

FORD RIVER TOWNSHIP  
2026 RIVER ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
009-056-014-00	4586 K RD	04/30/24	\$197,000	\$197,000	\$88,000	44.67	\$225,693	\$63,465	\$133,535	\$155,391	0.859	
009-059-011-10	4318 K RD	06/26/24	\$469,500	\$469,500	\$154,700	32.95	\$460,441	\$36,832	\$432,668	\$405,756	1.066	
009-059-011-20	4304 K RD	05/12/23	\$575,000	\$575,000	\$294,500	51.22	\$731,660	\$173,143	\$401,857	\$534,978	0.751	
009-060-037-00	4305 L.25 LN	08/18/24	\$90,000	\$90,000	\$28,700	31.89	\$78,605	\$27,586	\$62,414	\$48,869	1.277	
009-065-002-10		05/17/23	\$65,000	\$65,000	\$16,800	25.85	\$68,409	\$62,000	\$3,000	\$6,139	0.489	
009-065-027-10	5003 L.15 LN	04/21/23	\$365,000	\$365,000	\$0	0.00	\$420,802	\$80,740	\$284,260	\$325,730	0.873	
009-066-034-10	3708 K RD	01/09/25	\$172,000	\$172,000	\$54,500	31.69	\$138,046	\$50,554	\$121,446	\$83,805	1.449	
009-109-001-10	2011 F RD	04/08/24	\$372,000	\$372,000	\$0	0.00	\$338,699	\$61,947	\$310,053	\$265,088	1.170	
<b>Totals:</b>			<b>\$2,305,500</b>	<b>\$2,305,500</b>	<b>\$637,200</b>		<b>\$2,462,355</b>		<b>\$1,749,233</b>	<b>\$1,825,755</b>		
											E.C.F. =>	<b>0.992</b>