

FREMONT TOWNSHIP 2025 ECF ANALYSIS (4003)

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Asd. when		Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Land Value	Land Table	Propert Class	Buildin g Desc.
							Acres	\$/Ac												
15-11-2-19-3003-001	18590 NELSON RD	6/30/2023	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$87,700	48.19	\$187,390	\$56,465	\$125,535	\$135,112	0.929	1,322	\$94.96	'4003	\$56,465	FREMC	401	61
15-11-2-34-4005-000	15240 W TOWNLINE RD	2/17/2023	\$113,400	WD	03-ARM'S LENGTH	\$113,400	\$49,200	43.39	\$115,425	\$12,800	\$100,600	\$105,908	0.950	1,152	\$87.33	'4003	\$12,800	FREMC	401	53
15-11-2-23-2003-001	14460 COLLIER RD	7/25/2024	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$79,200	50.77	\$158,302	\$24,140	\$131,860	\$138,454	0.952	1,716	\$76.84	'4003	\$24,140	FREMC	401	61
15-11-2-29-3001-001		6/17/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$0	0.00	\$353,084	\$27,625	\$282,375	\$288,783	0.978	2,440	\$115.73	'4003	\$27,625	FREMC	401	65
15-11-2-08-2001-004	17655 SWAN CREEK RD	5/9/2024	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$180,900	48.89	\$361,782	\$31,525	\$338,475	\$340,822	0.993	2,217	\$152.67	'4003	\$31,525	FREMC	401	86
15-11-2-34-4005-000	15240 W TOWNLINE RD	11/7/2024	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$57,700	47.30	\$115,425	\$12,800	\$109,200	\$105,908	1.031	1,152	\$94.79	'4003	\$12,800	FREMC	401	53
15-11-2-04-2013-000	2089 S BRENNAN RD	1/17/2025	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$75,500	46.27	\$155,032	\$23,847	\$143,653	\$135,382	1.061	1,595	\$90.06	'4003	\$23,847	FREMC	401	62
15-11-2-17-3006-000	4747 S IVARD	9/19/2022	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$53,600	38.84	\$126,184	\$20,000	\$118,000	\$109,580	1.077	1,008	\$117.06	'4003	\$20,000	FREMC	401	59
15-11-2-01-3006-001	2705 S FORDNEY RD	12/4/2024	\$439,000	WD	03-ARM'S LENGTH	\$439,000	\$191,100	43.53	\$382,100	\$26,792	\$412,208	\$366,675	1.124	2,894	\$142.44	'4003	\$23,220	FREMC	401	77
15-11-2-13-3003-000	13540 LAKEFIELD RD	2/5/2025	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$120,200	41.59	\$274,162	\$39,663	\$249,337	\$208,074	1.198	2,083	\$119.70	'4003	\$39,663	FREMC	401	64
15-11-2-31-3004-001	18780 W TOWNLINE RD	9/11/2023	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$104,100	38.41	\$225,114	\$38,800	\$232,200	\$192,273	1.208	1,656	\$140.22	'4003	\$38,800	FREMC	401	62
15-11-2-10-1003-000	15395 SWAN CREEK RD	11/21/2022	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$78,700	34.22	\$191,838	\$56,400	\$173,600	\$139,770	1.242	1,176	\$147.62	'4003	\$56,400	FREMC	401	62
15-11-2-19-3003-001	18590 NELSON RD	9/5/2024	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$93,700	41.28	\$187,385	\$56,465	\$170,535	\$135,107	1.262	1,322	\$129.00	'4003	\$56,465	FREMC	401	61
15-11-2-30-3006-000	18690 GRABOWSKI RD	6/30/2022	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$73,800	34.33	\$169,661	\$25,200	\$189,800	\$149,082	1.273	1,212	\$156.69	'4003	\$25,200	FREMC	401	80
15-11-2-01-3004-000	13730 SWAN CREEK RD	11/22/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$70,800	37.26	\$141,584	\$20,000	\$170,000	\$125,474	1.355	1,200	\$141.67	'4003	\$20,000	FREMC	401	62
15-11-2-25-2006-000	13525 NELSON RD	6/3/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$120,700	37.14	\$241,480	\$56,400	\$268,600	\$191,000	1.406	1,955	\$137.39	'4003	\$56,400	FREMC	401	63
15-11-2-05-4003-001	2672 S BRENNAN RD	10/18/2023	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$0	0.00	\$228,920	\$46,933	\$267,067	\$187,808	1.422	1,725	\$154.82	'4003	\$46,933	FREMC	401	64
Totals:			\$4,058,900			\$4,058,900	\$1,438,900		\$3,614,868		\$3,483,045	\$3,055,212			\$123.46					
									Sale. Ratio =>			E.C.F. =>	1.140	Std. Deviation=>		0.1645624				
									Std. Dev. =>			Ave. E.C.F. =>	1.145							