

**Benton Township  
Rural & Agricultural  
Economic Condition Factor for 2024**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
104-008-200-002-00	10980 N BLACK RIVER	04/16/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$62,700	96.46	\$198,275	\$12,381	\$52,619	\$203,163	0.259
105-M33-000-144-00	11906 US 23	01/14/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$6,600	44.00	\$38,518	\$5,600	\$9,400	\$35,976	0.261
104-015-400-002-00	9487 N BLACK RIVER	11/10/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$24,900	62.25	\$95,251	\$3,010	\$36,990	\$100,810	0.367
104-016-200-003-00	KORTZ	01/26/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$225,100	60.03	\$463,305	\$303,476	\$71,524	\$180,501	0.396
104-016-200-004-00	3597 KORTZ	01/26/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$225,100	60.03	\$463,305	\$303,476	\$71,524	\$180,501	0.396
104-021-205-045-00	8630 W BLACK	10/25/21	\$179,200	WD	03-ARM'S LENGTH	\$179,200	\$102,900	57.42	\$297,373	\$14,279	\$164,921	\$309,392	0.533
105-R45-000-014-10	6776 US 23	12/10/21	\$102,400	WD	03-ARM'S LENGTH	\$102,400	\$48,000	46.88	\$167,516	\$10,510	\$91,890	\$171,591	0.536
104-017-300-009-08		06/23/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$35,500	50.71	\$107,039	\$10,000	\$60,000	\$106,054	0.566
104-025-400-005-00	5971 ORCHARD BEACH	07/29/22	\$23,000	LC	03-ARM'S LENGTH	\$23,000	\$6,600	28.70	\$26,007	\$17,825	\$5,175	\$8,942	0.579
102-036-100-005-00	11082 US 23	06/01/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$82,800	44.76	\$275,997	\$24,248	\$160,752	\$272,671	0.590
105-C11-000-337-00	8062 RIDGEVIEW	11/18/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$92,600	52.91	\$258,000	\$21,375	\$153,625	\$258,607	0.594
105-B06-000-001-00	8680 W BLACK	06/24/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$126,000	48.46	\$335,577	\$45,263	\$214,737	\$317,283	0.677
104-017-300-009-06	9210 HUDSON	09/07/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$33,400	42.28	\$99,585	\$12,493	\$66,507	\$95,183	0.699
105-R45-000-014-07	13296 RESTAWHILE	06/10/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$60,600	36.07	\$211,050	\$21,544	\$146,456	\$206,995	0.708
104-008-100-004-00	1417 MOONLIGHT BAY	12/29/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$60,600	39.10	\$216,059	\$10,694	\$144,306	\$202,201	0.714
104-029-200-004-04	7900 N M33	08/18/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$62,100	41.40	\$182,707	\$18,166	\$131,834	\$179,826	0.733
104-025-400-002-02	7287 TRUDEAU	06/01/22	\$146,500	WD	03-ARM'S LENGTH	\$146,500	\$58,100	39.66	\$173,070	\$31,000	\$115,500	\$155,268	0.744
101-034-300-013-00	12421 ABRAHAMSON	09/22/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$10,000	35.71	\$31,681	\$10,000	\$18,000	\$23,695	0.760
104-033-100-003-06	2462 ORCHARD BEACH	11/16/21	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$88,400	33.68	\$309,557	\$24,355	\$238,145	\$308,689	0.771
105-045-000-003-00	9852 N BLACK RIVER	04/16/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$109,800	43.92	\$292,757	\$18,605	\$231,395	\$299,620	0.772
105-C13-000-652-00	14100 HELMOND	08/10/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$91,200	42.42	\$250,775	\$15,672	\$199,328	\$256,943	0.776
105-S60-000-012-00	7205 ROBBINS	08/27/21	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$3,500	1.97	\$206,932	\$7,000	\$170,500	\$218,505	0.780
105-C13-000-632-01	14100 VANESS	04/06/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$85,700	38.09	\$256,436	\$34,979	\$190,021	\$242,030	0.785
105-C11-000-164-00	14439 SCENIC	06/25/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$51,400	35.45	\$162,656	\$12,919	\$132,081	\$163,647	0.807
105-F19-000-004-00	10540 S MOONLIGHT BAY	03/24/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$112,500	39.47	\$315,800	\$40,403	\$244,597	\$300,980	0.813
105-C11-000-109-00	8319 LAKEWOOD	09/08/21	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$45,300	38.72	\$128,848	\$14,625	\$102,375	\$124,834	0.820
104-032-200-002-09	1868 MULLETT VIEW	09/07/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$135,500	39.85	\$368,176	\$33,513	\$306,487	\$365,752	0.838
104-017-400-007-13	9042 S RIVER RD	03/25/22	\$175,000	LC	03-ARM'S LENGTH	\$175,000	\$0	0.00	\$189,453	\$25,205	\$149,795	\$177,323	0.845
102-036-100-003-00	11030 US 23	03/31/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$40,000	33.33	\$127,556	\$20,900	\$99,100	\$116,024	0.854
105-S60-000-028-00	2380 CARDINAL	08/03/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$0	0.00	\$185,576	\$10,612	\$164,388	\$190,664	0.862
105-S60-000-013-01	7143 ROBBINS	11/29/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$0	0.00	\$195,103	\$16,736	\$168,264	\$194,937	0.863
105-S60-000-022-00	2574 CARDINAL	10/04/22	\$198,700	WD	03-ARM'S LENGTH	\$198,700	\$3,500	1.76	\$207,485	\$10,238	\$188,462	\$215,570	0.874
105-F19-000-003-00	10524 S MOONLIGHT BAY	10/13/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$70,100	35.77	\$200,618	\$21,129	\$174,871	\$196,163	0.891
105-O40-000-025-00	3234 BONTER	08/13/21	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$83,900	36.16	\$234,922	\$30,445	\$201,555	\$223,472	0.902
104-020-400-017-08	8121 N M33	04/22/22	\$166,500	WD	03-ARM'S LENGTH	\$166,500	\$59,300	35.62	\$167,322	\$11,717	\$154,783	\$170,060	0.910
104-008-100-008-00	10949 N BLACK RIVER	12/15/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,100	33.68	\$121,727	\$7,509	\$117,491	\$124,268	0.945
105-B03-000-018-00	10304 US 23	12/29/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$60,800	33.78	\$174,299	\$10,500	\$169,500	\$177,917	0.953
104-036-200-006-03	6954 TRUDEAU	05/13/22	\$110,255	WD	03-ARM'S LENGTH	\$110,255	\$40,300	36.55	\$105,913	\$10,000	\$100,255	\$104,639	0.958
104-021-100-006-02	8770 SOUTH RIVER	08/16/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$37,600	23.35	\$153,228	\$19,944	\$141,056	\$145,666	0.968
105-S60-000-014-00	7143 ROBBINS	11/29/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$71,200	38.49	\$178,344	\$11,736	\$173,264	\$177,243	0.978
105-S60-000-015-00	7079 ROBBINS	09/17/21	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$67,000	33.84	\$179,985	\$13,842	\$184,158	\$181,577	1.014
102-030-400-013-00	6810 US 23	10/29/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$37,000	27.41	\$122,848	\$12,420	\$122,580	\$120,686	1.016
105-O37-000-025-00	2141 ORCHARD BEACH	08/17/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,800	39.87	\$139,255	\$31,478	\$123,522	\$121,098	1.020
105-O37-000-026-00	2121 ORCHARD BEACH	08/17/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,800	39.87	\$139,255	\$31,478	\$123,522	\$121,098	1.020
105-O37-000-027-00	2101 ORCHARD BEACH	08/17/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,800	39.87	\$139,255	\$31,478	\$123,522	\$121,098	1.020
104-035-400-017-03	6061 SOUTH RIVER	09/28/21	\$152,000	PTA	03-ARM'S LENGTH	\$152,000	\$41,200	27.11	\$135,776	\$8,476	\$143,524	\$139,126	1.032

102-030-400-003-00	6811 US 23	06/30/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$54,700	26.30	\$181,314	\$6,900	\$201,100	\$190,616	1.055
101-034-300-015-00	12383 ABRAHAMSON	02/24/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$75,100	38.51	\$155,680	\$14,150	\$180,850	\$166,310	1.087
105-040-000-025-00	3234 BONTER	04/22/22	\$273,500	WD	03-ARM'S LENGTH	\$273,500	\$87,400	31.96	\$234,922	\$30,445	\$243,055	\$223,472	1.088
104-011-300-013-00	10208 UPPER MOGRAIN	09/30/21	\$234,600	WD	03-ARM'S LENGTH	\$234,600	\$62,700	26.73	\$203,256	\$43,161	\$191,439	\$174,967	1.094
104-005-400-003-03	11266 N BLACK RIVER	04/26/22	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$127,400	35.49	\$304,905	\$34,533	\$324,467	\$295,489	1.098
102-027-100-002-00	9106 US 23	10/13/22	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$62,100	28.55	\$182,726	\$13,484	\$204,016	\$184,964	1.103
105-C11-000-309-00	8418 RIDGEVIEW	01/18/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$63,900	35.50	\$155,541	\$14,820	\$165,180	\$149,703	1.103
105-C11-000-310-00	8406 RIDGEVIEW	01/18/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$63,900	35.50	\$155,541	\$14,820	\$165,180	\$149,703	1.103
105-C11-000-312-00	8382 RIDGEVIEW	01/18/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$63,900	35.50	\$155,541	\$14,820	\$165,180	\$149,703	1.103
104-005-400-003-04	11266 N BLACK RIVER	04/26/22	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$0	0.00	\$301,755	\$31,383	\$327,617	\$295,489	1.109
104-009-206-053-02	10951 BUTLER	08/19/22	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$86,400	29.90	\$227,101	\$12,799	\$276,201	\$234,210	1.179
101-025-400-013-00	5984 US 23	09/01/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$84,300	33.06	\$202,842	\$56,909	\$198,091	\$163,727	1.210
101-025-400-014-00	5984 US 23	09/01/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$84,300	33.06	\$202,842	\$56,909	\$198,091	\$163,727	1.210
102-030-300-001-00	6018 US 23	09/01/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$84,300	33.06	\$202,842	\$56,909	\$198,091	\$163,727	1.210
104-033-100-001-02	2168 ORCHARD BEACH	10/21/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$73,700	26.32	\$211,956	\$14,729	\$265,271	\$215,549	1.231
104-020-400-016-08	8376 ELI	04/29/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$82,000	28.28	\$219,909	\$18,518	\$271,482	\$220,099	1.233
104-017-300-009-06	9210 HUDSON	05/17/22	\$134,400	WD	03-ARM'S LENGTH	\$134,400	\$34,700	25.82	\$99,585	\$12,493	\$121,907	\$95,183	1.281
101-034-300-006-00	3266 US 23	10/05/22	\$174,070	WD	03-ARM'S LENGTH	\$174,070	\$41,900	24.07	\$125,813	\$20,000	\$154,070	\$115,643	1.332
104-027-300-005-00	7490 SOUTH RIVER	03/13/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$38,800	19.40	\$131,145	\$11,440	\$188,560	\$130,669	1.443
105-S61-000-031-00	4584 BLUE JAY	06/06/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$67,900	27.71	\$156,849	\$36,061	\$208,939	\$141,937	1.472
105-S61-000-032-00	4614 BLUE JAY	06/06/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$67,900	27.71	\$156,849	\$36,061	\$208,939	\$141,937	1.472
105-S61-000-037-00	4583 CARDINAL	06/06/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$67,900	27.71	\$156,849	\$36,061	\$208,939	\$141,937	1.472
105-S61-000-038-00	4617 CARDINAL	06/06/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$67,900	27.71	\$156,849	\$36,061	\$208,939	\$141,937	1.472
104-025-400-004-00	7151 TRUDEAU	06/30/22	\$201,890	WD	03-ARM'S LENGTH	\$201,890	\$45,700	22.64	\$133,810	\$28,840	\$173,050	\$114,721	1.508
104-028-301-005-00	7428 N M33	02/17/23	\$180,000	LC	03-ARM'S LENGTH	\$180,000	\$49,600	27.56	\$125,598	\$20,990	\$159,010	\$104,608	1.520
<b>Totals:</b>			<b>\$13,648,515</b>			<b>\$13,648,515</b>	<b>\$4,524,700</b>		<b>\$13,552,192</b>		<b>\$11,561,965</b>	<b>\$12,578,310</b>	
								<b>Sale. Ratio =&gt;</b>	<b>33.15</b>			<b>E.C.F. =&gt;</b>	<b>0.919</b>
								<b>Std. Dev. =&gt;</b>	<b>15.28</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.935</b>