

Conway Township

Residential and Agricultural ECF Sales Study for 2026 Assessments

Sales Study Period: 4/1/2023-03/31/2025

Parcel Number	Sale Date	Sale Price	Terms of Sale	Sq. Ft.	Cur. Asmnt.	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Land Value
4701-01-400-006	8/30/2023	\$389,900	03-ARM'S LENGTH	#	\$249,500	\$498,983	\$292,693	\$329,498	0.888	RANCH	\$96,610
4701-02-200-009	6/19/2023	\$260,000	03-ARM'S LENGTH	#	\$141,100	\$282,173	\$161,284	\$147,592	1.093	RANCH	\$98,460
4701-02-200-030	10/13/2023	\$550,000	19-MULTI PARCEL ARM'S LI	#	\$35,810	\$425,782	\$476,825	\$303,549	1.571	FARMHOUSE	\$71,613
4701-02-200-037	4/3/2023	\$332,500	03-ARM'S LENGTH	#	\$173,200	\$346,446	\$309,894	\$260,530	1.189	RANCH	\$22,606
4701-02-200-038	4/21/2023	\$357,500	03-ARM'S LENGTH	#	\$203,000	\$405,961	\$334,894	\$308,411	1.086	RANCH	\$22,606
4701-03-300-001	10/30/2024	\$225,000	03-ARM'S LENGTH	#	\$93,300	\$186,629	\$201,214	\$131,008	1.536	RANCH	\$22,494
4701-03-300-022	11/21/2023	\$289,900	03-ARM'S LENGTH	#	\$161,800	\$323,594	\$254,969	\$232,230	1.098	RANCH	\$31,042
4701-04-100-028	6/16/2023	\$340,000	03-ARM'S LENGTH	#	\$174,300	\$348,661	\$313,344	\$259,054	1.210	2 STORY	\$26,656
4701-04-300-006	9/23/2024	\$369,900	03-ARM'S LENGTH	#	\$173,900	\$347,798	\$331,419	\$248,847	1.332	1- 1/2 STORY	\$38,481
4701-04-400-006	6/27/2024	\$355,000	03-ARM'S LENGTH	#	\$159,500	\$319,090	\$310,112	\$222,839	1.392	MODULAR	\$42,633
4701-05-100-015	4/19/2023	\$270,000	03-ARM'S LENGTH	#	\$146,700	\$293,301	\$242,818	\$214,094	1.134	DUPLEX	\$24,294
4701-05-100-025	9/29/2023	\$566,000	03-ARM'S LENGTH	#	\$247,600	\$495,295	\$461,950	\$320,146	1.443	RANCH	\$57,894
4701-06-100-004	8/10/2023	\$267,500	03-ARM'S LENGTH	#	\$114,800	\$229,695	\$256,037	\$175,568	1.458	1- 1/2 STORY	\$11,247
4701-06-400-010	11/20/2023	\$421,000	03-ARM'S LENGTH	#	\$202,400	\$404,863	\$322,051	\$249,963	1.288	TRI-LEVEL	\$98,449
4701-06-400-018	7/8/2024	\$280,000	03-ARM'S LENGTH	#	\$153,700	\$307,357	\$230,760	\$210,904	1.094	RANCH	\$49,240
4701-07-100-011	4/14/2023	\$310,877	03-ARM'S LENGTH	#	\$222,400	\$444,731	\$273,641	\$327,831	0.835	MODULAR	\$34,700
4701-07-100-020	11/21/2024	\$340,000	03-ARM'S LENGTH	#	\$120,300	\$240,651	\$282,106	\$153,229	1.841	1-1/4 STORY	\$57,894
4701-07-300-002	5/31/2023	\$180,000	03-ARM'S LENGTH	#	\$116,500	\$232,955	\$130,770	\$150,635	0.868	MODULAR	\$49,230
4701-09-300-006	9/28/2023	\$220,000	03-ARM'S LENGTH	#	\$114,200	\$228,464	\$198,083	\$166,168	1.192	2 STORY	\$16,870
4701-10-300-017	4/15/2024	\$316,000	03-ARM'S LENGTH	#	\$156,700	\$313,481	\$300,592	\$239,801	1.254	RANCH	\$15,408
4701-11-100-005	2/27/2024	\$325,000	03-ARM'S LENGTH	#	\$175,400	\$350,798	\$291,059	\$256,603	1.134	RANCH	\$33,741
4701-13-400-013	11/15/2024	\$336,900	03-ARM'S LENGTH	#	\$155,600	\$311,211	\$313,731	\$233,196	1.345	1-1/4 STORY	\$23,169
4701-14-100-027	6/23/2023	\$340,000	03-ARM'S LENGTH	#	\$173,900	\$347,839	\$321,555	\$264,999	1.213	2 STORY	\$18,445
4701-14-100-045	8/19/2024	\$125,000	03-ARM'S LENGTH	#	\$77,800	\$155,632	\$93,017	\$101,001	0.921	DOUBLE-WIDE	\$29,355
4701-14-200-016	6/28/2023	\$535,000	03-ARM'S LENGTH	#	\$245,600	\$491,125	\$436,540	\$315,901	1.382	RANCH	\$98,460
4701-16-100-002	5/17/2023	\$290,000	03-ARM'S LENGTH	#	\$108,200	\$216,410	\$228,484	\$124,613	1.834	FARMHOUSE	\$56,516
4701-18-101-006	5/18/2023	\$310,000	03-ARM'S LENGTH	#	\$175,000	\$349,918	\$267,997	\$247,719	1.082	TRI-LEVEL	\$38,481
4701-18-300-018	11/22/2024	\$525,000	03-ARM'S LENGTH	#	\$213,110	\$459,648	\$495,624	\$346,156	1.432	2 STORY	\$29,376
4701-22-100-010	7/14/2023	\$395,000	03-ARM'S LENGTH	#	\$192,800	\$385,507	\$371,494	\$291,231	1.276	2 STORY	\$23,506
4701-22-300-011	3/24/2025	\$360,000	03-ARM'S LENGTH	#	\$163,100	\$326,203	\$324,756	\$234,078	1.387	RANCH	\$33,741
4701-24-400-029	12/1/2023	\$242,500	19-MULTI PARCEL ARM'S LI	#	\$134,210	\$296,158	\$206,679	\$211,718	0.976	1- 1/2 STORY	\$35,821

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4701-25-100-009	7/27/2023	\$330,000	03-ARM'S LENGTH	#	\$158,800	\$317,518	\$311,046	\$245,379	1.268	RANCH	\$16,870
4701-25-100-013	3/7/2024	\$247,400	03-ARM'S LENGTH	#	\$149,200	\$298,359	\$236,153	\$230,983	1.022	2 STORY	\$11,247
4701-26-100-011	10/17/2023	\$319,000	03-ARM'S LENGTH	#	\$134,800	\$269,550	\$275,284	\$185,288	1.486	FARMHOUSE	\$43,716
4701-26-300-008	10/14/2024	\$560,000	03-ARM'S LENGTH	#	\$273,700	\$547,344	\$450,074	\$354,873	1.268	2 STORY	\$98,449
4701-27-400-018	5/31/2023	\$456,000	19-MULTI PARCEL ARM'S LI	#	\$14,470	\$458,324	\$427,057	\$345,439	1.236	2 STORY	\$28,943
4701-28-100-011	3/4/2025	\$410,000	03-ARM'S LENGTH	#	\$203,900	\$407,857	\$311,551	\$251,725	1.238	1- 1/2 STORY	\$98,449
4701-28-100-022	6/12/2023	\$370,000	03-ARM'S LENGTH	#	\$199,600	\$399,167	\$344,806	\$300,863	1.146	RANCH	\$25,194
4701-28-300-006	7/16/2024	\$205,900	03-ARM'S LENGTH	#	\$84,700	\$169,457	\$173,396	\$115,343	1.503	FARMHOUSE	\$32,504
4701-28-400-018	12/26/2024	\$395,000	03-ARM'S LENGTH	#	\$179,400	\$358,724	\$372,394	\$270,408	1.377	2 STORY	\$22,606
4701-29-300-033	8/21/2024	\$375,505	03-ARM'S LENGTH	#	\$206,200	\$412,482	\$276,758	\$252,680	1.095	RANCH	\$97,886
4701-32-200-018	9/1/2023	\$238,830	03-ARM'S LENGTH	#	\$277,500	\$555,000	\$3,623	\$257,275	0.014	MULTI STORY	\$235,207
4701-32-200-019	10/6/2023	\$495,000	03-ARM'S LENGTH	#	\$238,800	\$477,671	\$397,959	\$308,719	1.289	1- 1/2 STORY	\$97,041
4701-34-400-014	9/15/2023	\$320,000	03-ARM'S LENGTH	#	\$251,000	\$501,994	\$304,480	\$393,902	0.773	RANCH	\$15,520
4701-34-400-022	1/28/2025	\$336,000	03-ARM'S LENGTH	#	\$121,600	\$243,128	\$323,403	\$185,463	1.744	RANCH	\$12,597
4701-35-100-019	7/18/2023	\$300,000	03-ARM'S LENGTH	#	\$143,800	\$287,650	\$292,240	\$225,172	1.298	RANCH	\$7,760
4701-35-101-003	6/28/2023	\$214,000	03-ARM'S LENGTH	#	\$155,900	\$311,861	\$178,397	\$222,251	0.803	RANCH	\$35,603
4701-36-100-010	8/21/2024	\$306,000	03-ARM'S LENGTH	#	\$150,800	\$301,515	\$287,780	\$230,435	1.249	MODULAR	\$18,220
4701-36-400-010	2/9/2024	\$324,000	03-ARM'S LENGTH	#	\$202,800	\$405,569	\$306,703	\$312,366	0.982	RANCH	\$16,870
Totals:		\$16,628,112		#	\$8,122,400	\$17,089,529	\$14,309,496	\$11,967,676			
					Sale. Ratio =>			E.C.F. =>	1.196		
					Std. Dev. =>			Ave. E.C.F. =>	1.216	17.16993545	