

St Joseph Township Residential ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
18-0011-0011-00-3	3362 WASHINGTON AVE	08/29/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$180,365
18-0135-0002-58-0	900 ST JOSEPH DR	06/15/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$630,337
18-0135-0004-01-9	2207 S CLEVELAND AVE	02/06/23	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$166,402
18-0135-0011-15-5	2400 WASHINGTON AVE	07/17/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$389,314
18-1000-0005-00-3	1662 SUN PRAIRIE DR	10/05/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$541,879
18-1160-0001-00-8	1144 CHARLES TRAIL	06/23/23	\$328,500	WD	03-ARM'S LENGTH	\$328,500	\$322,846
18-1210-0003-00-1	1745 ANTHONY DR	05/26/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$239,908
18-1210-0008-00-2	1829 ANTHONY DR	06/30/23	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$294,164
18-1210-0026-00-1	1745 NASH DR	03/09/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$254,192
18-1660-0009-00-1	537 ANSLEY DR	03/10/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$246,406
18-2102-0028-00-1	3157 N ESTATES PL	01/04/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$518,592
18-3020-0109-00-9	1946 S VALLEY VIEW DR	03/09/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$259,544
18-3030-0135-00-7	3406 MIDDLEBROOK RD	10/03/23	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$260,189
18-3040-0165-00-1	3688 KNOX ST	10/04/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$242,697
18-3100-0017-00-9	2961 E WINDSOR DR	08/02/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$376,755
18-3130-0003-01-8	2952 DOZER DR	07/26/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$444,053
18-3140-0015-00-5	3051 BLUFFWOOD PLACE	05/01/23	\$345,000	WD	03-ARM'S LENGTH	\$344,950	\$297,892
18-3250-0014-00-2	1341 S MANOR DR	08/31/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$310,358
18-3250-0038-00-9	1334 S MANOR DR	06/01/23	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$347,992
18-3800-0020-00-4	777 OAKRIDGE DR	04/27/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$321,245
18-4200-0008-00-1	821 TUCKER DR	01/06/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$279,146
18-4200-0033-00-6	755 GRANT AVE	08/29/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$189,009
18-4200-0044-00-8	724 GRANT AVE	05/16/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$272,462
18-4550-0060-00-9	656 MARVIN AVE	06/09/23	\$240,000	WD	03-ARM'S LENGTH	\$230,000	\$196,126
18-4600-0034-00-8	980 WEDGEWOOD RD	09/22/23	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$213,278
18-4600-0039-00-0	2734 LINCOLN AVE	01/24/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$216,772
18-4600-0064-00-4	1070 FAIRLAWN RD	08/23/23	\$210,000	WD	03-ARM'S LENGTH	\$209,500	\$199,050
18-4600-0072-00-7	968 FAIRLAWN RD	07/26/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$235,837
18-4640-0003-00-4	1238 VINELAND AVE	04/07/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$243,079
18-4640-0005-00-7	3333 LOCUST LN	06/08/23	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$288,470
18-4640-0009-00-2	3383 LOCUST LN	05/04/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$172,681
18-4735-0012-00-3	791 MAIDEN LN	07/26/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$382,770

18-4736-0045-00-7	780 LINCOLN PINE PL	08/16/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$362,493
18-5710-0010-00-1	2899 KEVIN ST	08/24/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$460,610
18-5802-0030-00-7	430 SYMPHONY CIRCLE	09/01/23	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$349,035
18-6000-0038-00-6	3556 ARBOR ST	02/10/23	\$230,650	WD	03-ARM'S LENGTH	\$230,650	\$282,399
18-6880-0013-00-2	1013 LYDIA DR	05/24/23	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$305,596
18-6880-0023-00-8	1100 BRUNN AVE	04/27/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$222,937
18-7100-0011-00-2	1014 CARLEY LN	09/06/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$279,101
18-7300-0008-00-4	3682 ARBOR ST	09/29/23	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$182,080
18-7400-0001-00-6	1663 TREBOR RD	07/07/23	\$328,500	WD	03-ARM'S LENGTH	\$328,500	\$370,744
18-7400-0013-00-4	1508 TREBOR RD	04/28/23	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$326,801
18-7400-0019-00-2	1598 TREBOR RD	08/18/23	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$370,519
18-7511-0023-00-1	3363 CANTERBURY CT	05/11/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$395,946
18-7511-0025-00-4	2391 SHOREHAM HLD DR	03/03/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$388,244
18-7511-0032-00-1	2331 SHOREHAM HLD DR	05/22/23	\$315,000	WD	03-ARM'S LENGTH	\$313,500	\$400,319
18-7550-0031-00-5	3055 KIM STREET	03/13/23	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$208,752
18-7550-0033-00-8	787 ANSLEY DR	02/28/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$207,382
18-8200-0006-00-1	1607 KAREN CT	09/05/23	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$331,830
18-8570-0001-00-9	1305 KRISTEN PATH	07/27/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$382,977
18-8600-0019-00-1	1432 S AURILLA DR	08/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$261,260
18-8600-0027-00-3	2960 WASHINGTON AVE	09/22/23	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$262,607
18-8650-0002-00-7	1373 TREBOR RD	02/21/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$261,263
18-8750-0008-00-1	1015 TUCKER DR	03/20/23	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$412,158
18-8750-0016-00-4	1110 TUCKER DR	07/28/23	\$479,900	WD	03-ARM'S LENGTH	\$478,700	\$529,713
18-8780-0019-00-5	1012 HEIGHTS DR	08/10/23	\$509,000	WD	03-ARM'S LENGTH	\$509,000	\$483,009
Totals:			\$17,091,250			\$17,078,000	\$17,571,585

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$42,020	\$137,980	\$134,446	1.026
\$42,567	\$487,433	\$571,205	0.853
\$23,928	\$139,072	\$138,459	1.004
\$64,003	\$310,997	\$316,143	0.984
\$61,188	\$383,812	\$467,144	0.822
\$8,865	\$319,635	\$305,132	1.048
\$42,936	\$252,064	\$191,421	1.317
\$41,635	\$282,365	\$245,412	1.151
\$38,570	\$161,430	\$209,545	0.770
\$42,650	\$182,350	\$198,014	0.921
\$63,820	\$381,180	\$441,955	0.862
\$36,302	\$223,698	\$216,950	1.031
\$42,813	\$299,187	\$211,250	1.416
\$67,096	\$267,904	\$170,652	1.570
\$36,355	\$368,645	\$330,807	1.114
\$39,916	\$440,084	\$392,747	1.121
\$53,354	\$291,596	\$237,646	1.227
\$44,750	\$190,250	\$258,122	0.737
\$48,009	\$268,991	\$291,529	0.923
\$77,564	\$157,436	\$236,813	0.665
\$47,294	\$197,706	\$225,318	0.877
\$42,226	\$202,774	\$142,646	1.422
\$41,628	\$243,372	\$224,328	1.085
\$40,602	\$189,398	\$151,141	1.253
\$31,441	\$198,459	\$176,712	1.123
\$33,447	\$106,553	\$178,158	0.598
\$35,787	\$173,713	\$158,662	1.095
\$31,504	\$233,496	\$198,574	1.176
\$36,054	\$136,946	\$201,190	0.681
\$36,070	\$261,930	\$245,287	1.068
\$33,768	\$146,232	\$134,998	1.083
\$45,717	\$329,283	\$327,554	1.005

\$48,542	\$301,458	\$305,103	0.988
\$59,442	\$320,558	\$389,862	0.822
\$3,005	\$304,995	\$336,278	0.907
\$33,217	\$197,433	\$242,159	0.815
\$40,722	\$240,278	\$257,409	0.933
\$38,620	\$211,380	\$179,122	1.180
\$53,171	\$326,829	\$219,563	1.489
\$47,784	\$167,116	\$130,511	1.280
\$34,896	\$293,604	\$326,383	0.900
\$74,733	\$218,267	\$244,964	0.891
\$41,204	\$293,696	\$320,034	0.918
\$1,901	\$328,099	\$382,940	0.857
\$1,901	\$323,099	\$375,455	0.861
\$1,747	\$311,753	\$387,339	0.805
\$63,511	\$175,489	\$141,148	1.243
\$45,986	\$214,014	\$156,847	1.364
\$68,188	\$373,812	\$256,212	1.459
\$8,333	\$346,667	\$364,086	0.952
\$47,878	\$202,122	\$207,368	0.975
\$46,878	\$224,122	\$209,649	1.069
\$38,806	\$206,194	\$216,188	0.954
\$44,349	\$324,651	\$357,443	0.908
\$83,241	\$395,459	\$433,889	0.911
\$50,111	\$458,889	\$420,698	1.091
\$14,725,955		\$14,790,612	
		E.C.F. =>	0.996
		Ave. E.C.F. =>	1.029