

05/16/2025
10:50 AM

ECF Analysis for: 07 - MATCHWOOD
TOWNSHIP

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DB: Matchwood25

Neighborhoods Used:

All

24994 MICHELETTI RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 002 004 00 03/12/2024 401 401 ***,*** 35,950
Occupancy Style %Good ResidualValue CostByManual
E.C.F. Single Family WOOD FRAME 45
29,050 17,160 1.693

29507 LONGTIN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 018 006 00 10/30/2023 101 101 170,000 114,500
Occupancy Style %Good ResidualValue CostByManual
E.C.F. Single Family 1 1/4 story 18
39,090 19,060 2.051
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 16410 8001 2.051

!!MULTI-PARCEL SALE!!

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 111 011 00 09/27/2023 401 401 ***,*** 38,700
Occupancy Style %Good ResidualValue CostByManual
E.C.F. Single Family log 45
56,300 35,233 1.598
!!MULTI-PARCEL SALE!!

15836 HOKENS RD
Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
07 506 001 00 08/21/2023 401 401 100,000 0
Occupancy Style %Good ResidualValue CostByManual
E.C.F. Single Family 1 story 79
100,000 161,779 0.618
!!MULTI-PARCEL SALE!!

Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 202 004 00 07/14/2023 401 401 107,000 24,429
Occupancy Style %Good ResidualValue CostByManual
E.C.F. Single Family 1 1/2 story 77
82,571 96,873 0.852

18487 NORWICH RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 135 002 00 10/26/2022 401 401 80,000 58,025
Occupancy Style %Good ResidualValue CostByManual
E.C.F. Mobile Home MOBILE HOME 46
21,975 15,989 1.374

15555 MONFIL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 213 003 00 08/23/2022 401 401 48,000 35,400
Occupancy Style %Good ResidualValue CostByManual
E.C.F. Single Family 1 story 45
12,600 17,264 0.730

15925 MONFIL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 213 001 00 07/20/2022 401 ***,*** 36,900
Occupancy Style %Good ResidualValue CostByManual
E.C.F. Mobile Home MOBILE HOME 35
53,100 32,452 1.636

28476 HWY M28
Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
07 008 016 10 07/05/2022 401 ***,*** 23,400
Occupancy Style %Good ResidualValue CostByManual
E.C.F. Single Family WOOD FRAME 45
136,600 132,028 1.035
!!MULTI-PARCEL SALE!!

17892 KITZMAN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07 133 008 00 04/02/2022 401 350,000 117,000
Occupancy Style %Good ResidualValue CostByManual
E.C.F. Single Family 2 story 71
233,000 226,514 1.029

Neighborhood(s): All

INDUSTRIAL PARCELS are a Hyrdo Plant with improvements valued by the company