

3 & 5 & 6 Springdale, West Hartford, Espaw-Kaw, Gridleys, Ingive Subs ECF Values 2023

ECF Table: 1-100

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-150-163-041-00	WAYNE ST	07/14/20	\$26,500	WD	03-ARM'S LENGTH	\$26,500	\$11,400	43.02	\$22,882	\$2,250	\$24,250	\$34,046	0.712
14-150-163-041-00	WAYNE ST	07/27/20	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$11,400	27.14	\$22,882	\$2,250	\$39,750	\$34,046	1.168
14-150-178-023-00	CHESTNUT	09/21/20	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$35,100	41.05	\$69,390	\$12,375	\$73,125	\$94,084	0.777
14-150-124-011-00	WALNUT RT	02/18/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$53,800	33.42	\$123,372	\$12,375	\$148,625	\$158,115	0.940
14-150-179-025-00	WALNUT ST	08/23/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$39,500	60.77	\$77,625	\$6,875	\$58,125	\$100,783	0.577
14-150-131-040-00	TWIN LAKE	09/10/21	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$14,800	33.64	\$29,630	\$6,875	\$37,125	\$32,415	1.145
14-150-178-001-00	ARNOLD AV	09/30/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$38,500	25.67	\$75,906	\$11,000	\$139,000	\$92,459	1.503
14-150-227-018-00	25684 67TH ST	01/24/22	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$35,400	40.69	\$82,949	\$10,000	\$77,000	\$91,072	0.845
14-150-228-001-00	67TH ST	03/07/22	\$160,500	OTH	03-ARM'S LENGTH	\$160,500	\$86,000	53.58	\$219,994	\$55,000	\$105,500	\$209,383	0.504
Totals:			\$821,500			\$821,500	\$325,900		\$724,630		\$702,500	\$846,404	0.830
							Sale. Ratio =	39.67					0.830
							Std. Dev. =>	11.62					0.908
												Use	0.830

3 & 5 & 6 Springdale, West Hartford, Espaw-Kaw, Gridleys, Ingive Subs Land Values 2023

Land Table: I-100, 1-200, 1-300 I-400, I-500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
14-150-163-041-00	WAYNE ST	07/14/20	\$26,500	WD	03-ARMI'S LENGTH	\$26,500	\$11,400	43.02	\$22,882	\$5,868	\$2,250	50.0	\$117
14-150-231-016-00	LAKE SHORE DR	06/23/21	\$14,000	WD	03-ARMI'S LENGTH	\$14,000	\$2,900	20.71	\$5,848	\$13,652	\$5,500	100.0	\$137
14-150-128-001-50	RIDGE RD	06/30/21	\$15,000	PTA	03-ARMI'S LENGTH	\$15,000	\$2,100	14.00	\$4,180	\$15,000	\$4,180	76.0	\$197
14-150-131-040-00	52957 TWIN LAKE \	09/10/21	\$44,000	WD	03-ARMI'S LENGTH	\$44,000	\$14,800	33.64	\$29,630	\$21,245	\$6,875	125.0	\$170
14-150-227-018-00	25684 67TH ST	01/24/22	\$87,000	WD	03-ARMI'S LENGTH	\$87,000	\$35,400	40.69	\$82,949	\$14,051	\$10,000	100.0	\$141
Totals:			\$186,500			\$186,500	\$66,600		\$145,489	\$69,816	\$28,805	451.0	
							Sale. Ratio =>	35.71					
							Std. Dev. =>	12.63					
											Average		
											per FF=>		\$155
											Use	\$	155
													Front Foot

No Sales in Hartford Township. Used sales from comparable neighborhood, Wayne Township.