

Richfield Township

Acreage/Metes & Bounds

2025 ECF Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale
010-207-012-0040	6479 E WEST BRANCH RD	09/14/22	\$115,000	\$32,000	\$83,000	\$96,569	0.859	M&B	
010-209-001-2400	1475 AUTUMN DRIVE	07/17/23	\$173,000	\$28,223	\$144,777	\$142,543	1.016	M&B	
010-216-001-0520	2055 WOODLAND ROAD	12/06/22	\$29,600	\$3,623	\$25,977	\$36,674	0.708	M&B	
010-216-001-0540	2065 WOODLAND TRL	12/06/22	\$35,600	\$25,924	\$9,676	\$37,551	0.258	M&B	010-216-001-0560, 010-216-001-0060
010-217-001-0010	7724 CORI RIDGE ROAD	10/27/22	\$110,000	\$49,846	\$60,154	\$39,264	1.532	M&B	
010-217-006-0040	7020 WEST BRANCH ROAD	07/15/22	\$20,000	\$10,048	\$9,952	\$61,027	0.163	M&B	
010-231-007-0013	5455 S MAPLE VALLEY RD	02/13/23	\$139,000	\$8,949	\$130,051	\$145,689	0.893	M&B	
010-232-015-0060	110 LOON LANE	08/11/23	\$55,000	\$23,190	\$31,810	\$10,596	3.002	M&B	
010-233-001-0040	8812 SPRING LAKE RD	08/31/23	\$246,000	\$48,026	\$197,974	\$245,897	0.805	M&B	
010-302-009-0060	10348 OLDE RAIL RD	09/07/23	\$85,000	\$46,741	\$38,259	\$116,846	0.327	M&B	
010-302-010-0040	5532 N ST HELEN RD	10/26/22	\$300,000	\$64,025	\$235,975	\$192,500	1.226	M&B	
010-322-012-0270	9439 AIRPORT ROAD W	10/05/22	\$46,500	\$9,859	\$36,641	\$46,870	0.782	M&B	
010-322-013-0141	2337 GILLIS	02/27/23	\$90,000	\$25,930	\$64,070	\$37,343	1.716	M&B	010-322-013-1065
010-322-013-0145	9967 W PLEASANT RD	12/15/23	\$365,000	\$12,594	\$352,406	\$190,750	1.847	M&B	
010-322-013-0250	9871 GROVER STREET	10/05/22	\$27,000	\$5,684	\$21,316	\$32,473	0.656	M&B	
010-322-013-0370	9879 PLEASANT W	10/27/22	\$159,000	\$9,328	\$149,672	\$94,773	1.579	M&B	
010-322-013-0430	9801 PLEASANT W	02/08/24	\$75,000	\$18,905	\$56,095	\$90,705	0.618	M&B	
010-322-013-0461	9785 C PLEASANT W	10/26/22	\$55,000	\$11,034	\$43,966	\$43,168	1.018	M&B	
010-322-014-0280	9543 FARMER COURT	02/09/24	\$108,250	\$8,287	\$99,963	\$88,730	1.127	M&B	
010-322-014-0350	9561 PLEASANT W	10/28/22	\$20,000	\$6,721	\$13,279	\$20,913	0.635	M&B	
010-322-014-0370	9577 PLEASANT W	09/15/23	\$70,000	\$8,376	\$61,624	\$44,595	1.382	M&B	
010-322-014-0431	9765 PLEASANT W	09/23/22	\$194,000	\$16,638	\$177,362	\$116,260	1.526	M&B	
010-322-015-0118	2140 WHITE PINE DR	05/27/22	\$100,000	\$5,862	\$94,138	\$136,867	0.688	M&B	
010-322-015-0125	2029 RICHTER	05/03/22	\$70,000	\$5,229	\$64,771	\$41,728	1.552	M&B	
010-322-015-0400	2167 LILA CT	03/22/24	\$127,900	\$13,141	\$114,759	\$54,882	2.091	M&B	
010-322-015-0442	9559 AIRPORT ROAD W	05/22/23	\$97,000	\$10,551	\$86,449	\$51,684	1.673	M&B	
010-322-015-0650	2050 LAKE STREET	08/26/22	\$180,000	\$13,310	\$166,690	\$96,116	1.734	M&B	
010-322-016-0050	2101 N ST HELEN RD	05/03/22	\$60,000	\$10,074	\$49,926	\$83,211	0.600	M&B	
010-322-016-0250	9957 OAKWOOD	03/04/24	\$125,000	\$9,176	\$115,824	\$93,328	1.241	M&B	010-322-016-0247
010-322-016-0435	9874 AVONDALE COURT	10/17/22	\$94,000	\$7,122	\$86,878	\$54,188	1.603	M&B	
010-322-016-0465	9849 AVONDALE COURT	10/14/22	\$23,000	\$9,552	\$13,448	\$30,059	0.447	M&B	

010-322-016-0603	9780 N PLEASANT WEST	05/03/22	\$56,000	\$11,948	\$44,052	\$58,250	0.756	M&B
010-323-007-0040	10302 FORD DRIVE	05/30/23	\$22,000	\$5,952	\$16,048	\$22,943	0.699	M&B 010-323-007-0030
010-323-007-0110	10201 LEGION DR	08/18/23	\$29,000	\$8,979	\$20,021	\$28,286	0.708	M&B 010-323-007-0100
010-323-007-0260	10112 LEGION DRIVE	11/16/23	\$40,000	\$5,597	\$34,403	\$52,908	0.650	M&B
010-323-010-0121	2452 N SAINT HELEN ROAD	07/26/23	\$115,000	\$17,804	\$97,196	\$106,784	0.910	M&B
010-323-010-0340	10051 MATT DR	03/29/24	\$81,500	\$8,472	\$73,028	\$49,126	1.487	M&B 010-323-010-0350
010-323-010-0705	2332 ELDRED DRIVE	08/24/22	\$100,000	\$9,285	\$90,715	\$157,065	0.578	M&B
010-324-011-0020	2122 VOIGHT RD	06/20/23	\$25,000	\$20,353	\$4,647	\$21,967	0.212	M&B
010-324-011-0065	2094 VOIGHT RD	07/28/23	\$130,000	\$29,355	\$100,645	\$110,115	0.914	M&B
010-327-001-0482	9767 CARTER ROAD W	04/25/22	\$90,000	\$5,208	\$84,792	\$67,661	1.253	M&B
010-327-002-0060	9731 CARTER ROAD W	07/20/22	\$100,000	\$19,166	\$80,834	\$60,922	1.327	M&B
010-327-004-0220	9890 CARTER ROAD W	07/28/23	\$76,269	\$12,486	\$63,783	\$66,345	0.961	M&B 010-565-001-0000
010-327-004-0260	9899 POOLE DR	05/15/23	\$42,000	\$6,354	\$35,646	\$58,804	0.606	M&B
010-327-008-0100	9487 EN-DAH-WIN LANE	12/30/22	\$35,000	\$11,625	\$23,375	\$13,558	1.724	M&B
010-327-009-0300	1486 APACHE ROAD	08/14/23	\$30,000	\$9,016	\$20,984	\$82,080	0.256	M&B
010-327-009-0340	9270 OTTAWA	09/29/23	\$67,800	\$5,996	\$61,804	\$28,556	2.164	M&B
010-327-013-0115	9950 WOODIE DRIVE	02/23/24	\$35,000	\$11,823	\$23,177	\$20,981	1.105	M&B 010-327-013-0080
010-327-016-0132	1160 ROBERTS DR	08/16/23	\$140,000	\$11,504	\$128,496	\$86,166	1.491	M&B
010-330-011-0172	6089 ARTESIA BEACH ROAD	04/10/23	\$214,500	\$22,489	\$192,011	\$211,115	0.910	M&B
010-330-011-0184	6127 ARTESIA BEACH ROAD	07/14/22	\$240,000	\$31,810	\$208,190	\$232,581	0.895	M&B
010-330-015-0080	6620 CLEARBROOK DRIVE	04/22/22	\$167,000	\$16,024	\$150,976	\$120,784	1.250	M&B
010-335-005-0160	795 HESS ROAD	11/08/22	\$82,000	\$10,915	\$71,085	\$83,518	0.851	M&B
010-335-005-0280	824 HESS ROAD	08/01/22	\$59,000	\$15,799	\$43,201	\$91,749	0.471	M&B
010-335-006-0250	10067 PONDEROSA	04/26/23	\$46,000	\$4,848	\$41,152	\$38,416	1.071	M&B
010-335-006-0395	10228 PONDEROSA	03/10/23	\$40,000	\$27,523	\$12,477	\$18,031	0.692	M&B
010-335-006-0470	10151 PONDEROSA	06/14/23	\$106,000	\$7,714	\$98,286	\$41,982	2.341	M&B
010-335-008-0120	10414 EVE ROAD	03/01/24	\$195,222	\$26,209	\$169,013	\$212,125	0.797	M&B
010-335-012-0120	205 TALLMAR	02/01/24	\$30,000	\$22,632	\$7,368	\$28,731	0.256	M&B 010-335-012-0100

Totals: \$5,789,141 \$4,834,287 \$4,745,346

E.C.F. => 1.019

Ave. E.C.F. => 1.062

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