

**PORTER TOWNSHIP RURAL RESIDENTIAL  
ECF'S FOR 2025**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$
80-16-001-009-40	74767 CR 652	11/17/22	\$600,000	\$600,000
80-16-003-014-00	74787 28TH ST	01/26/24	\$535,000	\$535,000
80-16-005-016-01	30519 72ND AVE	01/04/23	\$189,000	\$189,000
80-16-005-022-02	31981 CR 669	11/01/22	\$555,000	\$555,000
80-16-006-006-00	32305 CR 669	12/19/22	\$271,000	\$271,000
80-16-006-016-01	32975 CR 669	03/12/24	\$195,900	\$195,900
80-16-006-017-10	32759 CR 669	12/21/23	\$130,000	\$130,000
80-16-007-005-00	CR 669	03/12/24	\$195,900	\$195,900
80-16-007-006-17	76142 32ND ST	04/28/23	\$340,000	\$340,000
80-16-007-015-40	77800 33RD ST	10/13/23	\$250,000	\$250,000
80-16-008-015-00	78045 M 40 HWY	03/29/24	\$150,000	\$150,000
80-16-012-020-51	76844 23RD ST	10/31/23	\$530,300	\$530,300
80-16-015-005-25	27820 CR 352	03/08/24	\$400,000	\$400,000
80-16-020-008-51	84056 M 40 HWY	10/24/23	\$223,000	\$223,000
80-16-023-007-60	25549 CR 352	09/27/23	\$374,000	\$374,000
80-16-029-010-00	90747 31ST ST	01/31/24	\$200,000	\$200,000
<b>Totals:</b>			<b>\$5,139,100</b>	<b>\$5,139,100</b>

Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$217,400	36.23	\$427,298	\$93,840	\$506,160	\$256,506	1.973
\$219,500	41.03	\$431,255	\$78,446	\$456,554	\$271,392	1.682
\$57,300	30.32	\$113,445	\$9,356	\$179,644	\$80,068	2.244
\$254,600	45.87	\$500,849	\$155,950	\$399,050	\$265,307	1.504
\$141,500	52.21	\$277,707	\$125,590	\$145,410	\$117,013	1.243
\$81,500	41.60	\$162,054	\$55,527	\$140,373	\$83,094	1.689
\$37,700	29.00	\$75,006	\$9,450	\$120,550	\$50,428	2.391
\$81,500	41.60	\$162,054	\$55,527	\$140,373	\$83,094	1.689
\$115,600	34.00	\$225,941	\$59,914	\$280,086	\$127,713	2.193
\$83,800	33.52	\$166,778	\$59,400	\$190,600	\$83,758	2.276
\$56,700	37.80	\$112,342	\$31,054	\$118,946	\$62,529	1.902
\$213,400	40.24	\$419,573	\$100,925	\$429,375	\$245,114	1.752
\$141,600	35.40	\$277,840	\$29,376	\$370,624	\$191,126	1.939
\$77,700	34.84	\$152,108	\$32,734	\$190,266	\$91,826	2.072
\$155,500	41.58	\$305,088	\$26,320	\$347,680	\$214,437	1.621
\$144,200	72.10	\$281,272	\$29,376	\$170,624	\$193,766	0.881
<b>\$2,079,500</b>		<b>\$4,090,610</b>		<b>\$4,186,315</b>	<b>\$2,417,172</b>	
<b>Sale. Ratio =&gt;</b>	<b>40.46</b>				<b>E.C.F. =&gt;</b>	<b>1.732</b>
<b>Std. Dev. =&gt;</b>	<b>10.26</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.816</b>

**USED 1.732**

Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Land Value	Land Table	Property Class
2,016	\$251.07	15.7602	\$59,350	RURAL RESIDENTIAL	401
2,398	\$190.39	13.3414	\$67,550	RURAL RESIDENTIAL	401
952	\$188.70	42.7946	\$9,356	RURAL RESIDENTIAL	401
2,300	\$173.50	31.1577	\$154,450	RURAL RESIDENTIAL	401
1,690	\$86.04	57.3003	\$58,900	RURAL RESIDENTIAL	401
1,188	\$118.16	12.6364	\$51,045	RURAL RESIDENTIAL	401
768	\$156.97	57.4867	\$9,450	RURAL RESIDENTIAL	401
1,188	\$118.16	12.6364	\$51,045	RURAL RESIDENTIAL	402
2,048	\$136.76	37.7404	\$42,250	RURAL RESIDENTIAL	401
1,568	\$121.56	45.9914	\$59,400	RURAL RESIDENTIAL	401
1,134	\$104.89	8.6562	\$9,450	RURAL RESIDENTIAL	401
2,364	\$181.63	6.3947	\$81,200	RURAL RESIDENTIAL	401
1,120	\$330.91	12.3475	\$18,900	RURAL RESIDENTIAL	401
1,400	\$135.90	25.6340	\$21,000	RURAL RESIDENTIAL	401
1,764	\$197.10	19.4322	\$12,950	RURAL RESIDENTIAL	401
3,682	\$46.34	93.5118	\$20,520	RURAL RESIDENTIAL	401

**\$158.63**

**8.3778**

**Std. Deviation=>**

**Ave. Variance=> Coefficient of Var=>**

Building Depr.

72

59

60

60

45

47

45

47

45

47

45

68

76

49

77

49

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