

**Kingston Township
Residential ECF
Township and Village
2024 Values**

*Sales dates: 4/1/21-3/31/23

Parcel Number	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$
015-009-000-0200-00	08/27/21	\$48,000	03-ARM'S LENGTH	\$48,000	\$12,078	\$35,922	\$41,977
015-009-000-0200-00	07/12/21	\$22,000	16-LC PAYOFF	\$22,000	\$12,078	\$9,922	\$41,977
015-017-000-2500-01	04/16/21	\$170,000	03-ARM'S LENGTH	\$170,000	\$37,998	\$132,002	\$155,770
015-017-106-0600-00	08/16/21	\$25,000	33-TO BE DETERMINED	\$25,000	\$10,000	\$15,000	\$90,343
015-017-111-0400-00	10/03/22	\$145,000	03-ARM'S LENGTH	\$145,000	\$12,900	\$132,100	\$138,556
015-010-000-1750-00	06/04/21	\$110,000	03-ARM'S LENGTH	\$110,000	\$17,807	\$92,193	\$88,957
015-018-000-1025-00	08/26/22	\$140,000	03-ARM'S LENGTH	\$140,000	\$24,791	\$115,209	\$117,082
015-021-000-1050-00	09/15/21	\$305,000	03-ARM'S LENGTH	\$305,000	\$61,697	\$243,303	\$146,955
015-022-000-0400-03	11/30/22	\$200,000	03-ARM'S LENGTH	\$200,000	\$15,379	\$184,621	\$147,416
015-031-000-1750-00	06/28/22	\$140,000	03-ARM'S LENGTH	\$140,000	\$22,793	\$117,207	\$70,790
015-030-000-2100-08	08/25/22	\$198,000	03-ARM'S LENGTH	\$198,000	\$13,410	\$184,590	\$195,859
015-031-000-1700-00	06/28/22	\$140,000	03-ARM'S LENGTH	\$140,000	\$128,875	\$11,125	\$13,455
015-031-000-1725-00	07/22/22	\$300,000	03-ARM'S LENGTH	\$300,000	\$15,334	\$284,666	\$312,590
015-033-000-0300-00	11/26/22	\$186,000	03-ARM'S LENGTH	\$186,000	\$61,745	\$124,255	\$218,430
015-036-000-0100-01	08/05/21	\$50,000	03-ARM'S LENGTH	\$50,000	\$13,020	\$36,980	\$98,201
015-036-000-0800-00	06/13/22	\$220,000	03-ARM'S LENGTH	\$220,000	\$9,457	\$210,543	\$267,158
038-033-000-0100-00	09/21/21	\$50,000	30-SHORT SALE	\$50,000	\$7,437	\$42,563	\$47,849
038-033-000-1900-00	05/26/22	\$131,000	03-ARM'S LENGTH	\$131,000	\$10,920	\$120,080	\$139,849
038-500-102-0400-00	08/15/22	\$50,000	03-ARM'S LENGTH	\$50,000	\$12,000	\$38,000	\$66,022
038-500-103-0300-00	01/14/22	\$93,100	03-ARM'S LENGTH	\$93,100	\$5,000	\$88,100	\$81,433
015-017-000-2400-01	01/20/22	\$114,900	03-ARM'S LENGTH	\$114,900	\$24,625	\$90,275	\$77,260
038-500-352-0800-00	08/08/22	\$120,000	03-ARM'S LENGTH	\$120,000	\$5,000	\$115,000	\$51,725
038-500-404-0300-00	05/10/21	\$90,000	03-ARM'S LENGTH	\$90,000	\$5,000	\$85,000	\$65,736
038-500-476-0100-00	04/14/22	\$109,900	03-ARM'S LENGTH	\$109,900	\$16,283	\$93,617	\$89,751
038-500-102-0900-00	11/30/21	\$57,000	16-LC PAYOFF	\$57,000	\$12,000	\$45,000	\$91,119

038-500-150-1200-00	08/05/22	\$38,000	03-ARM'S LENGTH	\$38,000	\$9,755	\$28,245	\$51,151
038-500-150-2000-00	12/14/21	\$20,000	03-ARM'S LENGTH	\$20,000	\$8,180	\$11,820	\$65,159
038-500-351-0100-00	04/07/22	\$117,000	03-ARM'S LENGTH	\$117,000	\$8,183	\$108,817	\$124,511
038-500-103-0800-00	09/20/21	\$110,000	03-ARM'S LENGTH	\$110,000	\$7,000	\$103,000	\$74,787
038-500-150-1300-00	08/15/22	\$170,429	03-ARM'S LENGTH	\$170,429	\$7,140	\$163,289	\$112,522
038-500-175-0100-00	09/28/21	\$119,000	03-ARM'S LENGTH	\$119,000	\$4,850	\$114,150	\$74,281
038-500-402-0800-00	03/16/22	\$65,000	03-ARM'S LENGTH	\$65,000	\$5,000	\$60,000	\$79,813
038-500-476-0500-00	12/22/21	\$15,000	03-ARM'S LENGTH	\$15,000	\$5,000	\$10,000	\$114,385
038-500-477-0400-00	11/16/21	\$35,000	03-ARM'S LENGTH	\$35,000	\$5,000	\$30,000	\$67,974
038-500-478-0200-00	09/07/21	\$70,000	03-ARM'S LENGTH	\$70,000	\$12,000	\$58,000	\$67,592
Totals:		\$3,974,329		\$3,974,329		\$3,334,594	\$3,688,434
							E.C.F. =>
							Ave. E.C.F. =>

E.C.F.	ECF Area	Class
0.856	RES 1	401
0.236	RES 1	401
0.847	RES 1	401
0.166	RES 1	401
0.953	RES 1	401
1.036	RES 1	401
0.984	RES 1	401
1.656	RES 1	401
1.252	RES 1	401
1.656	RES 1	401
0.942	RES 1	401
0.827	RES 1	401
0.911	RES 1	401
0.569	RES 1	401
0.377	RES 1	401
0.788	RES 1	401
0.890	villa	401
0.859	villa	401
0.576	villa	401
1.082	villa	401
1.168	RES 1	401
2.223	villa	401
1.293	villa	401
1.043	villa	401
0.494	villa	401

0.552	villa	401
0.181	villa	401
0.874	villa	401
1.377	villa	401
1.451	villa	401
1.537	villa	401
0.752	villa	401
0.087	villa	401
0.441	villa	401
0.858	villa	401

0.904

0.908
