

Conway Township

Secluded Ridge ECF Sales Study for 2026 Assessments

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

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Cur. Asmnt.	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.
4701-02-101-002	11985 SECLUDED RIDGE	4/14/2023	\$300,000	03-ARM'S LENGTH	\$152,900	\$305,884	\$273,387	\$262,967	1.040
4701-02-101-003	11990 SECLUDED RIDGE	5/10/2024	\$342,900	19-MULTI PARCEL ARM'S LENGTH	\$7,250	\$303,165	\$328,395	\$271,807	1.208
4701-02-101-010	11866 SECLUDED RIDGE	10/11/2023	\$268,000	03-ARM'S LENGTH	\$146,300	\$292,539	\$241,387	\$250,401	0.964
4701-02-101-050	7713 HIDDEN CIRCLE	6/5/2024	\$335,000	03-ARM'S LENGTH	\$146,100	\$292,295	\$308,387	\$250,171	1.233
4701-02-101-058	11613 SECLUDED RIDGE	4/10/2024	\$385,000	19-MULTI PARCEL ARM'S LENGTH	\$13,440	\$357,293	\$358,119	\$311,122	1.151
Totals:			\$1,630,900		\$465,990	\$1,551,176	\$1,509,675	\$1,346,468	
					Sale. Ratio =>			E.C.F. =>	1.121
					Std. Dev. =>			Ave. E.C.F. =>	1.119