

11

Residential M & B ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
15 001 008 00	4270 SCHOOL RD	05/01/23	\$551,000	WD	03-ARM'S LENGTH	\$551,000
15 001 010 00	11000 SUMMERFIELD RD	09/19/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000
15 002 017 00	5501 RAUCH RD	05/02/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000
15 004 012 10	11152 LAKE RD	12/18/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000
15 005 028 60	7720 SAMARIA RD	04/07/23	\$720,000	WD	03-ARM'S LENGTH	\$720,000
15 007 034 50	9824 HEAD-O-LAKE RD	06/17/24	\$845,000	WD	03-ARM'S LENGTH	\$845,000
15 009 015 00	7250 U S 223	07/10/24	\$132,500	WD	03-ARM'S LENGTH	\$132,500
15 009 026 00	7249 U S 223	11/22/24	\$257,000	WD	03-ARM'S LENGTH	\$257,000
15 009 029 40	10000 TURK RD	08/04/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000
15 011 033 10	10140 WHITEFORD CENTER RD	06/23/23	\$238,000	WD	03-ARM'S LENGTH	\$238,000
15 012 099 00	4503 ST ANTHONY RD	04/07/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000
15 013 005 30	4645 ERIE RD	10/06/23	\$656,900	WD	03-ARM'S LENGTH	\$656,900
15 013 011 00	4900 PIEHL RD	03/18/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000
15 013 027 00	4595 PIEHL RD	08/25/23	\$230,500	WD	03-ARM'S LENGTH	\$230,500
15 014 027 10	9322 WHITEFORD CENTER RD	03/22/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000
15 015 008 00	9640 SYLVANIA PETERSBURG	10/06/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000
15 015 023 00	6207 BIBB RD	11/09/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000
15 015 032 01	5890 W TEMPERANCE RD	10/18/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000
15 016 011 00	9185 SYLVANIA PETERSBURG	02/08/24	\$246,745	WD	03-ARM'S LENGTH	\$246,745
15 016 020 20	6960 W TEMPERANCE RD	11/25/24	\$645,000	WD	03-ARM'S LENGTH	\$645,000
15 017 019 60	7933 ROLOFF RD	11/22/24	\$599,999	WD	03-ARM'S LENGTH	\$599,999
15 018 006 30	9789 MEMORIAL HWY	07/27/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000
15 018 006 40	8601 SEEGERT RD	10/04/23	\$592,000	WD	03-ARM'S LENGTH	\$592,000
15 021 024 81	8233 SYLVANIA PETERSBURG	07/26/23	\$599,000	WD	03-ARM'S LENGTH	\$599,000
15 023 056 00	5509 CONSEAR RD	09/28/23	\$332,500	WD	03-ARM'S LENGTH	\$332,500
15 023 061 10	8365 WHITEFORD CENTER RD	09/22/23	\$402,000	WD	03-ARM'S LENGTH	\$402,000
15 023 079 00	8230 WHITEFORD CENTER RD	08/01/24	\$302,000	WD	03-ARM'S LENGTH	\$302,000
15 023 081 00	8275 WHITEFORD RD	08/30/24	\$279,000	WD	03-ARM'S LENGTH	\$279,000
15 023 120 00	8357 WHITEFORD RD	10/15/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900
15 024 004 00	4801 W TEMPERANCE RD	03/21/24	\$680,000	WD	03-ARM'S LENGTH	\$680,000
15 024 013 00	4324 CONSEAR RD	01/05/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000

15 024 020 00	4630 CONSEAR RD	10/18/24	\$637,500	WD	03-ARM'S LENGTH	\$637,500
15 024 024 00	8355 ADLER RD	04/04/24	\$645,000	WD	03-ARM'S LENGTH	\$645,000
15 024 037 10	4889 CONSEAR RD	09/06/24	\$1,230,000	WD	03-ARM'S LENGTH	\$1,230,000
15 025 002 00	8201 ADLER RD	04/03/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000
15 025 006 00	4316 CLEGG RD	08/20/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000
15 025 016 10	8030 WHITEFORD RD	01/19/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000
15 026 001 00	8100 WHITEFORD CENTER RD	05/29/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000
15 028 020 01	6750 STERNS RD	10/10/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000
15 029 020 50	7425 HEAD-O-LAKE RD	10/12/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000
15 031 012 20	8909 LYNCH RD	06/03/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000
15 033 031 10	6658 TURK RD	01/15/25	\$655,000	WD	03-ARM'S LENGTH	\$655,000
15 035 005 00	5455 SECTION RD	01/17/25	\$311,000	WD	03-ARM'S LENGTH	\$311,000
15 035 008 00	5545 SECTION RD	06/14/23	\$392,000	WD	03-ARM'S LENGTH	\$392,000
15 036 005 20	7030 WHITEFORD CENTER RD	04/17/24	\$608,735	WD	03-ARM'S LENGTH	\$608,735
15 040 035 00	6354 LEORA LANE	08/30/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000
15 040 049 01	5025 SMITH RD	02/19/25	\$405,219	WD	03-ARM'S LENGTH	\$405,219
15 040 050 10	5093 SMITH RD	12/04/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000
15 070 004 00	6748 GREEN RD	07/01/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000
15 070 009 00	6280 MEMORIAL HWY	05/12/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000
15 070 009 10	6250 MEMORIAL HWY	09/21/23	\$198,500	WD	03-ARM'S LENGTH	\$198,500
Totals:			\$20,230,998			\$20,230,998

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.
\$208,600	37.86	\$516,347	\$115,999	\$435,001	\$392,498	1.108	2,738	\$158.88
\$139,600	50.76	\$323,567	\$106,050	\$168,950	\$213,252	0.792	1,680	\$100.57
\$75,900	36.14	\$155,427	\$39,650	\$170,350	\$113,507	1.501	1,252	\$136.06
\$82,700	55.13	\$174,628	\$75,000	\$75,000	\$97,675	0.768	875	\$85.71
\$302,300	41.99	\$739,103	\$178,950	\$541,050	\$549,170	0.985	3,036	\$178.21
\$417,200	49.37	\$863,989	\$115,212	\$729,788	\$734,095	0.994	3,106	\$234.96
\$73,800	55.70	\$152,439	\$56,550	\$75,950	\$94,009	0.808	1,010	\$75.20
\$115,700	45.02	\$242,929	\$76,370	\$180,630	\$163,293	1.106	1,440	\$125.44
\$172,500	40.12	\$406,419	\$114,646	\$315,354	\$286,052	1.102	2,372	\$132.95
\$98,800	41.51	\$223,445	\$72,500	\$165,500	\$147,985	1.118	1,092	\$151.56
\$130,600	52.24	\$294,013	\$66,750	\$183,250	\$222,807	0.822	1,926	\$95.15
\$254,000	38.67	\$571,390	\$107,591	\$549,309	\$454,705	1.208	2,670	\$205.73
\$127,600	51.04	\$268,853	\$76,900	\$173,100	\$188,189	0.920	1,491	\$116.10
\$91,400	39.65	\$206,032	\$56,709	\$173,791	\$146,395	1.187	1,040	\$167.11
\$162,300	54.10	\$363,293	\$95,000	\$205,000	\$263,032	0.779	2,144	\$95.62
\$110,100	50.05	\$245,849	\$98,117	\$121,883	\$144,835	0.842	1,664	\$73.25
\$101,300	51.95	\$224,942	\$56,014	\$138,986	\$165,616	0.839	1,510	\$92.04
\$102,600	62.56	\$229,843	\$66,850	\$97,150	\$159,797	0.608	1,608	\$60.42
\$108,200	43.85	\$243,430	\$65,000	\$181,745	\$174,931	1.039	1,680	\$108.18
\$249,100	38.62	\$519,856	\$102,882	\$542,118	\$408,798	1.326	2,172	\$249.59
\$298,000	49.67	\$622,232	\$101,645	\$498,354	\$510,379	0.976	2,194	\$227.14
\$233,800	37.11	\$615,416	\$122,836	\$507,164	\$482,922	1.050	2,915	\$173.98
\$260,400	43.99	\$606,823	\$105,142	\$486,858	\$491,844	0.990	2,897	\$168.06
\$209,400	34.96	\$502,963	\$108,966	\$490,034	\$386,272	1.269	2,480	\$197.59
\$126,400	38.02	\$318,589	\$181,501	\$150,999	\$134,400	1.124	1,426	\$105.89
\$174,800	43.48	\$392,975	\$65,255	\$336,745	\$321,294	1.048	1,827	\$184.32
\$121,400	40.20	\$238,389	\$39,874	\$262,126	\$194,623	1.347	1,467	\$178.68
\$140,300	50.29	\$288,761	\$62,400	\$216,600	\$221,923	0.976	1,144	\$189.34
\$69,000	53.12	\$144,187	\$67,691	\$62,209	\$74,996	0.829	844	\$73.71
\$227,200	33.41	\$586,542	\$98,538	\$581,462	\$478,435	1.215	2,090	\$278.21
\$67,800	39.88	\$152,681	\$65,000	\$105,000	\$85,962	1.221	910	\$115.38

\$253,800	39.81	\$609,172	\$175,375	\$462,125	\$425,291	1.087	2,452	\$188.47
\$378,800	58.73	\$765,858	\$256,300	\$388,700	\$499,567	0.778	2,608	\$149.04
\$761,000	61.87	\$1,366,549	\$178,160	\$1,051,840	\$1,165,087	0.903	7,760	\$135.55
\$89,800	33.89	\$350,841	\$175,000	\$90,000	\$172,393	0.522	1,744	\$51.61
\$92,700	52.97	\$187,546	\$69,600	\$105,400	\$115,633	0.912	1,135	\$92.86
\$140,600	46.10	\$314,309	\$65,285	\$239,715	\$244,141	0.982	1,929	\$124.27
\$116,800	45.80	\$244,785	\$77,700	\$177,300	\$163,809	1.082	1,460	\$121.44
\$94,800	39.50	\$218,087	\$102,275	\$137,725	\$113,541	1.213	1,676	\$82.17
\$300,100	50.02	\$607,871	\$100,000	\$500,000	\$497,913	1.004	3,510	\$142.45
\$351,700	46.89	\$741,790	\$175,595	\$574,405	\$555,093	1.035	2,626	\$218.74
\$282,100	43.07	\$595,675	\$175,225	\$479,775	\$412,206	1.164	2,916	\$164.53
\$130,400	41.93	\$271,208	\$95,000	\$216,000	\$172,753	1.250	1,535	\$140.72
\$147,200	37.55	\$352,614	\$185,000	\$207,000	\$164,327	1.260	1,428	\$144.96
\$292,600	48.07	\$624,869	\$131,840	\$476,895	\$483,362	0.987	2,220	\$214.82
\$117,100	58.55	\$241,907	\$65,000	\$135,000	\$173,438	0.778	1,422	\$94.94
\$168,000	41.46	\$345,026	\$70,158	\$335,061	\$269,478	1.243	2,772	\$120.87
\$114,200	43.09	\$233,954	\$50,050	\$214,950	\$180,298	1.192	1,404	\$153.10
\$91,200	38.81	\$174,603	\$24,787	\$210,213	\$146,878	1.431	1,894	\$110.99
\$100,900	57.66	\$228,671	\$69,600	\$105,400	\$155,952	0.676	1,502	\$70.17
\$81,900	41.26	\$183,927	\$46,800	\$151,700	\$134,438	1.128	1,548	\$98.00
\$9,158,500		\$20,094,614		\$15,180,660	\$14,749,290			\$140.29
Sale. Ratio =>	45.27				E.C.F. =>	1.029		Std. Deviation=>
Std. Dev. =>	7.54				Ave. E.C.F. =>	1.030		Ave. Variance=>

ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
RES	7.8345	2.0 STORY	\$95,000	RESIDENTIAL M&BS	401	59
RES	23.7688	1+ STORY	\$105,050	RESIDENTIAL M&BS	401	79
RES	47.0847	1 STORY	\$39,650	RESIDENTIAL M&BS	401	49
RES	26.2087	1.25 STORY	\$75,000	RESIDENTIAL M&BS	401	50
RES	4.4729	2.0 STORY	\$178,950	RESIDENTIAL M&BS	401	73
RES	3.5811	1 STORY	\$107,375	RESIDENTIAL M&BS	401	82
RES	22.2040	1 STORY	\$56,550	RESIDENTIAL M&BS	401	49
RES	7.6227	1 STORY	\$75,800	RESIDENTIAL M&BS	401	49
RES	7.2493	2.0 STORY	\$105,350	RESIDENTIAL M&BS	401	73
RES	8.8411	1 STORY	\$72,500	RESIDENTIAL M&BS	401	49
RES	20.7482	1.50 STORY	\$66,750	RESIDENTIAL M&BS	401	64
RES	17.8113	2.0 STORY	\$94,200	RESIDENTIAL M&BS	401	89
RES	11.0124	1 STORY	\$76,900	RESIDENTIAL M&BS	401	54
RES	15.7193	1 STORY	\$55,900	RESIDENTIAL M&BS	401	54
RES	25.0572	1.50 STORY	\$95,000	RESIDENTIAL M&BS	401	63
RES	18.8415	2.0 STORY	\$97,400	RESIDENTIAL M&BS	401	45
RES	19.0735	1.75 STORY	\$55,900	RESIDENTIAL M&BS	401	54
RES	42.1985	1 STORY	\$66,850	RESIDENTIAL M&BS	401	54
RES	0.9007	1 STORY	\$65,000	RESIDENTIAL M&BS	401	49
RES	29.6183	1 STORY	\$95,045	RESIDENTIAL M&BS	401	84
RES	5.3505	1 STORY	\$95,000	RESIDENTIAL M&BS	401	90
RES	2.0256	2.0 STORY	\$106,100	RESIDENTIAL M&BS	401	72
RES	4.0081	2.0 STORY	\$96,500	RESIDENTIAL M&BS	401	72
RES	23.8682	1.75 STORY	\$95,585	RESIDENTIAL M&BS	401	78
RES	9.3561	1.25 STORY	\$177,708	RESIDENTIAL M&BS	401	45
RES	1.8146	1 STORY	\$65,255	RESIDENTIAL M&BS	401	83
RES	31.6900	1.50 STORY	\$38,796	RESIDENTIAL M&BS	401	73
RES	5.3927	1 STORY	\$62,400	RESIDENTIAL M&BS	401	88
RES	20.0447	1.25 STORY	\$67,500	RESIDENTIAL M&BS	401	45
RES	18.5398	1 STORY	\$80,000	RESIDENTIAL M&BS	401	95
RES	19.1530	1 STORY	\$65,000	RESIDENTIAL M&BS	401	45

RES	5.6665	2.0 STORY	\$175,000	RESIDENTIAL M&BS	401	84
RES	25.1869	1 STORY	\$256,300	RESIDENTIAL M&BS	401	54
RES	12.7144	2.0 STORY	\$178,160	RESIDENTIAL M&BS	401	81
RES	50.7881	1 STORY	\$175,000	RESIDENTIAL M&BS	401	54
RES	11.8442	1 STORY	\$69,600	RESIDENTIAL M&BS	401	49
RES	4.8073	BI-LEVEL	\$65,285	RESIDENTIAL M&BS	401	90
RES	5.2416	1 STORY	\$77,700	RESIDENTIAL M&BS	401	54
RES	18.3053	2.0 STORY	\$102,275	RESIDENTIAL M&BS	401	45
RES	2.5751	2.0 STORY	\$95,000	RESIDENTIAL M&BS	401	78
RES	0.4847	1 STORY	\$175,025	RESIDENTIAL M&BS	401	71
RES	13.3977	1.50 STORY	\$175,225	RESIDENTIAL M&BS	401	70
RES	22.0397	2.0 STORY	\$95,000	RESIDENTIAL M&BS	401	59
RES	22.9737	1 STORY	\$185,000	RESIDENTIAL M&BS	401	54
RES	4.3322	1 STORY	\$130,583	RESIDENTIAL M&BS	401	85
RES	25.1568	1 STORY	\$65,000	RESIDENTIAL M&BS	401	49
RES	21.3425	1.75 STORY	\$64,805	RESIDENTIAL M&BS	401	54
RES	16.2249	1 STORY	\$50,050	RESIDENTIAL M&BS	401	63
RES	40.1261	1.25 STORY	\$24,787	RESIDENTIAL M&BS	401	54
RES	35.4094	1 STORY	\$69,600	RESIDENTIAL M&BS	401	54
RES	9.8456	2.0 STORY	\$46,800	RESIDENTIAL M&BS	401	54

0.0697

0.20825986

16.6579 Coefficient of Var=>

16.17364029

2026 Whiteford Township Land Value Study Residential Vacant Land 1/1/2023 to 3/31/2025

Parcel Number	Date of Sale	Sale Price	Acres	Cost Per Acre	Zoning	Water	Sewer	Comments
15-007-014-00	1/19/2024	\$26,000.00	0.921	\$28,230.18	R-1	No	No	
15-070-014-10	8/9/2023	\$69,900.00	1.01	\$69,207.92	R-2	No	No	Adjacent land
15-100-057-00	2/28/2025	\$30,000.00	1.051	\$28,544.24	R-2	No	No	
15-023-121-00	10/25/2024	\$67,500.00	1.5	\$45,000.00	R-2	No	No	
15-019-001-20	6/28/2023	\$34,000.00	1.552	\$21,907.22	R-2	No	No	
15-019-001-40	10/11/2023	\$80,000.00	1.567	\$22,335.67	R-2	No	No	
15-017-010-10	1/18/2024	\$80,000.00	2.924	\$27,359.78	R-1	No	No	
15-009-033-20	3/12/2024	\$75,995.00	3.363	\$22,597.38	R-1	Yes	No	Ltd Frontage, unbuildable
15-021-024-82	4/30/2024	\$83,000.00	5.034	\$16,487.88	AG	No	No	
15-026-020-10	8/28/2023	\$96,000.00	5.485	\$17,502.28	AG	No	No	
15-028-020-10	8/5/2023	\$96,000.00	5.485	\$17,502.28	AG	No	No	
15-033-005-80	4/11/2023	\$102,000.00	5.88	\$17,346.94	AG	No	No	
15-016-005-00	12/3/2024	\$150,000.00	9.839	\$15,245.45	AG	No	No	
15-014-026-20	1/7/2025	\$180,000.00	9.88	\$18,218.62	AG	No	No	
15-028-002-40	3/19/2024	\$175,000.00	10.353	\$16,903.31	AG	No	No	
15-032-001-30 & 50	1/29/2025	\$190,000.00	11.65	\$16,309.01	AG	No	No	
15-027-018-10	1/10/2023	\$200,000.00	18.961	\$10,547.97	AG	No	No	
Not Used								
15-013-031-10	8/15/2023	\$50,000	6	\$8,333.33	Ag	No	No	
15-023-121-00	12/18/2023	30000	1.5	\$20,000.00	R-2	No	No	Estate Ratio

Description: RES RATES

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	65,000	3 Acre:	77,500	10 Acre:	175,000	30 Acre:	250,000
1.5 Acre:	67,500	4 Acre:	80,000	15 Acre:	187,500	40 Acre:	320,000
2 Acre:	70,000	5 Acre:	87,500	20 Acre:	210,000	50 Acre:	400,000
2.5 Acre:	75,000	7 Acre:	122,500	25 Acre:	225,000	100 Acre:	800,000