

Hopkins Township residential ECF Sales study used for 2024 roll
 4100, Hopkins Township, 4105 Hopkinsburg, 4400 Hilliards, 4410 Wayview, 4450 Rivine Woods, 4505 Herlan

Parcel Number	Street Address	Sale Date	Sale Price	Instr: rms of Sa	Adj. Sale \$	Asd. when Sold	d/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	building Style
10-005-012-30	2112 135TH AVE	11/13/20	\$125,000	WD 03-ARM'S	\$125,000	\$48,900	39.12	\$103,690	\$32,354	\$92,646	\$75,488	1.227	1,344	\$68.93	4100	5.1876	1 STORY
10-011-011-00	3233 16TH ST	06/23/20	\$222,500	WD 03-ARM'S	\$222,500	\$110,400	49.62	\$259,612	\$146,120	\$76,380	\$120,097	0.636	1,396	\$54.71	4100	53.9437	1.5 STORY
10-012-005-00	3307 13TH ST	06/11/21	\$275,000	WD 03-ARM'S	\$275,000	\$92,300	33.56	\$195,787	\$29,700	\$245,300	\$175,753	1.396	1,932	\$126.97	4100	22.0284	1.25 STORY
10-012-010-00	3389 13TH ST	09/25/20	\$270,000	WD 03-ARM'S	\$270,000	\$100,400	37.19	\$210,805	\$23,798	\$246,202	\$197,891	1.244	1,488	\$165.46	4100	6.8708	1 STORY
10-012-012-20	3389 14TH ST	04/02/21	\$148,000	WD 03-ARM'S	\$148,000	\$60,300	40.74	\$168,335	\$97,461	\$50,539	\$74,999	0.674	1,344	\$37.60	4100	50.1559	1 STORY
10-015-006-00	3118 17TH ST	05/07/21	\$221,000	WD 03-ARM'S	\$221,000	\$75,100	33.98	\$157,795	\$14,000	\$207,000	\$152,164	1.360	1,716	\$120.63	4100	18.4953	1 STORY
10-018-004-00	3162 22ND ST	04/29/21	\$230,000	WD 03-ARM'S	\$230,000	\$94,900	41.26	\$203,250	\$59,007	\$170,993	\$152,638	1.120	1,568	\$109.05	4100	5.5170	1 STORY
10-018-020-00	2381 130TH AVE	09/09/20	\$215,000	WD 03-ARM'S	\$215,000	\$93,700	43.58	\$220,610	\$51,979	\$163,021	\$178,446	0.914	2,000	\$81.51	4100	26.1860	1.75 STORY
10-020-006-00	2168 130TH AVE	08/28/20	\$177,000	WD 03-ARM'S	\$177,000	\$77,900	44.01	\$171,460	\$45,392	\$131,608	\$133,405	0.987	1,317	\$99.93	4100	18.8894	1.25 STORY
10-020-011-30	2980 21ST ST	10/21/22	\$397,900	WD 03-ARM'S	\$397,900	\$129,000	32.42	\$271,845	\$45,636	\$352,264	\$237,615	1.483	1,672	\$210.68	4100	30.7081	1 STORY
10-020-011-31	2976 21ST STREE	06/15/21	\$205,000	WD 03-ARM'S	\$205,000	\$85,900	41.90	\$195,935	\$78,713	\$126,287	\$124,044	1.018	1,782	\$70.87	4100	15.7343	1 STORY
10-023-013-01	2883 16TH ST	05/07/21	\$180,000	WD 03-ARM'S	\$180,000	\$91,000	50.56	\$194,432	\$67,740	\$112,260	\$134,066	0.837	2,232	\$50.30	4100	33.8070	1.5 STORY
10-025-013-10	1267 126TH AVE	09/29/21	\$280,000	WD 03-ARM'S	\$280,000	\$140,800	50.29	\$289,972	\$197,887	\$82,113	\$97,444	0.843	1,733	\$47.38	4000	33.2757	1.25 STORY
10-026-026-11	2664 14TH ST	07/09/21	\$590,000	WD 03-ARM'S	\$590,000	\$174,500	29.58	\$401,353	\$180,130	\$409,870	\$234,098	1.751	2,496	\$164.21	4100	57.5423	1.75 STORY
10-028-008-00	1960 128TH AVE	09/07/21	\$342,000	WD 03-ARM'S	\$342,000	\$114,100	33.36	\$245,546	\$52,979	\$289,021	\$203,775	1.418	2,500	\$115.61	4100	24.2915	1.75 STORY
10-029-008-00	2716 20TH ST	09/10/21	\$377,000	WD 03-ARM'S	\$377,000	\$102,100	27.08	\$261,103	\$88,595	\$288,405	\$182,548	1.580	1,440	\$200.28	4100	40.4463	2.0 STORY
10-032-001-00	2476 20TH ST	09/11/20	\$278,400	WD 03-ARM'S	\$278,400	\$87,300	31.36	\$245,807	\$126,802	\$151,598	\$125,931	1.204	1,215	\$124.77	4100	2.8394	1 STORY
10-032-013-10	2176 126TH AVE	08/22/22	\$469,000	WD 03-ARM'S	\$469,000	\$157,000	33.48	\$328,680	\$100,760	\$368,240	\$239,412	1.538	1,802	\$204.35	4100	36.2682	TRI-LEVEL
10-033-003-00	1866 126TH AVE	04/14/21	\$191,700	WD 03-ARM'S	\$191,700	\$79,700	41.58	\$169,011	\$33,934	\$157,766	\$142,939	1.104	1,182	\$133.47	4100	7.1689	1 STORY
Totals:			\$5,194,500		\$5,194,500	\$1,915,300		\$4,295,028		\$3,721,513	\$2,982,753			\$115.09		7.2256	
							Sale. Ratio =>	36.87				E.C.F. =>	1.248	Std. Deviation	0.3140472		
							Std. Dev. =>	7.05				Ave. E.C.F. =>	1.175	Ave. Variance	25.7556	Coefficient of V	21.911771

Used for 2022 1.021
 Used for 2023 1.098
 Used for 2024 1.175

Land Value	or. by	Land Table	Property	Cling
\$30,000	No	4003 HOPKINS TOWNSHIP	401	61
\$138,780	No	4003 HOPKINS TOWNSHIP	401	75
\$29,700	No	4003 HOPKINS TOWNSHIP	401	72
\$15,000	No	4003 HOPKINS TOWNSHIP	401	76
\$78,533	No	4003 HOPKINS TOWNSHIP	401	55
\$14,000	No	4003 HOPKINS TOWNSHIP	401	63
\$39,000	No	4003 HOPKINS TOWNSHIP	401	69
\$47,170	No	4003 HOPKINS TOWNSHIP	401	79
\$43,000	No	4003 HOPKINS TOWNSHIP	401	72
\$41,720	No	4003 HOPKINS TOWNSHIP	401	85
\$68,850	No	4003 HOPKINS TOWNSHIP	401	79
\$38,200	No	4003 HOPKINS TOWNSHIP	401	61
\$121,888	No	1009 AG SE	101	50
\$160,560	No	4003 HOPKINS TOWNSHIP	401	68
\$44,680	No	4003 HOPKINS TOWNSHIP	401	49
\$62,550	No	4003 HOPKINS TOWNSHIP	401	85
\$82,533	No	4003 HOPKINS TOWNSHIP	401	89
\$90,000	No	4003 HOPKINS TOWNSHIP	401	86
\$28,800	No	4003 HOPKINS TOWNSHIP	401	79
