

2024 WALTON TOWNSHIP AGRICULTURAL AND RURAL ECONOMIC CONDITION FACTOR (ECF)

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
140-001-200-280-00	129 W FIVE POINT HWY	10/04/21	\$159,900	03-ARM'S LENGTH	\$159,900	\$23,207	\$136,693	\$73,263	1.866
140-001-200-350-00	4244 MARSHALL RD	11/18/22	\$250,000	03-ARM'S LENGTH	\$250,000	\$82,989	\$167,011	\$154,762	1.079
140-007-400-090-00	5766 S AINGER RD	10/29/21	\$295,000	03-ARM'S LENGTH	\$295,000	\$32,552	\$262,448	\$205,531	1.277
140-008-100-002-07	5085 S AINGER RD	11/02/21	\$232,000	03-ARM'S LENGTH	\$232,000	\$21,882	\$210,118	\$171,000	1.229
140-009-100-011-02	3733 W SPICERVILLE HWY	03/14/22	\$498,000	19-MULTI PARCEL	\$498,000	\$135,994	\$362,006	\$312,223	1.159
140-009-400-083-01	3226 GRIFFIN HWY	02/15/22	\$400,000	03-ARM'S LENGTH	\$400,000	\$55,441	\$344,559	\$331,837	1.038
140-012-200-680-00	195 W SPICERVILLE HWY	02/03/23	\$136,000	03-ARM'S LENGTH	\$136,000	\$15,875	\$120,125	\$86,360	1.391
140-015-300-020-00	6963 S STINE RD	04/15/21	\$162,000	03-ARM'S LENGTH	\$162,000	\$31,080	\$130,920	\$112,386	1.165
140-020-200-065-00	7494 MCDONALD RD	12/09/22	\$309,000	03-ARM'S LENGTH	\$309,000	\$82,635	\$226,365	\$222,063	1.019
140-020-400-002-07	4190 RYON DR	08/23/21	\$280,000	03-ARM'S LENGTH	\$280,000	\$19,740	\$260,260	\$294,896	0.883
140-021-200-072-00	7030 MARSHALL RD	08/27/21	\$180,000	03-ARM'S LENGTH	\$180,000	\$42,819	\$137,181	\$134,900	1.017
140-023-100-001-12	7196 CONNIE LN	09/02/21	\$296,000	03-ARM'S LENGTH	\$296,000	\$65,852	\$230,148	\$224,114	1.027
140-023-300-075-00	7608 W SCOTT	10/14/22	\$95,000	03-ARM'S LENGTH	\$95,000	\$23,264	\$71,736	\$68,376	1.049
140-023-400-003-15	1370 W BELLEVUE HWY	08/18/22	\$180,000	03-ARM'S LENGTH	\$180,000	\$39,132	\$140,868	\$109,862	1.282
140-027-100-040-00	2609 W BELLEVUE HWY	12/22/21	\$87,900	03-ARM'S LENGTH	\$87,900	\$9,900	\$78,000	\$67,955	1.148
140-027-300-011-07	2856 HILLSIDE DR	05/17/21	\$443,500	03-ARM'S LENGTH	\$443,500	\$60,896	\$382,604	\$317,153	1.206
140-028-200-055-00	3175 W BELLEVUE HWY	10/26/22	\$215,000	03-ARM'S LENGTH	\$215,000	\$18,168	\$196,832	\$153,424	1.283
140-032-200-090-00	9180 HARRIS RD	07/26/21	\$200,000	03-ARM'S LENGTH	\$200,000	\$60,496	\$139,504	\$132,239	1.055
140-032-300-201-00	4600 W BASELINE HWY	02/20/23	\$184,000	03-ARM'S LENGTH	\$184,000	\$75,796	\$108,204	\$81,155	1.333
		Totals:	\$4,603,300		\$4,603,300		\$3,705,582	\$3,253,500	
								E.C.F. =>	1.139