

**Aloha Township**  
**Black River Economic Condition Factor for 2025**

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.	
140-001-109-082-00	5608 SOUTH RIVER	03/01/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$157,800	26.30	\$467,786	\$104,578	\$495,422	\$310,169	1.597	
140-R23-000-005-01	5028 STOLL	04/10/23	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$85,300	30.68	\$234,926	\$33,283	\$244,717	\$172,197	1.421	
<b>Totals:</b>			<b>\$878,000</b>			<b>\$878,000</b>	<b>\$243,100</b>		<b>\$702,712</b>		<b>\$740,139</b>	<b>\$482,366</b>		
								<b>Sale. Ratio =&gt;</b>	<b>27.69</b>				<b>E.C.F. =&gt;</b>	<b>1.534</b>
								<b>Std. Dev. =&gt;</b>	<b>3.10</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.509</b>