

2024 BENTON CHARTER TOWNSHIP 10 RESIDENTIAL ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
070-001-100-020-00	5060 DAVIS HWY	01/07/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$128,500	36.71	\$336,824	\$45,179	\$304,821	\$245,699	1.241
070-001-300-015-00	7160 HARTEL RD	12/23/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$38,300	28.80	\$96,092	\$15,368	\$117,632	\$68,007	1.730
070-002-300-045-00	4424 DOANE HWY	04/29/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$153,100	45.70	\$374,572	\$73,747	\$261,253	\$253,433	1.031
070-002-400-095-01	7029 HARTEL RD	07/26/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$108,800	40.30	\$267,513	\$28,160	\$241,840	\$201,645	1.199
070-003-100-035-00	7856 ONEIDA RD	01/24/22	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$94,500	40.56	\$247,915	\$44,297	\$188,703	\$171,540	1.100
070-003-300-025-00	7290 ONEIDA RD	09/27/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$120,100	36.95	\$299,450	\$27,861	\$297,139	\$228,803	1.299
070-003-300-060-01	7320 ONEIDA RD	06/21/22	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$109,700	36.20	\$272,682	\$28,022	\$274,978	\$206,116	1.334
070-004-100-095-02	7684 OTTO RD	12/01/22	\$241,746	WD	03-ARM'S LENGTH	\$241,746	\$94,600	39.13	\$234,068	\$19,460	\$222,286	\$180,799	1.229
070-005-100-050-00	1200 E NEEDMORE HWY	08/16/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$0	0.00	\$153,958	\$45,129	\$124,771	\$91,684	1.361
070-005-100-055-00	1222 E NEEDMORE HWY	11/23/21	\$100,000	LC	09-FAMILY	\$100,000	\$55,700	55.70	\$146,625	\$25,416	\$74,584	\$102,114	0.730
070-005-100-055-00	1222 E NEEDMORE HWY	11/21/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$58,600	58.60	\$146,625	\$25,416	\$74,584	\$102,114	0.730
070-006-100-015-00	220 E NEEDMORE HWY	10/01/21	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$80,200	36.47	\$206,487	\$24,027	\$195,873	\$153,715	1.274
070-007-100-015-00	208 E SANTEE HWY	08/26/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$87,200	33.54	\$217,120	\$35,286	\$224,714	\$153,188	1.467
070-007-100-020-00	242 E SANTEE HWY	03/17/22	\$216,500	WD	03-ARM'S LENGTH	\$216,500	\$56,800	26.24	\$151,610	\$41,745	\$174,755	\$92,557	1.888
070-007-300-065-00	95 PINCH HWY	10/20/21	\$263,360	WD	03-ARM'S LENGTH	\$263,360	\$117,700	44.69	\$308,499	\$49,906	\$213,454	\$217,854	0.980
070-008-400-060-00	6135 OTTO RD	06/07/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,000	40.00	\$114,799	\$47,205	\$62,795	\$56,945	1.103
070-008-400-060-00	6135 OTTO RD	02/15/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$44,000	33.85	\$114,799	\$47,205	\$82,795	\$56,945	1.454
070-009-400-080-00	2921 PINCH HWY	08/31/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$21,300	106.50	\$27,461	\$12,027	\$7,973	\$13,003	0.613
070-009-400-100-00	6137 ONEIDA RD	08/23/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$69,500	33.90	\$178,134	\$24,564	\$180,436	\$129,377	1.395
070-010-100-090-00	6722 ONEIDA RD	10/17/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$74,100	27.44	\$182,499	\$66,759	\$203,241	\$97,506	2.084
070-011-400-010-00	6485 HARTEL RD	07/13/21	\$263,500	WD	03-ARM'S LENGTH	\$263,500	\$111,000	42.13	\$291,975	\$73,874	\$189,626	\$183,741	1.032
070-011-400-050-01	4517 PINCH HWY	12/30/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$120,500	63.42	\$300,777	\$49,141	\$140,859	\$211,993	0.664
070-012-100-030-01	5394 BILLWOOD HWY	12/23/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$0	0.00	\$141,612	\$41,250	\$83,750	\$84,551	0.991
070-012-100-080-00	6510 HARTEL RD	02/01/23	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$41,000	53.95	\$97,241	\$25,666	\$50,334	\$60,299	0.835
070-012-300-003-01	6460 HARTEL RD	09/24/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$74,000	24.26	\$188,582	\$82,871	\$222,129	\$89,057	2.494
070-012-400-090-01	6073 N ROYSTON RD	07/15/21	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$47,700	29.09	\$121,029	\$40,519	\$123,481	\$67,826	1.821
070-013-100-001-01	5026 PINCH HWY	01/31/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$0	0.00	\$244,605	\$43,838	\$176,162	\$169,138	1.042
070-013-100-020-00	5828 HARTEL RD	06/01/21	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$61,100	37.05	\$153,376	\$21,467	\$143,433	\$111,128	1.291
070-013-200-025-00	5743 WINDSOR HWY	11/01/22	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$125,200	47.42	\$302,942	\$62,361	\$201,639	\$202,680	0.995
070-013-300-010-02	5070 WINDSOR HWY	04/02/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$0	0.00	\$342,164	\$61,563	\$198,437	\$236,395	0.839
070-013-300-110-01	5186 WINDSOR HWY	02/18/22	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$182,400	44.27	\$482,505	\$52,610	\$359,390	\$362,169	0.992
070-014-200-001-00	4618 PINCH HWY	10/12/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$76,000	33.04	\$186,580	\$106,165	\$123,835	\$67,746	1.828
070-014-200-032-00	5857 HARTEL RD	11/05/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$70,600	38.16	\$181,613	\$43,884	\$141,116	\$116,031	1.216
070-014-400-044-01	4888 WINDSOR HWY	12/20/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$80,300	35.07	\$206,109	\$28,550	\$200,450	\$149,586	1.340
070-014-400-085-00	4705 E GRESHAM HWY	01/11/22	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$87,300	31.07	\$223,094	\$54,891	\$226,109	\$141,704	1.596
070-015-100-018-01	3092 PINCH HWY	08/19/22	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$89,600	33.68	\$226,974	\$48,100	\$217,900	\$150,694	1.446
070-015-100-035-00	3340 PINCH HWY	07/01/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$68,700	29.87	\$169,000	\$14,197	\$215,803	\$130,415	1.655
070-015-300-060-05	3203 E GRESHAM HWY	09/16/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$67,300	29.91	\$166,805	\$65,536	\$159,464	\$85,315	1.869
070-015-300-060-06	3265 E GRESHAM HWY	07/01/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$110,900	44.38	\$295,969	\$31,171	\$218,729	\$223,082	0.980
070-015-300-060-06	3265 E GRESHAM HWY	10/18/22	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$117,000	42.24	\$295,969	\$31,171	\$245,829	\$223,082	1.102
070-016-200-002-03	2686 PINCH HWY	03/31/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$68,900	29.96	\$172,641	\$30,371	\$199,629	\$119,857	1.666
070-016-200-023-00	2756 PINCH HWY	01/05/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$96,400	34.43	\$248,713	\$58,722	\$221,278	\$160,060	1.382
070-019-400-070-00	677 E VERMONTVILLE HWY	04/06/21	\$156,400	WD	03-ARM'S LENGTH	\$156,400	\$64,600	41.30	\$167,408	\$12,234	\$144,166	\$130,728	1.103
070-020-400-065-00	1569 E VERMONTVILLE HWY	07/19/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$98,600	30.34	\$244,693	\$54,904	\$270,096	\$159,890	1.689

070-021-400-040-00	2473 E VERMONTVILLE HWY	08/29/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$49,400	38.00	\$122,663	\$8,330	\$121,670	\$96,321	1.263
070-022-400-041-10	3827 E VERMONTVILLE HWY	11/18/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$45,100	32.24	\$107,804	\$20,349	\$119,551	\$73,677	1.623
070-023-200-001-00	4500 E GRESHAM HWY	01/13/23	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$106,600	69.00	\$265,629	\$55,871	\$98,629	\$176,713	0.558
070-024-300-032-00	440 VIKING VIEW	04/19/21	\$383,400	WD	03-ARM'S LENGTH	\$383,400	\$200,000	52.16	\$575,545	\$113,605	\$269,795	\$389,166	0.693
070-025-400-150-00	5800 KING HWY	12/21/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$64,400	36.80	\$163,593	\$19,448	\$155,552	\$121,436	1.281
070-027-100-030-00	3020 E VERMONTVILLE HWY	09/15/22	\$400,000	LC	09-FAMILY	\$400,000	\$204,100	51.03	\$505,111	\$91,893	\$308,107	\$348,120	0.885
070-027-200-045-00	3958 E VERMONTVILLE HWY	05/21/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$58,300	35.99	\$147,590	\$25,481	\$136,519	\$102,872	1.327
070-027-400-061-00	3012 N STEWART RD	11/12/21	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$84,700	38.15	\$214,322	\$24,349	\$197,651	\$160,045	1.235
070-028-200-035-00	2812 E VERMONTVILLE HWY	04/23/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$60,200	29.37	\$152,752	\$20,483	\$184,517	\$111,431	1.656
070-032-100-001-00	1010 MCCONNELL HWY	07/22/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$25,000	41.67	\$65,623	\$44,236	\$15,764	\$18,018	0.875
070-032-100-060-00	1340 MCCONNELL HWY	09/28/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$52,100	26.72	\$141,352	\$40,835	\$154,165	\$84,682	1.821
070-032-200-120-00	2947 OTTO RD	10/10/22	\$184,438	WD	03-ARM'S LENGTH	\$184,438	\$48,800	26.46	\$123,393	\$14,190	\$170,248	\$91,999	1.851
070-032-200-200-00	1930 GLASS DR	10/05/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,000	40.67	\$139,730	\$61,928	\$88,072	\$65,545	1.344
070-033-100-001-00	2908 OTTO RD	06/18/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$80,000	47.06	\$206,736	\$54,349	\$115,651	\$128,380	0.901
070-033-100-045-01	2354 MCCONNELL HWY	08/19/21	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$87,100	58.85	\$223,062	\$46,863	\$101,137	\$148,441	0.681
070-033-400-631-00	2529 E KINSEL HWY	03/18/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$42,200	21.10	\$163,928	\$28,733	\$171,267	\$113,896	1.504
070-033-400-925-00	2468 LANSING RD	09/30/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$49,700	38.23	\$134,708	\$10,040	\$119,960	\$105,028	1.142
070-035-400-050-00	2353 HARTEL RD	08/06/21	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$87,500	36.76	\$221,250	\$33,119	\$204,881	\$158,493	1.293
070-035-400-055-00	2335 HARTEL RD	12/03/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$113,600	50.49	\$307,765	\$32,265	\$192,735	\$232,098	0.830
070-040-600-003-00	5090 CARLS RIDGE DR	11/04/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$217,000	57.87	\$531,179	\$98,043	\$276,957	\$364,900	0.759
070-040-600-026-00	5139 NELLIES LANE	10/27/22	\$548,000	WD	03-ARM'S LENGTH	\$548,000	\$190,900	34.84	\$463,989	\$96,850	\$451,150	\$309,300	1.459
070-040-600-031-00	5347 CARLS RIDGE DR	02/28/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$243,300	50.16	\$602,055	\$130,614	\$354,386	\$397,170	0.892
070-045-600-010-00	2036 E VERMONTVILLE HWY	04/01/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$62,100	54.00	\$158,431	\$16,715	\$98,285	\$119,390	0.823
070-045-800-004-00	3192 MCCONNELL HWY	01/27/23	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$52,300	20.67	\$133,918	\$11,097	\$241,903	\$103,472	2.338
070-055-600-010-00	5255 BILLWOOD HWY	12/21/22	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$86,300	33.98	\$214,816	\$13,476	\$240,524	\$169,621	1.418
070-070-600-003-00	4680 WINDSOR HWY	08/29/22	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$82,500	29.20	\$205,382	\$38,882	\$243,618	\$140,270	1.737

Totals:			\$15,848,844			\$15,848,844	\$5,870,000		\$15,822,434	\$12,834,965	\$10,790,695		
								Sale. Ratio =>	37.04			E.C.F. =>	1.189
								Std. Dev. =>	15.86			Ave. E.C.F. =>	1.276

USED 1.189 ECF

2024 BENTON CHARTER TOWNSHIP 20 AGRICULTURAL ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
070-021-400-060-01	2811 E VERMONTVILLE HWY	11/10/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$55,500	79.29	\$141,637	\$31,212	\$38,788	\$92,872	0.418
070-009-100-020-00	6874 OTTO RD	08/10/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$123,500	54.89	\$292,392	\$132,075	\$92,925	\$130,978	0.709
070-012-100-080-00	6510 HARTEL RD	02/01/23	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$41,000	53.95	\$97,362	\$25,666	\$50,334	\$60,299	0.835
070-003-300-030-01	3288 DOANE HWY	08/24/22	\$500,000	LC	03-ARM'S LENGTH	\$500,000	\$226,900	45.38	\$541,328	\$390,780	\$109,220	\$122,997	0.888
070-033-100-001-00	2908 OTTO RD	06/18/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$80,000	47.06	\$206,992	\$54,349	\$115,651	\$128,379	0.901
070-015-300-060-06	3265 E GRESHAM HWY	07/01/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$110,900	44.38	\$296,415	\$31,171	\$218,729	\$223,082	0.980
070-012-100-030-01	5394 BILLWOOD HWY	12/23/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$0	0.00	\$141,800	\$41,269	\$83,731	\$84,551	0.990
070-002-300-045-00	4424 DOANE HWY	04/29/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$153,100	45.70	\$375,097	\$73,765	\$261,235	\$253,433	1.031
070-015-300-060-06	3265 E GRESHAM HWY	10/18/22	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$117,000	42.24	\$296,415	\$31,171	\$245,829	\$223,082	1.102
070-008-400-060-00	6135 OTTO RD	06/07/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,000	40.00	\$114,924	\$47,216	\$62,784	\$56,945	1.103
070-033-400-925-00	2468 LANSING RD	09/30/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$49,700	38.23	\$134,919	\$10,040	\$119,960	\$105,029	1.142
070-004-100-095-02	7684 OTTO RD	12/01/22	\$241,746	WD	03-ARM'S LENGTH	\$241,746	\$94,600	39.13	\$234,430	\$19,460	\$222,286	\$180,799	1.229
070-013-100-020-00	5828 HARTEL RD	06/01/21	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$61,100	37.05	\$153,598	\$21,467	\$143,433	\$111,128	1.291
070-027-200-045-00	3958 E VERMONTVILLE HWY	05/21/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$58,300	35.99	\$147,796	\$25,481	\$136,519	\$102,872	1.327

070-055-600-010-00	5255 BILLWOOD HWY	12/21/22	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$86,300	33.98	\$215,155	\$13,476	\$240,524	\$169,621	1.418
070-015-100-018-01	3092 PINCH HWY	08/19/22	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$89,600	33.68	\$227,288	\$48,113	\$217,887	\$150,694	1.446
070-008-400-060-00	6135 OTTO RD	02/15/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$44,000	33.85	\$114,924	\$47,216	\$82,784	\$56,945	1.454
070-007-100-015-00	208 E SANTEE HWY	08/26/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$87,200	33.54	\$217,426	\$35,286	\$224,714	\$153,188	1.467
070-014-400-085-00	4705 E GRESHAM HWY	01/11/22	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$87,300	31.07	\$223,380	\$54,894	\$226,106	\$141,704	1.596
070-022-400-041-10	3827 E VERMONTVILLE HWY	11/18/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$45,100	32.24	\$107,951	\$20,349	\$119,551	\$73,677	1.623
Totals:			\$4,167,446			\$4,167,446	\$1,655,100		\$4,281,229		\$3,012,990	\$2,622,274	
								Sale. Ratio =>	39.71			E.C.F. =>	1.149
								Std. Dev. =>	14.54			Ave. E.C.F. =>	1.147
												USED	1.149

2024 BENTON CHARTER TOWNSHIP COMMERCIAL ECF STUDY FOR 30

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.
04-007-026-05	4426 N STATE	02/07/23	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$0	0.00	\$326,268	\$102,466	\$297,534	\$298,403	0.997
300-053-000-020-00	322 HAMMAN DR	06/30/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$79,500	49.69	\$159,050	\$70,576	\$89,424	\$88,474	1.011
300-000-610-001-00	300 W KING ST	05/28/21	\$1,431,530	WD	03-ARM'S LENGTH	\$1,431,530	\$627,200	43.81	\$1,368,162	\$21,269	\$1,410,261	\$1,346,893	1.047
03-600-001-00		06/17/21	\$70,000	WD	19-MULTI PARCEL ARM'S LI	\$70,000	\$25,000	35.71	\$46,731	\$6,661	\$63,339	\$54,369	1.165
200-007-400-240-01	320 LANSING RD	02/03/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$225,700	56.43	\$403,525	\$75,378	\$324,622	\$248,596	1.306
300-000-607-040-00	323 S MAIN ST	02/13/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$76,600	42.56	\$153,205	\$75,633	\$104,367	\$77,385	1.349
200-008-100-025-04	1315 LANSING RD	05/10/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$234,100	31.21	\$673,561	\$45,024	\$704,976	\$476,164	1.481
12-021-019-10	3520 W MONROE RD	01/21/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$72,300	30.13	\$168,191	\$104,647	\$135,353	\$84,725	1.598
200-007-300-120-00	103 MORRELL ST	12/06/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$28,800	32.00	\$73,016	\$13,726	\$76,274	\$44,917	1.698
200-013-100-341-01	917 W LAWRENCE AVE	11/03/21	\$948,900	WD	03-ARM'S LENGTH	\$948,900	\$289,600	30.52	\$669,063	\$212,901	\$735,999	\$345,577	2.130
200-076-600-370-00	243 S STATE ST	10/24/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$48,700	27.06	\$108,683	\$29,227	\$150,773	\$60,194	2.505
200-007-400-181-01	329 LANSING RD	05/31/22	\$1,120,000	WD	03-ARM'S LENGTH	\$1,120,000	\$282,000	25.18	\$563,233	\$345,327	\$774,673	\$149,251	5.190
Totals:			\$5,970,430			\$5,970,430	\$1,989,500		\$4,712,688		\$4,867,595	\$3,274,949	
								Sale. Ratio =>	33.32			E.C.F. =>	1.486
								Std. Dev. =>	10.28			Ave. E.C.F. =>	1.790
												USE	1.486