

Township of Groveland

2025 ECF Study

NBHD	Total Sales	Sale Price	Assessment	Ratio	Used ECF
F-1	1	\$575,000	\$232,980	40.52%	1.250
K-3	2	\$1,075,000	\$531,200	49.41%	0.830
K-4	2	\$1,080,000	\$586,400	54.30%	0.810
K-5	1	\$549,000	\$273,800	49.87%	0.910
K-6	6	\$2,950,000	\$1,462,350	49.57%	0.845
SB1	104	\$41,836,799	\$20,796,640	49.71%	1.125
STR	0				1.090
SWP	3	\$1,457,000	\$669,710	45.96%	0.940
Totals:	119	\$49,522,799	\$24,553,080		
		2 Year Sale Ratio:	49.58%		

*Sale Study Period: 4/01/2022-03/31/2024

2 Year

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
G -02-26-100-009	2453 JOSSMAN RD	5/20/2022	101	03-ARM'S LENGTH	F-1	\$575,000	\$232,980	40.52	\$243.15	1,473	Ranch
G -02-26-201-007	202 ASTOR KNOLLS DR	10/4/2022	407	03-ARM'S LENGTH	K-3	\$460,000	\$255,870	55.62	\$185.19	2,125	Ranch
G -02-26-201-027	316 DOGWOOD LN	7/11/2022	407	03-ARM'S LENGTH	K-3	\$615,000	\$275,330	44.77	\$164.80	3,258	Colonial/2Sty
G -02-09-351-006	15317 OAK HOLLOW DR	5/13/2022	407	03-ARM'S LENGTH	K-4	\$550,000	\$283,080	51.47	\$145.83	3,397	Colonial/2Sty
G -02-09-351-009	15349 OAK HOLLOW DR	9/6/2022	407	03-ARM'S LENGTH	K-4	\$530,000	\$303,320	57.23	\$139.70	3,369	Colonial/2Sty
G -02-32-127-010	18292 BUCKELL SHORES DR	5/6/2022	407	03-ARM'S LENGTH	K-5	\$549,000	\$273,800	49.87	\$198.39	2,558	Ranch
G -02-23-401-003	3320 ACORN GROVE CT	10/12/2022	407	03-ARM'S LENGTH	K-6	\$545,000	\$243,250	44.63	\$222.03	2,213	Ranch
G -02-23-401-052	3500 TREFOIL TRL	9/27/2022	407	03-ARM'S LENGTH	K-6	\$450,000	\$238,780	53.06	\$174.57	2,233	Ranch
G -02-27-302-007	12700 ELK RIDGE XING	9/20/2023	407	03-ARM'S LENGTH	K-6	\$425,000	\$224,340	52.79	\$186.52	2,031	Ranch
G -02-27-302-013	12760 ELK RIDGE XING	8/24/2023	407	03-ARM'S LENGTH	K-6	\$415,000	\$203,230	48.97	\$206.66	1,790	Ranch
G -02-27-302-019	12820 ELK RUN PKWY	4/14/2022	407	03-ARM'S LENGTH	K-6	\$700,000	\$348,810	49.83	\$152.57	4,027	Colonial/2Sty
G -02-27-302-021	12840 ELK RUN PKWY	8/11/2023	407	03-ARM'S LENGTH	K-6	\$415,000	\$203,940	49.14	\$204.09	1,794	Ranch
G -02-01-102-002	1560 N ORTONVILLE RD	2/16/2023	401	03-ARM'S LENGTH	SB1	\$260,000	\$125,380	48.22	\$76.67	2,496	BiLevel
G -02-01-151-005	1399 N ORTONVILLE RD	7/24/2023	401	03-ARM'S LENGTH	SB1	\$420,000	\$274,150	65.27	\$129.68	2,404	Colonial/2Sty
G -02-01-200-003	12330 RAY RD	11/22/2022	401	03-ARM'S LENGTH	SB1	\$415,000	\$190,750	45.96	\$96.69	2,954	BiLevel
G -02-01-200-012	12436 RAY RD	9/28/2023	401	03-ARM'S LENGTH	SB1	\$428,000	\$185,670	43.38	\$217.87	1,677	Ranch
G -02-01-376-009	1027 N ORTONVILLE RD	4/14/2023	401	03-ARM'S LENGTH	SB1	\$290,000	\$136,640	47.12	\$160.39	1,416	Ranch
G -02-01-376-011	300 GROVELAND RD	11/15/2022	401	03-ARM'S LENGTH	SB1	\$233,000	\$156,940	67.36	\$63.21	2,273	BiLevel
G -02-02-100-026	1320 N JOSSMAN RD	6/30/2022	401	03-ARM'S LENGTH	SB1	\$290,000	\$133,720	46.11	\$126.09	1,543	Ranch
G -02-02-200-003	2700 AUTEN RD	9/27/2022	401	03-ARM'S LENGTH	SB1	\$310,000	\$156,900	50.61	\$104.75	2,052	TriLevel/Quad
G -02-02-200-029	2930 AUTEN RD	2/12/2024	401	19-MULTI PARCEL ARM'S LENGTH	SB1	\$520,000	\$221,890	42.67	\$170.47	1,863	Colonial/2Sty
G -02-02-300-018	3440 GROVELAND RD	7/19/2022	401	19-MULTI PARCEL ARM'S LENGTH	SB1	\$362,000	\$179,680	49.64	\$121.39	1,768	Ranch
G -02-02-401-003	1143 CROUP RD	2/28/2023	401	03-ARM'S LENGTH	SB1	\$387,000	\$160,450	41.46	\$178.50	1,587	Ranch
G -02-02-476-004	2570 GROVELAND RD	10/28/2022	401	03-ARM'S LENGTH	SB1	\$300,000	\$161,670	53.89	\$111.80	1,935	Colonial/2Sty
G -02-03-100-024	4475 COUNTY LINE RD	2/27/2024	401	03-ARM'S LENGTH	SB1	\$275,000	\$159,250	57.91	\$109.99	1,854	Ranch
G -02-03-100-038	1460 THAYER RD	8/4/2022	401	03-ARM'S LENGTH	SB1	\$288,500	\$162,670	56.38	\$127.67	1,532	Ranch
G -02-03-300-004	1090 THAYER RD	7/7/2023	401	03-ARM'S LENGTH	SB1	\$450,000	\$193,630	43.03	\$187.87	1,605	CapeCod
G -02-03-300-021	1060 GOULD LN	12/12/2023	401	03-ARM'S LENGTH	SB1	\$550,000	\$241,040	43.83	\$153.02	2,857	Ranch

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
G -02-03-426-018	1075 N JOSSMAN RD	10/23/2023	401	03-ARM'S LENGTH	SB1	\$440,000	\$223,980	50.90	\$148.60	2,317	Ranch
G -02-04-200-011	1321 THAYER RD	7/29/2022	401	03-ARM'S LENGTH	SB1	\$275,000	\$142,000	51.64	\$108.60	1,780	CapeCod
G -02-04-300-010	5480 GROVELAND RD	7/25/2022	401	03-ARM'S LENGTH	SB1	\$281,000	\$116,940	41.62	\$179.99	1,190	Ranch
G -02-05-100-009	11180 HORTON RD	9/30/2022	401	03-ARM'S LENGTH	SB1	\$280,000	\$153,760	54.91	\$119.70	1,819	Ranch
G -02-05-100-026	11082 HORTON RD	7/29/2022	401	03-ARM'S LENGTH	SB1	\$349,900	\$156,440	44.71	\$155.51	1,893	Colonial/2Sty
G -02-05-200-011	11151 HORTON RD	7/28/2022	401	03-ARM'S LENGTH	SB1	\$240,000	\$117,130	48.80	\$111.13	1,522	Other
G -02-05-200-012	11165 HORTON RD	11/9/2023	401	03-ARM'S LENGTH	SB1	\$450,000	\$213,730	47.50	\$167.25	2,247	Ranch
G -02-05-200-015	11201 HORTON RD	8/31/2022	401	03-ARM'S LENGTH	SB1	\$315,000	\$172,110	54.64	\$124.52	2,001	BiLevel
G -02-06-376-010	7280 GROVELAND RD	7/28/2023	401	03-ARM'S LENGTH	SB1	\$502,000	\$238,010	47.41	\$187.98	1,918	Ranch
G -02-07-301-002	12416 DIXIE HWY	1/20/2023	401	03-ARM'S LENGTH	SB1	\$212,500	\$133,310	62.73	\$103.58	1,436	Ranch
G -02-08-402-007	300 N VAN RD	4/22/2022	401	03-ARM'S LENGTH	SB1	\$420,000	\$240,710	57.31	\$127.83	2,539	Colonial/2Sty
G -02-09-100-017	4985 GROVELAND RD	3/7/2023	401	03-ARM'S LENGTH	SB1	\$350,000	\$186,540	53.30	\$112.08	2,329	Colonial/2Sty
G -02-09-251-013	415 BARRON RD	3/25/2024	401	03-ARM'S LENGTH	SB1	\$400,000	\$168,710	42.18	\$193.14	1,689	CapeCod
G -02-10-426-013	3800 PERRYVILLE RD	2/16/2023	401	03-ARM'S LENGTH	SB1	\$560,000	\$360,310	64.34	\$132.31	3,602	Ranch
G -02-10-426-018	3696 PERRYVILLE RD	8/5/2022	401	03-ARM'S LENGTH	SB1	\$400,000	\$213,740	53.44	\$146.60	2,191	Colonial/2Sty
G -02-11-100-040	750 N JOSSMAN RD	7/5/2022	401	03-ARM'S LENGTH	SB1	\$377,500	\$185,340	49.10	\$150.48	2,006	Colonial/2Sty
G -02-11-200-048	2674 ECHO LN	6/30/2023	401	03-ARM'S LENGTH	SB1	\$555,000	\$288,650	52.01	\$157.47	2,951	Contemporary
G -02-11-200-049	2667 ECHO LN	8/11/2023	401	03-ARM'S LENGTH	SB1	\$455,000	\$195,570	42.98	\$179.87	2,008	Colonial/2Sty
G -02-11-200-056	2675 GROVELAND RD	5/13/2022	401	03-ARM'S LENGTH	SB1	\$355,000	\$224,120	63.13	\$128.32	2,180	Ranch
G -02-11-351-007	131 S JOSSMAN RD	7/21/2022	401	03-ARM'S LENGTH	SB1	\$392,450	\$163,070	41.55	\$155.43	1,942	Ranch
G -02-13-100-011	550 GRANGE HALL RD	1/29/2024	401	03-ARM'S LENGTH	SB1	\$265,000	\$115,150	43.45	\$144.68	1,404	Ranch
G -02-13-100-016	630 GRANGE HALL RD	5/19/2023	401	03-ARM'S LENGTH	SB1	\$355,000	\$124,250	35.00	\$177.70	1,360	BiLevel
G -02-13-100-037	305 S BRANDT RD	1/13/2023	401	03-ARM'S LENGTH	SB1	\$316,000	\$170,420	53.93	\$108.42	2,025	Colonial/2Sty
G -02-13-100-052	697 S BRANDT RD	8/31/2023	401	03-ARM'S LENGTH	SB1	\$430,000	\$223,120	51.89	\$171.85	2,052	Colonial/2Sty
G -02-13-426-005	330 WOLFE RD	2/16/2023	401	03-ARM'S LENGTH	SB1	\$395,000	\$219,840	55.66	\$129.63	2,397	TriLevel/Quad
G -02-13-451-004	399 WOLFE RD	10/11/2022	401	03-ARM'S LENGTH	SB1	\$430,000	\$199,480	46.39	\$196.36	1,557	Ranch
G -02-14-351-001	3447 JOSSMAN HLS	3/22/2024	401	03-ARM'S LENGTH	SB1	\$850,000	\$538,070	63.30	\$130.87	5,199	Colonial/2Sty
G -02-14-351-005	3380 GRANGE HALL RD	2/23/2024	401	03-ARM'S LENGTH	SB1	\$485,000	\$177,950	36.69	\$189.58	2,008	Ranch
G -02-14-351-019	3340 JOSSMAN HLS	7/31/2023	401	03-ARM'S LENGTH	SB1	\$464,900	\$184,110	39.60	\$145.08	2,693	BiLevel
G -02-14-476-003	2500 GRANGE HALL RD	10/16/2023	401	03-ARM'S LENGTH	SB1	\$430,000	\$225,670	52.48	\$118.36	2,604	Colonial/2Sty
G -02-14-477-005	2455 GRANGE HALL RD	12/21/2023	401	03-ARM'S LENGTH	SB1	\$450,000	\$181,690	40.38	\$153.57	1,633	Ranch
G -02-16-201-010	210 BARRON RD	5/20/2022	401	03-ARM'S LENGTH	SB1	\$370,000	\$178,710	48.30	\$137.15	1,661	Ranch
G -02-16-300-029	615 JUDI ANN LN	3/26/2024	401	03-ARM'S LENGTH	SB1	\$450,000	\$201,650	44.81	\$186.63	1,587	Ranch
G -02-16-451-012	4822 GRANGE HALL RD	7/22/2022	401	03-ARM'S LENGTH	SB1	\$350,000	\$169,840	48.53	\$178.04	1,539	Ranch
G -02-17-400-048	727 S VAN RD	10/18/2023	401	03-ARM'S LENGTH	SB1	\$475,000	\$281,470	59.26	\$168.03	2,360	Ranch
G -02-18-127-004	13027 DIXIE HWY	6/22/2023	401	03-ARM'S LENGTH	SB1	\$140,000	\$97,630	69.74	\$55.52	1,381	Ranch
G -02-18-400-046	13530 CHATEAU COVE DR	8/14/2023	401	03-ARM'S LENGTH	SB1	\$540,000	\$288,670	53.46	\$175.78	2,654	Ranch
G -02-18-400-053	13484 CHATEAU COVE DR	6/21/2022	407	03-ARM'S LENGTH	SB1	\$497,900	\$264,390	53.10	\$220.10	2,030	Ranch
G -02-18-400-056	13448 CHATEAU COVE DR	5/22/2023	407	03-ARM'S LENGTH	SB1	\$520,000	\$331,450	63.74	\$174.10	2,710	Ranch
G -02-18-400-057	13445 CHATEAU COVE DR	10/27/2022	407	03-ARM'S LENGTH	SB1	\$460,000	\$245,750	53.42	\$186.03	2,210	Colonial/2Sty
G -02-18-400-059	13485 CHATEAU COVE DR	3/3/2023	407	03-ARM'S LENGTH	SB1	\$467,000	\$289,080	61.90	\$159.71	2,577	Ranch
G -02-20-176-008	5980 GRANGE HALL RD	6/6/2023	401	03-ARM'S LENGTH	SB1	\$380,000	\$188,410	49.58	\$167.16	1,838	Ranch
G -02-20-176-011	5538 GRANGE HALL RD	4/13/2022	401	03-ARM'S LENGTH	SB1	\$479,000	\$155,160	32.39	\$192.91	1,804	SingleFamily
G -02-20-176-021	6055 TRIPP RD	5/27/2022	401	03-ARM'S LENGTH	SB1	\$489,500	\$292,510	59.76	\$169.54	2,314	Ranch
G -02-20-200-005	5185 GRANGE HALL RD	2/12/2024	401	03-ARM'S LENGTH	SB1	\$180,000	\$127,310	70.73	\$45.40	1,831	Bungalow
G -02-22-400-005	3650 MCGINNIS RD	6/7/2022	401	03-ARM'S LENGTH	SB1	\$465,000	\$204,280	43.93	\$182.60	2,121	Colonial/2Sty

Parcel Number	Street Address	Sale Date	Property Class	Terms of Sale	NBHD	Sale Price	Cur. Asmnt.	Ratio	\$/Sq.Ft.	Floor Area	Building Style
G -02-23-476-005	1950 BIRD RD	10/21/2022	401	03-ARM'S LENGTH	SB1	\$379,000	\$185,260	48.88	\$145.47	1,910	Ranch
G -02-24-126-001	1085 BIRD RD	5/3/2022	401	03-ARM'S LENGTH	SB1	\$399,999	\$157,860	39.47	\$187.22	1,596	Colonial/2Sty
G -02-24-126-006	1191 BIRD RD	4/21/2023	401	03-ARM'S LENGTH	SB1	\$290,000	\$134,170	46.27	\$155.82	1,341	Bungalow
G -02-24-152-002	1701 BIRD RD	5/10/2023	401	03-ARM'S LENGTH	SB1	\$425,000	\$168,750	39.71	\$214.95	1,425	Ranch
G -02-24-201-008	758 W GLASS RD	5/5/2022	401	03-ARM'S LENGTH	SB1	\$260,000	\$128,200	49.31	\$88.93	2,228	Colonial/2Sty
G -02-24-201-020	1220 MERKLE ST	4/17/2023	401	03-ARM'S LENGTH	SB1	\$381,000	\$219,830	57.70	\$81.18	3,662	Colonial/2Sty
G -02-24-202-020	1525 MERKLE ST	11/20/2023	401	03-ARM'S LENGTH	SB1	\$327,000	\$133,200	40.73	\$147.94	1,784	BiLevel
G -02-24-276-007	1666 MADSEN DR	6/6/2022	401	03-ARM'S LENGTH	SB1	\$330,000	\$182,690	55.36	\$122.76	2,064	CapeCod
G -02-24-278-004	1715 MADSEN DR	7/18/2023	401	03-ARM'S LENGTH	SB1	\$420,000	\$174,900	41.64	\$224.05	1,558	Ranch
G -02-24-302-004	1875 BIRD RD	9/2/2022	401	03-ARM'S LENGTH	SB1	\$336,000	\$166,870	49.66	\$145.79	1,759	Colonial/2Sty
G -02-24-351-004	1895 BIRD RD	2/9/2024	401	03-ARM'S LENGTH	SB1	\$479,900	\$198,350	41.33	\$143.23	2,554	Bungalow
G -02-24-376-006	1175 DUCK CREEK LN	9/22/2023	401	03-ARM'S LENGTH	SB1	\$460,000	\$240,310	52.24	\$131.68	2,829	TriLevel/Quad
G -02-24-400-015	1811 OAK TER	12/30/2022	401	03-ARM'S LENGTH	SB1	\$450,000	\$255,720	56.83	\$139.35	2,389	Colonial/2Sty
G -02-24-400-018	2011 OAK TER	4/22/2022	401	03-ARM'S LENGTH	SB1	\$400,000	\$204,520	51.13	\$143.16	2,205	Bungalow
G -02-24-400-021	1930 WOODSMAN DR	6/22/2022	401	03-ARM'S LENGTH	SB1	\$495,000	\$222,990	45.05	\$233.01	1,734	Colonial/2Sty
G -02-24-400-027	1969 WOODSMAN DR	6/15/2023	401	03-ARM'S LENGTH	SB1	\$305,000	\$133,680	43.83	\$156.98	1,529	Ranch
G -02-25-100-008	1650 DUCK CREEK LN	9/28/2023	401	03-ARM'S LENGTH	SB1	\$335,000	\$125,980	37.61	\$150.91	1,706	BiLevel
G -02-25-100-024	1220 HOUGHTON TRL	4/14/2023	401	03-ARM'S LENGTH	SB1	\$502,000	\$251,570	50.11	\$176.59	2,054	Colonial/2Sty
G -02-25-200-015	1220 BALD EAGLE LAKE RD	11/21/2022	401	03-ARM'S LENGTH	SB1	\$267,750	\$173,240	64.70	\$86.40	2,348	Bungalow
G -02-25-300-019	2885 BIRD RD	12/2/2022	401	03-ARM'S LENGTH	SB1	\$250,000	\$138,330	55.33	\$97.63	1,629	Mobile/Modular
G -02-25-426-016	1295 BALD EAGLE LAKE RD	6/29/2023	401	03-ARM'S LENGTH	SB1	\$1,352,000	\$648,880	47.99	\$93.09	12,710	BiLevel
G -02-25-426-027	1015 BALD EAGLE LAKE RD	9/21/2023	401	03-ARM'S LENGTH	SB1	\$755,000	\$360,430	47.74	\$230.36	2,364	Log
G -02-26-400-010	3070 BIRD RD	4/7/2022	401	03-ARM'S LENGTH	SB1	\$340,000	\$141,930	41.74	\$162.08	1,556	Colonial/2Sty
G -02-26-400-012	3180 BIRD RD	6/2/2022	401	03-ARM'S LENGTH	SB1	\$261,000	\$114,710	43.95	\$146.42	1,374	Colonial/2Sty
G -02-27-100-011	2630 SILVER FOX RUN	8/5/2022	401	03-ARM'S LENGTH	SB1	\$582,000	\$247,900	42.59	\$151.79	2,717	Bungalow
G -02-27-200-016	3855 MCGINNIS RD	12/20/2023	401	03-ARM'S LENGTH	SB1	\$395,000	\$186,290	47.16	\$198.98	1,551	CapeCod
G -02-27-400-022	3930 BALD EAGLE LAKE RD	2/26/2024	401	03-ARM'S LENGTH	SB1	\$586,000	\$278,220	47.48	\$201.95	2,594	Colonial/2Sty
G -02-29-451-012	15964 DIXIE HWY	2/28/2023	401	03-ARM'S LENGTH	SB1	\$387,500	\$213,790	55.17	\$166.65	1,891	Colonial/2Sty
G -02-31-100-010	16036 WORDEN RD	6/23/2023	401	03-ARM'S LENGTH	SB1	\$300,000	\$158,430	52.81	\$75.51	2,072	Colonial/2Sty
G -02-31-301-012	7049 E HOLLY RD	12/20/2022	401	03-ARM'S LENGTH	SB1	\$320,000	\$190,220	59.44	\$78.30	2,494	Colonial/2Sty
G -02-31-326-015	16291 WORDEN RD	12/15/2022	401	03-ARM'S LENGTH	SB1	\$550,000	\$377,660	68.67	\$95.79	4,539	Contemporary
G -02-31-400-004	7273 TUCKER RD	12/7/2022	401	03-ARM'S LENGTH	SB1	\$323,000	\$186,950	57.88	\$89.59	2,284	Colonial/2Sty
G -02-32-201-004	8350 BUCKELL LAKE RD	1/17/2024	401	03-ARM'S LENGTH	SB1	\$345,000	\$170,990	49.56	\$147.26	1,664	Ranch
G -02-33-401-003	6641 CLEAR CT	1/12/2024	401	03-ARM'S LENGTH	SB1	\$573,000	\$208,490	36.39	\$143.01	3,371	MultiTenant
G -02-33-427-001	16632 DIXIE HWY	8/15/2023	401	03-ARM'S LENGTH	SB1	\$190,000	\$78,060	41.08	\$166.16	784	Ranch
G -02-34-101-008	3281 WILDWOOD RD	12/8/2023	401	03-ARM'S LENGTH	SB1	\$325,000	\$179,840	55.34	\$125.41	1,995	TriLevel/Quad
G -02-34-101-011	4375 BALD EAGLE LAKE RD	6/30/2022	401	03-ARM'S LENGTH	SB1	\$390,000	\$147,280	37.76	\$222.52	1,295	Ranch
G -02-34-402-008	16462 GLENROCK DR	8/26/2022	401	03-ARM'S LENGTH	SB1	\$379,000	\$152,130	40.14	\$159.12	1,804	TriLevel/Quad
G -02-34-426-011	10413 OAKHILL RD	4/7/2023	401	03-ARM'S LENGTH	SB1	\$330,000	\$174,260	52.81	\$140.57	1,865	Ranch
G -02-36-100-039	3663 BIRD RD	2/28/2024	401	03-ARM'S LENGTH	SB1	\$220,000	\$145,340	66.06	\$86.59	1,520	Bungalow
G -02-36-200-003	8300 OAKHILL RD	12/14/2023	401	03-ARM'S LENGTH	SB1	\$352,500	\$151,690	43.03	\$123.48	1,804	BiLevel
G -02-36-400-048	215 HAWK RIDGE DR	5/15/2023	401	03-ARM'S LENGTH	SB1	\$565,000	\$276,070	48.86	\$172.66	2,843	Colonial/2Sty
G -02-13-376-008	1083 GROVELAND PINES DR	7/19/2023	401	03-ARM'S LENGTH	SWP	\$465,000	\$225,240	48.44	\$146.02	2,701	Colonial/2Sty
G -02-13-377-016	1107 ROLLING PINES DR	4/28/2023	401	03-ARM'S LENGTH	SWP	\$500,000	\$204,690	40.94	\$226.59	1,877	Ranch
G -02-13-452-002	880 MAPLE RD	9/6/2022	401	03-ARM'S LENGTH	SWP	\$492,000	\$239,780	48.74	\$185.50	2,278	Ranch