

**Aloha Township
Rural and Agricultural Properties
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. |
|--------------------|-----------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------------|--------------|
| 140-016-400-001-00 | 2523 MANN | 09/16/22 | \$179,000 | WD | 03-ARM'S LENGTH | \$179,000 | \$112,200 | 62.68 | \$353,755 | \$151,204 | \$27,796 | \$226,821 | 0.123 |
| 140-D05-000-007-00 | 1803 N M-33 | 12/16/22 | \$101,000 | WD | 03-ARM'S LENGTH | \$101,000 | \$62,800 | 62.18 | \$175,019 | \$7,993 | \$93,007 | \$187,039 | 0.497 |
| 140-011-200-033-02 | 4545 HIAWATHA | 11/18/22 | \$80,000 | WD | 03-ARM'S LENGTH | \$80,000 | \$42,600 | 53.25 | \$112,287 | \$17,221 | \$62,779 | \$106,457 | 0.590 |
| 140-A01-009-007-00 | 4680 FIRST | 03/17/23 | \$100,000 | LC | 03-ARM'S LENGTH | \$100,000 | \$44,200 | 44.20 | \$126,362 | \$10,584 | \$89,416 | \$129,651 | 0.690 |
| 140-G07-000-007-00 | 2265 MANN | 04/07/21 | \$172,500 | WD | 03-ARM'S LENGTH | \$172,500 | \$63,100 | 36.58 | \$196,862 | \$15,847 | \$156,653 | \$202,704 | 0.773 |
| 140-022-200-002-02 | 2719 GRANT SIDING | 07/29/21 | \$489,000 | WD | 03-ARM'S LENGTH | \$489,000 | \$0 | 0.00 | \$545,349 | \$71,105 | \$417,895 | \$531,068 | 0.787 |
| 140-D05-000-024-00 | 1543 HUNT CLUB | 06/24/21 | \$175,000 | WD | 03-ARM'S LENGTH | \$175,000 | \$69,700 | 39.83 | \$195,200 | \$23,503 | \$151,497 | \$192,270 | 0.788 |
| 140-015-300-010-00 | 3453 MANN | 04/25/22 | \$155,000 | WD | 03-ARM'S LENGTH | \$155,000 | \$58,600 | 37.81 | \$164,599 | \$9,675 | \$145,325 | \$173,487 | 0.838 |
| 140-021-300-001-03 | 2410 N M-33 | 03/13/23 | \$126,000 | WD | 03-ARM'S LENGTH | \$126,000 | \$46,200 | 36.67 | \$130,762 | \$24,285 | \$101,715 | \$119,235 | 0.853 |
| 140-003-100-011-00 | 5654 LITTLE CANADA | 04/22/22 | \$240,000 | WD | 03-ARM'S LENGTH | \$240,000 | \$96,400 | 40.17 | \$243,867 | \$84,333 | \$155,667 | \$178,650 | 0.871 |
| 140-D05-000-005-00 | 1863 N M-33 | 07/21/21 | \$109,000 | WD | 03-ARM'S LENGTH | \$109,000 | \$28,800 | 26.42 | \$104,115 | \$11,511 | \$97,489 | \$103,700 | 0.940 |
| 140-D05-000-016-00 | 1591 N M-33 | 10/14/21 | \$146,000 | WD | 03-ARM'S LENGTH | \$146,000 | \$40,200 | 27.53 | \$136,146 | \$17,004 | \$128,996 | \$133,418 | 0.967 |
| 140-D05-000-043-00 | 1219 HUNT CLUB | 10/08/21 | \$204,000 | WD | 03-ARM'S LENGTH | \$204,000 | \$70,100 | 34.36 | \$186,792 | \$13,407 | \$190,593 | \$194,160 | 0.982 |
| 140-P13-000-042-00 | 4968 HIAWATHA | 10/31/22 | \$215,000 | WD | 03-ARM'S LENGTH | \$215,000 | \$66,900 | 31.12 | \$188,477 | \$27,933 | \$187,067 | \$179,781 | 1.041 |
| 140-D05-000-018-00 | 1553 HUNT CLUB | 07/22/21 | \$220,000 | WD | 03-ARM'S LENGTH | \$220,000 | \$62,200 | 28.27 | \$189,576 | \$19,932 | \$200,068 | \$189,971 | 1.053 |
| 140-014-100-005-01 | 3813 PALLISTER | 07/29/21 | \$69,000 | WD | 03-ARM'S LENGTH | \$69,000 | \$22,400 | 32.46 | \$61,703 | \$23,275 | \$45,725 | \$43,032 | 1.063 |
| 140-029-106-055-00 | 1438 E DEVEREAUX LAKE | 07/07/22 | \$101,000 | WD | 03-ARM'S LENGTH | \$101,000 | \$27,900 | 27.62 | \$81,507 | \$10,333 | \$90,667 | \$79,702 | 1.138 |
| 140-M13-000-004-00 | 1638 M-212 | 11/30/21 | \$410,000 | WD | 03-ARM'S LENGTH | \$410,000 | \$114,500 | 27.93 | \$307,740 | \$46,463 | \$363,537 | \$292,583 | 1.243 |
| 140-027-100-003-00 | 1218 MERCHANT | 07/23/21 | \$195,000 | WD | 03-ARM'S LENGTH | \$195,000 | \$50,700 | 26.00 | \$161,898 | \$97,066 | \$97,934 | \$72,600 | 1.349 |
| 140-D05-000-022-00 | 1659 WEST SLATER | 04/01/22 | \$228,400 | WD | 03-ARM'S LENGTH | \$228,400 | \$53,600 | 23.47 | \$148,285 | \$12,500 | \$215,900 | \$152,055 | 1.420 |
| 140-014-209-081-00 | 3678 PALLISTER | 10/24/22 | \$120,000 | WD | 03-ARM'S LENGTH | \$120,000 | \$33,400 | 27.83 | \$78,320 | \$41,370 | \$78,630 | \$41,377 | 1.900 |
| 140-015-100-001-06 | 3804 LITTLE CANADA | 01/04/22 | \$110,000 | WD | 03-ARM'S LENGTH | \$110,000 | \$21,500 | 19.55 | \$67,776 | \$34,874 | \$75,126 | \$36,844 | 2.039 |
| Totals: | | | \$3,944,900 | | | \$3,944,900 | \$1,188,000 | | \$3,956,397 | | \$3,173,482 | \$3,566,606 | |
| | | | | | | | | Sale. Ratio => | 30.11 | | | E.C.F. => | 0.890 |
| | | | | | | | | Std. Dev. => | 13.78 | | | Ave. E.C.F. => | 0.997 |