-00	5580 CO RD 550	11/07/24	$152,000	WD	03-ARM'S LENGTH	$152,000	$52,700	34.67	$156,819	$51,400	$100,600	$82,102	1.225	1,450	$69.38	2.9214	$38,500	No	401
52-11-111-003-70	6391 CO RD 550	07/22/24	$88,466	WD	03-ARM'S LENGTH	$88,466	$52,100	58.89	$98,579	$40,500	$47,966	$45,233	1.060	1,568	$30.59	19.4095	$40,500	No	401
52-11-113-009-00	304 CO RD KCI	09/28/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$73,100	24.37	$356,461	$44,100	$255,900	$243,272	1.052	1,512	$169.25	20.2609	$44,100	No	401
52-11-113-033-10	179 CO RD KCH	03/08/24	$207,600	WD	19-MULTI PARCEL ARM'S LENGTH	$207,600	$87,800	42.29	$197,603	$69,988	$137,612	$100,326	1.372	1,260	$109.22	11.7126	$65,000	52-11-113-033-20	401
52-11-156-013-10	4585 CO RD KK	08/13/24	$650,000	WD	03-ARM'S LENGTH	$650,000	$388,800	59.82	$700,640	$102,754	$547,246	$465,643	1.175	3,261	$167.82	7.9271	$57,525	No	401
52-11-171-031-00	4286 W CO RD KA	07/31/24	$114,000	WD	03-ARM'S LENGTH	$114,000	$42,700	37.46	$103,734	$74,311	$39,689	$22,915	1.732	272	$145.92	47.7483	$72,000	No	401
52-11-176-004-00	140 CO RD KS	09/26/22	$165,000	WD	03-ARM'S LENGTH	$165,000	$36,100	21.88	$169,808	$52,500	$112,500	$91,361	1.231	892	$126.12	2.3145	$52,500	No	401
52-11-176-039-00	7870 CO RD 550	09/11/23	$208,000	WD	03-ARM'S LENGTH	$208,000	$78,700	37.84	$225,232	$53,723	$154,277	$133,574	1.155	864	$178.56	9.9526	$53,723	No	401
52-11-186-015-00	368 CO RD KCG	09/11/24	$190,000	WD	03-ARM'S LENGTH	$190,000	$68,600	36.11	$213,900	$52,432	$137,568	$125,754	1.094	1,256	$109.53	16.0572	$47,500	No	401
52-11-510-004-00	6027 CO RD 550	03/09/23	$191,400	WD	03-ARM'S LENGTH	$191,400	$46,000	24.03	$167,569	$43,939	$147,461	$96,285	1.532	576	$256.01	27.6986	$43,380	No	401
		Totals:	**$3,606,466**			**$3,606,466**	**$1,375,700**		**$3,811,623**		**$2,868,791**	**$2,394,978**			**$155.04**	**5.6683**			
							Sale. Ratio =>	**38.15**				**E.C.F. =>**	**1.198**	***Applied for 2026***	**Std. Deviation=>**	**0.203070858**			
							Std. Dev. =>	**12.40**				**Ave. E.C.F. =>**	**1.255**		**Ave. Variance=>**	**14.9908**	**Coefficient of Var=>**	**11.94946214**	