

Sales From April 1, 2021 thru March 31, 2023: Agricultural House 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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
040-009-300-005-01	932 MOORE RD	02/03/22	\$250,000	WD	31-SPLIT IMPROVED	\$250,000	\$0	0.00	\$275,487	\$174,409	\$75,591	\$120,331	0.628	1,753	\$43.12	4000	5.5054	2 STORY	\$171,720		4000 AGRICULTURAL	101	63
040-027-100-005-01	854 CLARENDON RD	11/03/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$103,924	51.96	\$233,134	\$102,385	\$97,615	\$155,654	0.627	2,304	\$42.37	4000	5.6117	2 STORY	\$45,200		4000 AGRICULTURAL	101	75
040-028-400-010-01	832 CRAFT RD	03/08/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$133,676	42.44	\$300,685	\$153,563	\$161,437	\$175,145	0.922	2,520	\$64.06	4000	23.8486	2 STORY	\$68,400		4000 AGRICULTURAL	101	76
040-029-400-015-00	888 BIDWELL RD	06/15/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$114,186	32.62	\$241,751	\$100,268	\$249,732	\$166,451	1.500	1,500	\$166.49	4000	81.7091	RANCH	\$91,720		4000 AGRICULTURAL	101	68
040-034-400-010-00	737 CLARENDON RD	04/30/21	\$476,900	WD	03-ARM'S LENGTH	\$476,900	\$184,821	38.75	\$456,840	\$342,855	\$134,045	\$134,100	1.000	1,608	\$83.36	4000	31.6343	RANCH	\$262,900		4000 AGRICULTURAL	101	68
040-035-200-015-98	781 N BRIGGS RD	10/19/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$0	0.00	\$610,943	\$485,940	(\$85,940)	\$148,813	(0.578)	2,692	(\$31.92)	4000	126.0749	2 STORY	\$238,960		4000 AGRICULTURAL	101	68
Totals:						\$1,991,900	\$536,607		\$2,118,840		\$632,480	\$900,493			\$61.25								
								Sale Ratio =>	26.94			E.C.F. =>	0.702	Std. Deviation=>		0.695737705							
								Std. Dev. =>	22.30			Ave. E.C.F.=>	0.683	Ave. Variance=>		45.7307	Coefficient of Var=		66.93143511				

Sales From April 1, 2021 thru March 31, 2023: Agricultural House ECF without negative sale

If remove 888 Bidwell Rd - then ECF goes to 0.794; Avg ECF goes to 0.801 2 Story only ECF .742/.726 Ranch Only 1.227/1.25

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 (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
040-009-300-005-01	932 MOORE RD	02/03/22	\$250,000	WD	31-SPLIT IMPROVED	\$250,000	\$0	0.00	\$275,487	\$174,409	\$75,591	\$120,331	0.628	1,753	\$43.12	4000	5.5054	2 STORY	\$171,720		4000 AGRICULTURAL	101	63
040-027-100-005-01	854 CLARENDON RD	11/03/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$103,924	51.96	\$233,134	\$102,385	\$97,615	\$155,654	0.627	2,304	\$42.37	4000	5.6117	2 STORY	\$45,200		4000 AGRICULTURAL	101	75
040-028-400-010-01	832 CRAFT RD	03/08/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$133,676	42.44	\$300,685	\$153,563	\$161,437	\$175,145	0.922	2,520	\$64.06	4000	23.8486	2 STORY	\$68,400		4000 AGRICULTURAL	101	76
040-029-400-015-00	888 BIDWELL RD	06/15/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$114,186	32.62	\$241,751	\$100,268	\$249,732	\$166,451	1.500	1,500	\$166.49	4000	81.7091	RANCH	\$91,720		4000 AGRICULTURAL	101	68
040-034-400-010-00	737 CLARENDON RD	04/30/21	\$476,900	WD	03-ARM'S LENGTH	\$476,900	\$184,821	38.75	\$456,840	\$342,855	\$134,045	\$134,100	1.000	1,608	\$83.36	4000	31.6343	RANCH	\$262,900		4000 AGRICULTURAL	101	68
Totals:						\$1,591,900	\$536,607		\$1,507,897		\$718,420	\$751,680			\$79.88								
								Sale Ratio =>	33.71			E.C.F. =>	0.956	Std. Deviation=>		0.358074026							
								Std. Dev. =>	19.82			Ave. E.C.F.=>	0.935	Ave. Variance=>		29.6618	Coefficient of Var=		31.71041932				

Sales From April 1, 2021 thru March 31, 2023: Agricultural Barns only 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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Dep
040-027-100-005-01	854 CLARENDON RD	11/03/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$103,924	51.96	\$233,134	\$178,803	\$21,197	\$64,680	0.328	0	#DIV/0!	4000	351.9479	2 STORY	\$45,200		4000 AGRICULTURAL	101	75
040-028-400-010-01	832 CRAFT RD	03/08/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$133,676	42.44	\$300,685	\$216,974	\$98,026	\$99,656	0.984	0	#DIV/0!	4000	286.3557	2 STORY	\$68,400		4000 AGRICULTURAL	101	76
040-029-400-015-00	888 BIDWELL RD	06/15/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$114,186	32.62	\$241,751	\$236,038	\$113,962	\$6,801	16.756	0	#DIV/0!	4000	1290.8983	RANCH	\$91,720		4000 AGRICULTURAL	101	68
040-034-400-010-00	737 CLARENDON RD	04/30/21	\$476,900	WD	03-ARM'S LENGTH	\$476,900	\$184,821	38.75	\$456,840	\$376,885	\$100,015	\$95,185	1.051	0	#DIV/0!	4000	279.6453	RANCH	\$262,900		4000 AGRICULTURAL	101	68
040-035-200-015-98	781 N BRIGGS RD	10/19/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$0	0.00	\$610,943	\$365,624	\$34,376	\$292,046	0.118	0	#DIV/0!	4000	372.9494	2 STORY	\$238,960		4000 AGRICULTURAL	101	68
Totals:						\$1,741,900	\$536,607		\$1,843,353		\$367,576	\$558,368			#DIV/0!								
								Sale Ratio =>	30.81			E.C.F. =>	0.658	Std. Deviation=>		7.227686406							
								Std. Dev. =>	19.82			Ave. E.C.F.=>	3.847	Ave. Variance=>		516.3593	Coefficient of Var=		134.2168692				

ECF Using for 2024:

For Agricultural Class Homes:	Using same value for all due to being between the value with the negative ECF included and with it not being included; it is consistent with ECF without Bidwell Rd sale
2 Story	0.840
Cape Cod	0.840
Log	0.840
Ranch	0.840
Modular	0.840
Manufactured	0.840
Mobile Home	0.840
Colonial	None thus 1.000
Contemporary	None thus 1.000
Garage only	None thus 1.000
Ag Bldgs	0.840
Commercial	0.810

Used same rate as house due to extremes in Barn ECF only
Using Commercial Rate

Butler Township 2024
 Platted Economic Condition Factor Study
 Prepared February 13, 2024
 For 2023 Created two ECF's -- One for Brookwood & Meadowland & One for Herricksville

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040-B10-000-011-00	1047 BROOKWOOD DR	06/25/21	\$330,000	WD	03-ARM'S LENGT	\$330,000	\$78,050	23.65	\$248,989	\$60,558	\$269,442	\$188,431	1.430	1,701	\$158.40	4050	61.6523	RANCH	\$30,533		4050 SUBDIV/CONDO	401	71
040-H10-002-001-00	1201 CLARENDON RD	12/02/21	\$101,000	WD	03-ARM'S LENGT	\$101,000	\$45,896	45.44	\$131,110	\$9,917	\$91,083	\$134,659	0.676	1,540	\$59.14	4075	13.7003	2 STORY	\$9,917		4050 SUBDIV/CONDO	401	68
040-H10-002-004-00	1213 CLARENDON RD	02/16/22	\$110,000	LC	03-ARM'S LENGT	\$110,000	\$75,963	69.06	\$202,334	\$55,544	\$54,456	\$163,100	0.334	1,901	\$28.65	4075	47.9520	2 STORY	\$9,917		4050 SUBDIV/CONDO	401	68
Totals:			\$541,000			\$541,000	\$199,909		\$582,433		\$414,981	\$486,190			\$82.06								
							Sale Ratio =>	36.95			E.C.F. =>	0.854	Std. Deviation=>		0.560718								
							Std. Dev. =>	22.71			Ave. E.C.F.=>	0.813	Ave. Variance=>		41.1015	Coefficient of Var=>		50.53046541					

Thus using Residential ECF for 2024:

Brookwood & Meadowland:			Herricksville:		
2 Story	1.000	Used overall resid rate due to extremes above	2 Story	0.900	Used overall residential rate due to 3 extremes above & same as 2023
Cape Cod	None thus 1.000		Cape Cod	None thus 1.000	
Log	None thus 1.000		Log	None thus 1.000	
Ranch	1.000	Used overall resid rate due to extremes above	Ranch	0.900	Used overall residential rate due to 3 extremes above & same as 2023
Modular	1.000	Used overall resid rate due to extremes above	Modular	0.900	Used overall residential rate due to 3 extremes above & same as 2023
Manufactured	0.900	Used rate from general Res Neighborhood	Manufact	0.900	Used rate from general Residential neighborhood
Mobile Home	None thus 1.000		Mobile Hom	None thus 1.000	
Colonial	None thus 1.000		Colonial	None thus 1.000	
Contemporary	None thus 1.000		Contempora	None thus 1.000	
Garage only	None thus 1.000		Garage only	None thus 1.000	
Ag Bldgs	1.000	Same as rest of Residential neighborhoods	Ag Bldgs	1.000	Same rate as rest of Residential neighborhoods

ECF Sales: April 1, 2021 thru March 31, 2023: No Commercial Sales

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 (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
Totals:			\$0			\$0	\$0		\$0			\$0			#DIV/0!		0.0000					
							Sale. Ratio =>	#DIV/0!				E.C.F. =>	#DIV/0!		Std. Deviation=>		#DIV/0!					
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	#DIV/0!		Ave. Variance=>		#DIV/0!	Coefficient of Var=	#DIV/0!			

Due to no Butler Commercial Sales using sales from Quincy 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 (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
080-020-200-070-97	870 E CHICAGO RD	11/09/21	\$150,000	LC	19-MULTI PARCEL ARM	\$150,000	\$81,226	54.15	\$181,457	\$46,622	\$103,378	\$168,544	0.613	6,634	\$15.58	2000	19.4744		\$38,170	080-020-200-070-99	2000 COMMERCIAL	201
080-021-100-045-00	929 E CHICAGO RD	09/27/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,900	45.75	\$117,977	\$45,920	\$74,080	\$90,071	0.822	4,896	\$15.13	2000	1.4356		\$41,937		2000 COMMERCIAL	201
081-N01-000-166-00	8 N MAIN ST	06/30/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,369	38.25	\$124,204	\$7,549	\$142,451	\$191,238	0.745	5,574	\$25.56	2500	6.3214		\$6,229			201
081-N01-000-226-00	174 E CHICAGO ST	06/21/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$67,366	48.12	\$147,480	\$84,520	\$55,480	\$88,676	0.626	2,023	\$27.42	2510	18.2456		\$40,881			201
081-S01-000-293-02	181 E CHICAGO ST	09/01/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$66,909	36.17	\$152,914	\$35,643	\$149,357	\$165,170	0.904	1,687	\$88.53	2510	9.6156		\$22,000			201
081-N01-000-028-00	44 W CHICAGO ST	12/16/22	\$70,000	LC	03-ARM'S LENGTH	\$70,000	\$21,541	30.77	\$48,698	\$13,361	\$56,639	\$49,770	1.138	1,250	\$45.31	2510	32.9901		\$9,931			201
Totals:			\$815,000			\$815,000	\$349,311		\$772,730		\$581,385	\$753,470			\$36.26		3.6493					
							Sale. Ratio =>	42.86				E.C.F. =>	0.772		Std. Deviation=>	0.196722296						
							Std. Dev. =>	8.64				Ave. E.C.F. =>	0.808		Ave. Variance=>	14.6805	Coefficient of Var=	18.16654739				

2024 Rates Used:

Commercial Bldg 0.810 Based on above sales