

CEDAR CREEK TOWNSHIP RESIDENTIAL E.C.F. ANALYSIS

2024

401 Res All Sections 390 Horton's, 168 Cedar Crest, 385 Homestead Acres, Section 6, Oak Shores

DATES ANALYZED: APRIL 1, 2021 - March 31, 2023

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	
1	08-019-400-0003-10	3825 SWEETER RD	04/28/21	\$160,000	\$15,591	\$144,409	\$129,719	1.113	
2	08-024-200-0016-00	4193 MAPLE ISLAND RD	05/03/21	\$360,000	\$20,119	\$339,881	\$269,263	1.262	
3	08-032-300-0004-00	4467 OAK RD	05/14/21	\$206,000	\$33,223	\$172,777	\$166,730	1.036	
4	08-023-400-0011-20	3815 BRICKYARD RD	06/04/21	\$199,900	\$5,384	\$194,516	\$171,325	1.135	
5	08-006-100-0002-67	6578 DALSON RD	06/18/21	\$310,000	\$37,661	\$272,339	\$254,184	1.071	
6	08-002-100-0021-00	6710 HOLTON DUCK LAKE RD	06/23/21	\$175,000	\$25,149	\$149,851	\$140,281	1.068	
7	08-029-400-0004-10	3002 CEDAR HILLS LN	07/07/21	\$400,000	\$15,148	\$384,852	\$281,040	1.369	
8	08-007-300-0003-00	5710 DALSON RD	07/12/21	\$192,000	\$10,980	\$181,020	\$157,375	1.150	
9	08-030-100-0008-00	3542 DALSON RD	07/12/21	\$174,900	\$64,040	\$110,860	\$108,746	1.019	
10	08-030-300-0002-20	3683 E TYLER RD	07/16/21	\$165,000	\$14,009	\$150,991	\$150,602	1.003	
11	08-023-400-0011-00	7326 SWEETER RD	09/02/21	\$130,000	\$12,100	\$117,900	\$94,350	1.250	
12	08-026-300-0009-00	6981 E TYLER RD	09/30/21	\$128,900	\$9,982	\$118,918	\$111,203	1.069	
13	08-022-200-0001-65	4300 HOLTON DUCK LAKE RD	10/08/21	\$380,000	\$39,729	\$340,271	\$308,651	1.102	
14	08-022-100-0002-10	6035 RUPRECHT RD	11/05/21	\$350,000	\$61,161	\$288,839	\$252,746	1.143	
15	08-030-100-0015-40	3728 E TYLER RD	11/12/21	\$389,000	\$40,846	\$348,154	\$305,217	1.141	
16	08-026-200-0008-00	7299 SWEETER RD	11/19/21	\$124,000	\$10,094	\$113,906	\$108,147	1.053	
17	08-006-300-0006-10	6296 DALSON RD	11/22/21	\$260,000	\$16,838	\$243,162	\$197,031	1.234	08-006-300-0006-20, 08-006-300-0006-30, 08-006-300-0006-40
18	08-024-400-0012-00	7891 SWEETER RD	03/18/22	\$250,000	\$14,181	\$235,819	\$198,675	1.187	
19	08-026-300-0008-00	6971 E TYLER RD	03/29/22	\$155,000	\$8,027	\$146,973	\$121,705	1.208	
20	08-007-100-0006-00	3747 CROCKER RD	05/13/22	\$250,000	\$71,152	\$178,848	\$172,243	1.038	
21	08-007-300-0010-00	5410 DALSON RD	05/13/22	\$161,000	\$11,919	\$149,081	\$135,552	1.100	
22	08-032-300-0014-20	4501 E RIVER RD	06/03/22	\$178,000	\$14,027	\$163,973	\$118,377	1.385	
23	08-031-400-0008-00	2305 EWING RD	06/02/22	\$109,000	\$4,360	\$104,640	\$57,823	1.810	
24	08-031-300-0006-00	3620 E RIVER RD	06/30/22	\$170,000	\$9,241	\$160,759	\$146,938	1.094	
25	08-012-100-0004-00	7705 RYERSON RD	07/01/22	\$250,000	\$45,684	\$204,316	\$185,265	1.103	
26	08-031-400-0002-00	2391 EWING RD	07/08/22	\$245,000	\$22,235	\$222,765	\$180,033	1.237	
27	08-007-100-0015-10	5914 DALSON RD	08/16/22	\$320,000	\$35,634	\$284,366	\$174,536	1.629	
28	08-011-200-0006-10	5959 DON SNOW CAMP RD	08/17/22	\$225,000	\$5,948	\$219,052	\$185,725	1.179	
29	08-026-200-0010-00	7371 SWEETER RD	09/29/22	\$289,000	\$78,750	\$210,250	\$196,100	1.072	08-026-200-0009-00
30	08-027-400-0011-14	3393 HOLTON DUCK LAKE RD	10/14/22	\$370,000	\$18,707	\$351,293	\$319,339	1.100	
31	08-018-100-0011-00	5213 AUSTIN RD	11/18/22	\$435,000	\$60,087	\$374,913	\$352,993	1.062	
32	08-031-400-0017-05	4159 E RIVER RD	11/23/22	\$305,000	\$11,867	\$293,133	\$261,928	1.119	
33	08-006-100-0002-45	3635 SWEET LAKE DR	12/08/22	\$280,000	\$63,948	\$216,052	\$205,033	1.054	
34	08-012-100-0001-00	7425 RYERSON RD	12/14/22	\$175,000	\$6,678	\$168,322	\$144,517	1.165	
35	08-028-400-0008-00	5722 E RIVER RD	12/22/22	\$225,000	\$67,577	\$157,423	\$127,637	1.233	
36	08-007-100-0010-00	3680 RYERSON RD	01/19/23	\$240,000	\$11,475	\$228,525	\$184,004	1.242	
37	08-024-200-0011-10	4260 OBENAUFD RD	03/22/23	\$336,000	\$29,714	\$306,286	\$228,924	1.338	
SINGLE FAMILY HOMES					\$8,049,435	\$6,903,958	1.1659		

MOBIL HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
1	08-032-200-0007-00	4756 OAK RD	07/29/21	\$245,000	\$40,461	\$204,539	\$156,614	1.306

