

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
110-011-300-005-00	1155 HEIL RD	11/14/24	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$81,100	55.17	\$176,289	\$29,701
110-027-200-003-10	1702 MARTIN RD	10/21/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$169,300	50.54	\$345,733	\$243,500
110-028-300-004-03	2017 S M-30	09/20/24	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$102,000	48.57	\$222,136	\$101,401
110-034-100-002-00	916 E HIGHWOOD RD	12/22/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$28,700	38.27	\$82,465	\$51,200
110-036-100-006-01	2051 S WHITNEY BEACH RD	01/15/24	\$89,500	WD	03-ARM'S LENGTH	\$89,500	\$32,000	35.75	\$102,170	\$19,320
Totals:			\$856,500			\$856,500	\$413,100		\$928,793	
								Sale. Ratio =>	48.23	
								Std. Dev. =>	8.30	

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
\$117,299	\$179,203	0.655	1,280	\$91.64	4000	3.3051	1+ STORY	\$27,500		SECTION LOTS AND ACREAGE
\$91,500	\$124,979	0.732	960	\$95.31	4000	4.4511	1+ STORY	\$240,000		SECTION LOTS AND ACREAGE
\$108,599	\$147,598	0.736	1,293	\$83.99	4000	4.8166	1+ STORY	\$101,400	110-028-300-004-02, 110-028-300-004-04	SECTION LOTS AND ACREAGE
\$23,800	\$38,221	0.623	924	\$25.76	4000	6.4921	1+ STORY	\$50,000		SECTION LOTS AND ACREAGE
\$70,180	\$101,284	0.693	1,550	\$45.28	4000	0.5295	1+ STORY	\$19,320		SECTION LOTS AND ACREAGE

\$411,378	\$591,285			\$68.40		0.8125				
	E.C.F. =>	0.696		Std. Deviation=>	0.049082					
	Ave. E.C.F. =>	0.688		Ave. Variance=>	3.9189	Coefficient of Var=>	5.699265519			
	Used .688		.729 in 2024							

There are only 17 AG parcels in Hay Township.

There were no AG sales in the sales study time frame.

Used residential sales for the ECF Analysis.