

Taymouth Township 2025
 ECF Analysis Residential & Agricultural
 Neighborhoods: 1800,1900,4800,4900

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yrd	Bldg. Residual	Cost. Man. \$	E.C.F.
27-10-5-11-3002-001	9555 MARSHALL	08/29/23	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$131,100	46.33	\$262,158	\$117,351	\$165,649	\$195,685	0.847
27-10-5-12-4007-000	9735 ELMS	10/17/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$68,400	40.96	\$136,843	\$33,939	\$133,061	\$139,059	0.957
27-10-5-19-3002-002	1035 E BIRCH RUN	03/14/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,100	40.59	\$150,225	\$36,825	\$148,175	\$153,243	0.967
27-10-5-21-2001-010	11343 SEYMOUR	06/08/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$262,300	45.22	\$524,554	\$100,421	\$479,579	\$573,153	0.837
27-10-5-23-3002-000	5083 BIRCH RUN	12/05/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$76,400	45.42	\$140,842	\$31,565	\$123,435	\$147,672	0.836
27-10-5-28-1008-000	12234 SEYMOUR	07/28/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$76,200	49.16	\$152,402	\$42,592	\$112,408	\$148,392	0.758
27-10-5-28-2002-005	12039 E BELL	11/04/22	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$79,500	43.11	\$157,703	\$34,459	\$148,541	\$166,546	0.892
27-10-5-29-1004-004	12416 BELL	01/25/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$79,500	44.17	\$158,915	\$43,937	\$136,063	\$155,376	0.876
27-10-5-33-2001-000	3480 E BURT	02/14/23	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$154,100	59.96	\$308,113	\$131,224	\$125,776	\$239,039	0.526
Totals:			\$2,145,000			\$2,145,000	\$996,000	46.43	\$1,991,755		\$1,572,687	\$1,918,165	0.820

Sale. Ratio => 46.43
 Std. Dev. => 5.83

E.C.F. => 0.820
 Ave. E.C.F. => 0.833
 USE 0.820

Taymouth Township 2025
 ECF Analysis Residential & Agricultural
 Neighborhoods: 1200, 4200, 4600

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
27-10-5-11-2003-004	9353 MARSHALL	06/08/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$130,400	44.97	\$260,887	\$51,249	\$238,751	\$262,048	0.911
27-10-5-12-4001-003	9577 ELMS	02/10/23	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$144,800	51.90	\$289,574	\$32,112	\$246,888	\$321,828	0.767
27-10-5-33-2002-001	3200 E BURT	06/30/23	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$165,000	43.54	\$329,971	\$54,702	\$324,298	\$344,086	0.942
27-10-5-36-1002-002	13334 ELMS	01/16/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$127,800	71.00	\$255,551	\$36,660	\$143,340	\$273,614	0.524
Totals:			\$1,128,000			\$1,128,000	\$568,000		\$1,135,983		\$953,277	\$1,201,575	

Sale. Ratio => 50.35
 Std. Dev. => 12.64

E.C.F. => 0.793
 Ave. E.C.F. => 0.786
 USE 0.793

Taymouth Township
 Commercial & Industrial ECF 2025

parcel	date	adj price	land	LI	residual	cost	ECF
27-10-5-29-0109-000	7/9/2020	52000	6520	0	45,480	68,844	0.66
27-10-5-29-0101-000	1/20/2022	40000	5920	0	34,080	53,428	0.64
20-09-4-22-2005-000	7/19/2022	16,394	4,727	-	11,667	17,770	0.66
20-09-4-21-1002-005	5/26/2021	285,000	32,332	-	252,668	395,000	0.64
					343,895	535,042	0.64
						USE	0.64