

**Vergennes Township AG ECF Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale	Property Class
41-12-12-400-020	6869 MONTCALM AVE NE	4/20/20	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$653,664	\$494,631	\$255,369	\$163,446	1.562	GRA-A		101
02-016-007-00	718 66TH	2/7/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$145,775	\$128,581	\$16,419	\$17,474	0.940	CAS-A		101
02-019-016-20	459 71ST ST	8/9/19	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$178,125	\$156,669	\$33,331	\$21,805	1.529	CAS-A		101
10-022-002-30	2958 16TH AVE	10/4/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$231,923	\$196,777	\$33,223	\$35,717	0.930	HOP-A		101
10-028-002-20	1888 128TH AVE	10/18/19	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$441,593	\$397,642	\$77,358	\$44,666	1.732	HOP-A		101
13-021-006-00	665 140TH AVE	8/26/20	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$1,153,738	\$1,075,441	\$124,559	\$79,570	1.565	LEI-A		101
15-004-008-00	772 124TH AVE	5/10/19	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$236,226	\$232,790	\$4,710	\$3,492	1.349	MAR-A		101
15-017-009-20	977 118TH AVE	7/26/19	\$750,000	OTH	03-ARM'S LENGTH	\$750,000	\$781,648	\$384,761	\$365,239	\$407,064	0.897	MAR-C	15-017-009-10	101
16-026-003-00	2698 128TH AVE	7/13/20	\$1,070,000	LC	03-ARM'S LENGTH	\$1,070,000	\$1,050,495	\$1,004,139	\$65,861	\$47,110	1.398	MON-A		101
19-004-017-30	3073 146TH AVE	10/8/20	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$960,525	\$931,143	\$43,857	\$29,860	1.469	SAL-A		101
		Totals:	\$6,022,500			\$6,022,500	\$5,833,712		\$1,019,926	\$850,204	1.200			