

Township of Groveland

NBHD	2 Year Sale Count	Total Assessment of all Sales	Total Sale Price of all Sales	2 Year Ratio of all Sales	Total Bldg. Residual of all Sales	Total Cost Manual \$ of all Sales	2022 Calculated Nhd ECF	2022 Used ECF	2021 Actual ECF
F-1	0							1.190	1.120
K-3	3	\$610,980	\$1,226,500	49.81%	\$1,057,718	\$1,385,751	0.763	0.760	0.805
K-4	4	\$945,050	\$1,903,500	49.65%	\$1,643,340	\$2,328,469	0.706	0.700	0.765
K-5	0							0.795	0.811
K-6	5	\$1,010,140	\$2,031,900	49.71%	\$1,858,416	\$2,266,014	0.820	0.815	0.789
S81	115	\$16,876,700	\$34,198,353	49.35%	\$26,752,528	\$25,442,417	1.051	1.034	1.015
STR	2	\$198,470	\$446,400	44.46%	\$366,116	\$308,925	1.185	1.025	0.985
SWP	5	\$834,630	\$1,768,900	47.18%	\$1,444,670	\$1,640,254	0.881	0.820	0.800
		\$20,475,970	\$41,575,553						
		2 Year Sale Ratio:	49.25%						

2 Year Sale Study

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
G-02-26-201-035	507 BLUEBIRD TRL	4/26/2019	\$420,000	\$207,960	49.51	\$368,250	\$479,176	0.769	2,880	\$127.86	42.13	Colonial/2Sty
G-02-26-201-040	610 KILLDEER CT	6/22/2020	\$431,500	\$213,360	49.45	\$366,812	\$476,354	0.770	2,825	\$129.85	44.90	Colonial/2Sty
G-02-26-201-009	305 DOGWOOD LN	10/27/2020	\$375,000	\$189,660	50.58	\$322,656	\$430,221	0.750	2,681	\$120.35	111.36	Colonial/2Sty
G-02-09-351-012	15393 OAK HOLLOW DR	9/3/2019	\$437,000	\$218,160	49.92	\$366,352	\$522,377	0.701	2,780	\$131.78	45.27	Colonial/2Sty
G-02-09-351-016	15456 OAK HOLLOW DR	9/13/2019	\$495,000	\$249,310	50.37	\$426,889	\$615,010	0.694	3,367	\$126.79	62.78	Colonial/2Sty
G-02-09-351-017	15472 OAK HOLLOW DR	12/1/2020	\$464,000	\$210,090	45.28	\$397,199	\$504,833	0.787	2,474	\$160.55	78.68	Ranch
G-02-09-351-010	15365 OAK HOLLOW DR	2/25/2021	\$507,500	\$267,490	52.71	\$452,900	\$686,249	0.660	3,567	\$126.97	66.00	Colonial/2Sty
G-02-27-302-023	12865 ELK RUN PKWY	10/9/2019	\$369,000	\$176,400	47.80	\$336,815	\$393,387	0.856	2,102	\$160.24	61.49	Ranch
G-02-27-302-003	12660 ELK RIDGE XING	2/28/2020	\$393,000	\$211,640	53.85	\$363,300	\$482,929	0.752	2,745	\$132.35	33.80	Colonial/2Sty
G-02-23-401-047	3690 HICKORY RIM DR	3/20/2020	\$470,000	\$253,370	53.91	\$421,533	\$562,301	0.750	2,856	\$147.66	72.30	Colonial/2Sty
G-02-23-401-010	3350 STARBLUFF CT	4/17/2020	\$355,000	\$181,370	51.09	\$324,053	\$407,107	0.796	2,097	\$154.53	72.70	Ranch
G-02-27-302-043	12715 MEADOW VIEW CIR	11/17/2020	\$444,900	\$187,360	42.11	\$412,715	\$420,291	0.982	2,417	\$170.76	20.06	Colonial/2Sty
G-02-25-100-038	1535 HOUGHTON DR	4/5/2019	\$315,000	\$141,360	44.88	\$253,666	\$214,114	1.185	1,571	\$161.47	40.04	Colonial/2Sty
G-02-35-400-010	9220 KIER RD	4/5/2019	\$276,000	\$131,230	47.55	\$166,983	\$148,394	1.125	1,739	\$96.02	1.46	Contemporary
G-02-10-301-007	125 TANGLEWOOD TRL	4/8/2019	\$210,000	\$113,780	54.18	\$160,449	\$172,154	0.932	1,569	\$102.26	25.06	Ranch
G-02-12-402-011	341 GRANGE HALL RD	4/17/2019	\$236,000	\$112,810	47.80	\$192,817	\$176,434	1.093	1,502	\$128.37	43.29	Ranch
G-02-26-400-015	2850 BIRD RD	4/26/2019	\$308,000	\$178,140	57.84	\$267,339	\$305,234	0.876	2,479	\$107.84	13.39	CapeCod
G-02-05-200-022	8351 GROVELAND RD	4/29/2019	\$212,500	\$126,400	59.48	\$153,516	\$187,433	0.819	1,724	\$89.05	68.82	BiLevel
G-02-17-300-049	931 HIDDEN CRK	4/30/2019	\$334,900	\$174,520	52.11	\$284,352	\$288,679	0.985	2,497	\$113.88	31.57	Other
G-02-02-200-027	2520 AUTEN RD	5/17/2019	\$345,000	\$185,940	53.90	\$295,460	\$311,741	0.948	2,281	\$129.53	9.65	SingleFamily
G-02-03-100-030	1544 TRAYER RD	5/17/2019	\$390,000	\$279,800	71.75	\$292,527	\$446,883	0.654	2,625	\$131.44	18.20	Ranch
G-02-24-376-008	1301 DUCK CREEK LN	5/17/2019	\$339,500	\$111,060	46.37	\$387,141	\$164,882	1.140	1,726	\$108.42	2.92	TriLevel/Quad
G-02-05-200-016	11223 HORTON RD	5/21/2019	\$199,900	\$83,670	41.86	\$159,836	\$123,001	1.299	1,377	\$116.08	123.01	BiLevel
G-02-35-326-009	9419 OAKHILL RD	5/24/2019	\$544,200	\$248,230	45.59	\$420,460	\$360,171	1.167	2,829	\$148.63	6.12	CapeCod
G-02-29-301-014	15205 HAWLEY RD	5/29/2019	\$342,500	\$221,080	64.55	\$228,464	\$317,335	0.720	1,649	\$138.55	18.97	Ranch
G-02-01-301-008	1215 N ORTONVILLE RD	5/30/2019	\$125,000	\$72,910	58.33	\$47,567	\$66,146	0.719	1,046	\$45.48	71.91	SingleFamily
G-02-05-100-028	11126 HORTON RD	6/5/2019	\$276,000	\$176,820	64.07	\$214,638	\$282,665	0.759	2,130	\$100.77	99.58	SingleFamily
G-02-29-451-004	8297 BUCKELL LAKE RD	6/21/2019	\$180,000	\$87,080	48.38	\$130,222	\$120,295	1.083	1,551	\$83.96	17.29	Mobile/Modular
G-02-29-151-009	15203 HAWLEY RD	7/9/2019	\$230,000	\$128,160	55.72	\$179,515	\$199,059	0.902	1,416	\$126.78	14.95	Ranch
G-02-16-201-009	4965 PERRYVILLE RD	7/12/2019	\$174,500	\$107,710	61.72	\$94,791	\$131,253	0.722	1,423	\$66.61	36.47	Other
G-02-25-100-035	1400 HOUGHTON TRL	7/19/2019	\$250,000	\$120,220	48.09	\$196,286	\$180,577	1.087	1,477	\$132.90	12.27	Ranch
G-02-26-300-009	2931 JOSSMAN RD	7/31/2019	\$250,000	\$122,410	48.96	\$192,927	\$181,580	1.062	2,374	\$81.27	40.86	BiLevel
G-02-08-300-004	6440 PERRYVILLE RD	8/13/2019	\$325,000	\$134,640	41.43	\$244,547	\$182,608	1.339	1,464	\$167.04	23.83	Ranch
G-02-02-300-014	3150 GROVELAND RD	8/15/2019	\$289,000	\$129,860	44.93	\$210,813	\$175,564	1.201	1,729	\$121.93	120.08	Ranch
G-02-32-201-006	8388 BUCKELL LAKE RD	8/19/2019	\$355,000	\$156,290	44.03	\$267,884	\$218,042	1.229	2,520	\$106.30	28.01	TriLevel/Quad
G-02-24-276-005	1600 MADSEN DR	9/6/2019	\$267,500	\$142,230	53.17	\$222,500	\$231,589	0.961	1,695	\$131.27	59.02	Ranch
G-02-24-226-008	1455 MADSEN DR	9/19/2019	\$285,000	\$152,050	53.35	\$227,716	\$238,692	0.954	2,163	\$105.28	28.60	Other
G-02-27-100-018	2385 WILDWOOD RD	9/20/2019	\$220,000	\$132,350	60.16	\$166,132	\$203,899	0.815	1,805	\$92.04	35.28	Ranch
G-02-24-400-010	2101 WOODSMAN DR	9/25/2019	\$365,000	\$181,310	49.67	\$277,461	\$266,042	1.043	2,160	\$128.45	34.36	Colonial/2Sty
G-02-17-200-043	230 TELFORD GRV	9/30/2019	\$397,000	\$227,720	57.36	\$337,764	\$383,166	0.882	2,347	\$143.91	42.23	Ranch
G-02-09-226-003	4585 GROVELAND RD	10/3/2019	\$330,000	\$162,520	49.25	\$225,531	\$213,315	1.057	2,580	\$87.42	40.76	Bungalow
G-02-25-100-016	1365 DUCK CREEK LN	10/8/2019	\$305,000	\$164,150	53.82	\$233,480	\$248,345	0.940	1,937	\$120.54	24.08	Bungalow
G-02-26-400-010	3070 BIRD RD	10/14/2019	\$292,000	\$111,450	38.17	\$231,018	\$156,588	1.475	1,556	\$148.47	41.95	Colonial/2Sty
G-02-03-200-025	10446 RAY RD	11/1/2019	\$380,000	\$180,130	47.40	\$302,304	\$273,276	1.106	1,974	\$153.14	110.62	Ranch
G-02-29-451-006	8359 BUCKELL LAKE RD	11/8/2019	\$244,000	\$102,070	41.83	\$192,879	\$147,992	1.303	1,397	\$138.07	44.54	TriLevel/Quad
G-02-10-426-012	3770 PERRYVILLE RD	11/26/2019	\$333,000	\$158,060	47.47	\$260,889	\$235,983	1.106	2,274	\$114.73	21.63	SingleFamily
G-02-18-400-057	13445 CHATEAU COVE DR	12/2/2019	\$381,000	\$211,010	55.38	\$321,000	\$350,108	0.917	2,210	\$145.25	38.70	Colonial/2Sty
G-02-11-301-013	110 N JOSSMAN RD	12/10/2019	\$325,000	\$154,670	47.59	\$272,072	\$247,972	1.097	2,475	\$109.93	41.00	Colonial/2Sty
G-02-10-301-006	155 TANGLEWOOD TRL	12/13/2019	\$228,000	\$106,940	46.90	\$163,500	\$144,467	1.132	1,321	\$123.77	44.58	Ranch
G-02-24-226-011	1549 MADSEN DR	12/23/2019	\$440,000	\$257,260	58.47	\$375,788	\$435,507	0.863	3,236	\$116.13	17.35	Log
G-02-35-200-028	3492 MEADOW HILL CIR	1/2/2020	\$237,000	\$126,530	53.39	\$178,259	\$187,930	0.949	1,838	\$96.99	19.89	Colonial/2Sty
G-02-02-401-003	1143 CROUP RD	1/3/2020	\$265,000	\$122,330	46.16	\$201,629	\$175,332	1.150	1,587	\$127.05	115.00	Ranch
G-02-27-301-006	2980 WILDWOOD RD	1/3/2020	\$520,000	\$338,400	65.08	\$426,590	\$564,200	0.756	2,141	\$199.25	64.48	Ranch
G-02-31-301-012	7049 E HOLLY RD	2/5/2020	\$210,000	\$131,950	62.83	\$117,325	\$165,585	0.709	2,494	\$47.04	20.56	Colonial/2Sty
G-02-18-400-046	13530 CHATEAU COVE DR	2/7/2020	\$380,000	\$232,250	61.12	\$299,341	\$371,215	0.806	2,654	\$112.79	26.69	Ranch
G-02-24-278-003	1665 MADSEN DR	2/11/2020	\$280,000	\$137,290	49.03	\$235,359	\$222,372	1.058	1,618	\$145.46	4.02	Ranch
G-02-13-100-007	470 GRANGE HALL RD	2/12/2020	\$260,000	\$131,640	50.63	\$217,990	\$213,995	1.019	1,768	\$123.30	41.24	Ranch
G-02-27-200-016	3855 MCGINNIS RD	2/28/2020	\$260,000	\$132,450	50.94	\$203,939	\$201,964	1.010	1,551	\$131.49	188.58	CapeCod
G-02-14-451-004	2780 GRANGE HALL RD	3/3/2020	\$155,000	\$82,090	52.96	\$118,148	\$123,134	0.960	1,417	\$83.38	4.05	TriLevel/Quad
G-02-12-226-014	115 OAKWOOD RD	3/4/2020	\$265,000	\$114,770	43.31	\$223,579	\$181,927	1.229	1,465	\$152.61	34.86	Ranch
G-02-29-451-011	15936 DIXIE HWY	3/6/2020	\$275,000	\$124,980	45.45	\$223,500	\$191,940	1.164	1,650	\$135.46	10.86	Colonial/2Sty
G-02-01-126-019	12220 RAY RD	3/20/2020	\$262,000	\$140,120	53.48	\$219,575	\$229,989	0.955	2,136	\$102.80	95.47	Ranch
G-02-24-278-009	1745 MADSEN DR	3/23/2020	\$365,000	\$162,810	44.61	\$300,742	\$252,762	1.190	2,085	\$144.24	3.35	Ranch
G-02-03-200-017	3585 CHILD											

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
G-02-03-100-008	10250 COUNTY LINE RD	11/9/2020	\$289,000	\$124,550	43.10	\$236,948	\$190,563	1.243	1,732	\$136.81	124.34	Ranch
G-02-36-400-010	8475 OAKHILL RD	11/9/2020	\$131,826	\$86,250	65.43	\$74,239	\$111,141	0.668	1,481	\$50.13	34.48	Ranch
G-02-24-152-003	1405 BIRD RD	11/13/2020	\$280,000	\$123,560	44.13	\$205,772	\$167,202	1.231	1,504	\$136.82	8.34	RaisedRanch
G-02-02-200-003	2700 AUTEN RD	11/16/2020	\$297,500	\$122,790	41.27	\$232,747	\$174,875	1.331	2,052	\$113.42	133.09	TriLevel/Quad
G-02-24-400-024	1820 OAK TER	11/20/2020	\$345,000	\$175,570	50.89	\$292,988	\$289,296	1.013	1,811	\$161.78	41.83	Contemporary
G-02-11-301-007	3348 PERRYVILLE RD	11/25/2020	\$250,000	\$102,490	41.00	\$192,438	\$142,568	1.350	1,078	\$178.51	134.98	Ranch
G-02-30-126-007	15034 WORDEN RD	11/25/2020	\$260,000	\$150,030	57.70	\$206,504	\$238,449	0.866	1,921	\$107.50	60.66	Ranch
G-02-31-326-009	16281 WORDEN RD	11/30/2020	\$344,900	\$183,880	53.31	\$296,764	\$309,117	0.960	1,905	\$155.78	13.89	Contemporary
G-02-13-100-035	605 S BRANDT RD	12/3/2020	\$480,000	\$259,010	53.96	\$397,375	\$421,072	0.944	3,241	\$122.61	94.37	Other
G-02-03-100-011	1455 AUSTIN FARMS DR	12/7/2020	\$241,710	\$104,470	43.22	\$192,494	\$154,470	1.246	1,410	\$136.52	124.62	Other
G-02-08-402-007	300 N VAN RD	12/15/2020	\$335,250	\$167,310	49.91	\$276,024	\$266,331	1.036	2,198	\$125.58	103.64	Colonial/2Sty
G-02-35-400-004	9045 OAKHILL RD	12/15/2020	\$255,000	\$92,180	36.15	\$206,089	\$130,994	1.573	1,434	\$143.72	26.94	Colonial/2Sty
G-02-01-376-010	999 N ORTONVILLE RD	12/18/2020	\$215,000	\$103,140	47.97	\$179,217	\$164,892	1.087	1,540	\$116.37	108.69	CapeCod
G-02-01-376-009	1027 N ORTONVILLE RD	12/23/2020	\$225,000	\$98,380	43.72	\$186,066	\$152,632	1.219	1,416	\$131.40	121.91	Ranch
G-02-34-426-010	16463 GLENROCK DR	12/23/2020	\$285,000	\$135,280	47.47	\$245,544	\$223,512	1.099	1,721	\$142.68	109.04	Ranch
G-02-05-200-018	8291 GROVELAND RD	12/30/2020	\$223,000	\$98,990	44.39	\$173,652	\$143,747	1.208	1,536	\$113.05	120.80	Other
G-02-12-402-006	215 GRANGE HALL RD	1/29/2021	\$195,000	\$78,480	40.25	\$152,464	\$110,669	1.378	1,051	\$145.07	137.77	Ranch
G-02-29-301-010	15271 HAWLEY RD	1/29/2021	\$412,000	\$241,050	58.51	\$359,629	\$415,601	0.865	2,188	\$164.36	43.27	Ranch
G-02-13-451-008	745 WOLFE RD	2/22/2021	\$289,000	\$117,650	40.71	\$234,383	\$174,739	1.341	1,883	\$124.47	134.13	BiLevel
G-02-08-300-007	6230 PERRYVILLE RD	2/23/2021	\$265,000	\$110,700	41.77	\$209,307	\$160,262	1.306	1,667	\$125.56	130.60	Ranch
G-02-09-201-013	711 BARRON RD	2/26/2021	\$305,500	\$127,550	41.75	\$243,557	\$186,801	1.304	1,794	\$135.76	130.38	Colonial/2Sty
G-02-19-227-014	6501 TRIPP RD	2/26/2021	\$350,000	\$159,260	45.50	\$297,579	\$257,352	1.156	2,395	\$124.25	115.63	Ranch
G-02-24-400-003	1970 WOODSMAN DR	3/1/2021	\$725,000	\$340,600	46.98	\$610,090	\$547,677	1.114	2,901	\$210.30	6.97	Other
G-02-21-200-003	4511 GRANGE HALL RD	3/3/2021	\$301,100	\$110,790	36.80	\$245,312	\$160,340	1.530	2,181	\$112.48	152.99	Colonial/2Sty
G-02-24-400-022	1920 WOODSMAN DR	3/3/2021	\$280,000	\$102,270	36.53	\$229,326	\$148,815	1.541	1,547	\$148.24	49.67	Other
G-02-32-201-002	8322 BUCKELL LAKE RD	3/5/2021	\$324,000	\$109,120	33.68	\$277,398	\$165,994	1.671	1,724	\$160.90	19.25	SingleFamily
G-02-09-226-004	750 BARRON RD	3/22/2021	\$200,000	\$95,720	47.86	\$144,807	\$131,776	1.099	1,436	\$100.84	109.89	TriLevel/Quad
G-02-20-101-022	6393 CROSSBRIDGE DR	7/11/2019	\$205,000	\$98,700	48.15	\$168,631	\$157,099	1.073	1,949	\$86.52	15.73	Other
G-02-20-102-006	1325 THISTLERIDGE DR	11/6/2020	\$241,400	\$99,770	41.33	\$197,485	\$151,826	1.301	1,390	\$142.08	13.70	Bungalow
G-02-13-377-011	1255 PINE DR	2/4/2020	\$369,000	\$169,480	45.93	\$304,897	\$335,189	0.910	2,299	\$132.62	38.84	Log
G-02-13-376-005	958 GROVELAND PINES DR	6/22/2020	\$350,000	\$168,750	48.21	\$283,195	\$330,107	0.858	2,643	\$107.15	1.80	Colonial/2Sty
G-02-13-376-003	993 GROVELAND PINES DR	10/23/2020	\$324,900	\$153,500	47.25	\$260,325	\$295,637	0.881	2,748	\$94.73	88.06	Ranch
G-02-13-452-006	843 MAPLE RD	11/20/2020	\$375,000	\$166,530	44.41	\$312,755	\$330,257	0.947	2,743	\$114.02	94.70	Colonial/2Sty
G-02-12-402-016	274 DUSTIN LN	12/3/2020	\$350,000	\$176,370	50.39	\$283,498	\$349,063	0.812	2,123	\$133.54	81.22	Colonial/2Sty
			\$41,575,553	\$20,475,970		\$33,122,788	\$33,371,829					

Sale Ratio:	49.25%	ECF:	0.993	ECF Std. Deviation:	0.294	Coefficient of Var.:	57.44
Std. Deviation:	8.201	Avg. ECF:	1.067	Avg. Variance:	61.27		