

Conway Township

Glen Mary ECF Sales Study for 2026 Assessments

Sales Study Period: 4/1/2023- 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	
4701-01-101-017	6655 E JULIE	6/27/2023	\$305,000	\$305,000	\$151,000	49.51	\$302,034	\$278,387	\$268,441	1.037	
4701-01-101-018	6643 E JULIE	5/29/2024	\$260,000	\$260,000	\$121,500	46.73	\$242,926	\$233,387	\$210,831	1.107	
4701-01-101-024	11540 GLEN MARY	5/30/2024	\$305,000	\$305,000	\$137,500	45.08	\$274,969	\$278,387	\$242,062	1.150	
4701-01-101-039	6672 HANNA	6/21/2024	\$265,000	\$265,000	\$120,500	45.47	\$241,099	\$234,865	\$205,617	1.142	
Totals:			\$1,135,000	\$1,135,000	\$530,500		\$1,061,028	\$1,025,026	\$926,951		
						Sale. Ratio =>	46.74			E.C.F. =>	1.106
						Std. Dev. =>	2.00			Ave. E.C.F. =>	1.109