

**CARMEL 2024 ECF ANALYSIS
GRAVEL ROADS**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
100-003-300-050-08	2920 BUDS	05/17/22	\$240,000	\$240,000	\$240,100	\$32,758	\$207,242	\$199,367	1.039	R-02
100-003-300-055-00	1088 N STINE	10/21/22	\$98,000	\$98,000	\$107,748	\$15,855	\$82,145	\$88,359	0.930	R-02
100-003-400-070-00	1191 MILLERBURG	11/30/22	\$245,000	\$245,000	\$175,076	\$16,134	\$228,866	\$173,897	1.316	R-02
100-004-100-002-13	3859 W KINSEL	05/09/22	\$520,000	\$520,000	\$389,812	\$52,320	\$467,680	\$324,512	1.441	R-02
100-004-400-105-00	1079 N STINE	08/31/21	\$179,900	\$179,900	\$142,473	\$15,034	\$164,866	\$121,602	1.356	R-02
100-005-400-085-00	4100 VALLEY	10/22/21	\$257,000	\$257,000	\$223,258	\$41,671	\$215,329	\$173,270	1.243	R-02
100-005-400-085-00	4100 VALLEY	07/27/21	\$197,500	\$197,500	\$237,228	\$41,671	\$155,829	\$186,600	0.835	R-02
100-006-200-050-02	1627 N AINGER	12/14/21	\$140,000	\$140,000	\$193,465	\$23,235	\$116,765	\$163,683	0.713	R-02
100-006-400-030-01	1337 N AINGER	08/12/21	\$379,900	\$379,900	\$317,767	\$52,621	\$327,279	\$253,002	1.294	R-02
100-010-200-085-00	691 MILLERBURG	07/14/21	\$238,000	\$238,000	\$231,510	\$29,067	\$208,933	\$193,171	1.082	R-02
100-010-400-030-00	485 MILLERBURG	08/15/22	\$269,900	\$269,900	\$236,912	\$34,257	\$235,643	\$194,861	1.209	R-02
100-011-200-027-18	1379 TORI	07/28/22	\$395,000	\$395,000	\$394,279	\$28,135	\$366,865	\$348,709	1.052	R-03
100-011-300-001-00	482 MILLERBURG	09/17/21	\$55,000	\$55,000	\$77,588	\$20,018	\$34,982	\$54,933	0.637	R-02
100-014-200-002-04	181 TWILA	03/15/22	\$345,000	\$345,000	\$306,960	\$35,505	\$309,495	\$261,014	1.186	R-02
100-016-200-025-01	40 S STINE	07/16/21	\$242,900	\$125,000	\$143,458	\$33,107	\$91,893	\$105,297	0.873	R-02
100-017-300-025-13	922 MONTELS	07/19/21	\$292,500	\$240,000	\$256,537	\$24,858	\$215,142	\$221,068	0.973	R-02
100-020-100-060-02	1165 S AINGER	09/10/21	\$372,000	\$210,000	\$285,547	\$46,977	\$163,023	\$227,643	0.716	R-02
100-025-100-030-00	761 W KALAMO	05/27/22	\$235,000	\$152,000	\$164,402	\$52,198	\$99,802	\$107,888	0.925	R-02
100-025-400-200-01	321 MAPLEVIEW	10/28/21	\$510,000	\$537,000	\$406,554	\$36,426	\$500,574	\$353,176	1.417	R-02
100-027-200-046-01	2104 MAURER	07/21/22	\$296,128	\$200,000	\$290,677	\$27,844	\$172,156	\$252,724	0.681	R-02
100-028-200-040-00	2056 S STINE	08/31/21	\$198,900	\$151,000	\$162,334	\$19,274	\$131,726	\$136,508	0.965	R-02
100-029-200-035-01	2150 S CHESTER	04/30/21	\$151,000	\$150,000	\$103,091	\$16,878	\$133,122	\$82,264	1.618	R-02
100-031-100-060-01	3425 S BRADLEY	07/01/22	\$220,000	\$78,000	\$117,350	\$27,208	\$50,792	\$86,675	0.586	R-02
100-032-200-060-00	4421 THORNTON	05/12/21	\$40,000	\$175,000	\$172,760	\$17,893	\$157,107	\$147,774	1.063	R-02
100-033-200-007-08	3357 THORNTON	06/18/21	\$265,000	\$116,667	\$194,161	\$38,701	\$77,966	\$148,340	0.526	R-02
100-034-200-035-00	3128 MAURER	06/03/22	\$201,500	\$179,100	\$121,660	\$21,103	\$157,997	\$96,689	1.634	R-02
100-034-400-001-09	2084 JUSTINS	03/23/22	\$305,100	\$250,000	\$252,553	\$40,506	\$209,494	\$203,891	1.027	R-02
100-034-400-001-12	2214 JUSTINS	11/24/21	\$250,000	\$225,000	\$245,912	\$74,043	\$150,957	\$163,997	0.920	R-02
100-035-100-021-00	1655 W BROADWAY	10/31/22	\$225,000	\$195,500	\$210,121	\$30,007	\$165,493	\$173,187	0.956	R-02
Totals:			\$7,365,228		\$6,401,293		\$5,599,163	\$5,244,100		

Ave. E.C.F. =: 1.042