

Aloha Township
Mullett Lake Economic Condition Factor for 2024

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.
140-005-315-145-00	5041 TROMBLE	04/15/21	\$915,000	WD	03-ARM'S LENGTH	\$915,000	\$334,700	36.58	\$932,352	\$482,272	\$432,728	\$404,748	1.069
140-005-315-149-00	5029 TROMBLE	09/10/21	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$306,300	38.29	\$855,837	\$584,490	\$215,510	\$244,017	0.883
140-A01-010-001-00	4711 FIRST	03/04/22	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$354,100	44.82	\$877,695	\$344,457	\$445,543	\$479,531	0.929
140-N19-000-018-00	929 NEEDLE POINT	05/13/21	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$410,400	45.60	\$1,035,004	\$504,919	\$395,081	\$476,695	0.829
Totals:			\$3,405,000			\$3,405,000	\$1,405,500		\$3,700,888		\$1,488,862	\$1,604,991	
								Sale. Ratio =>	41.28			E.C.F. =>	0.928
								Std. Dev. =>	4.56			Ave. E.C.F. =>	0.928