

Conway
Residential and Agricultural ECF Sales Study for 2025 Assessments
Sales syudy Period: 4/1/2022-03/31/2024

Parcel Number	Sale Date	Sale Price	Terms of Sale	Cur. Asmnt.	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Land Value	Other Parcels in Sale
4701-01-400-006	08/30/2023	\$389,900	03-ARM'S LENGTH	\$211,180	\$422,369	\$280,235	\$281,715	0.995	RANCH	\$79,473	
4701-01-400-040	05/06/2022	\$290,000	03-ARM'S LENGTH	\$131,120	\$262,236	\$260,392	\$209,574	1.242	MODULAR	\$29,608	
4701-02-200-009	06/19/2023	\$260,000	03-ARM'S LENGTH	\$112,410	\$224,826	\$188,136	\$137,803	1.365	RANCH	\$71,600	
4701-02-200-037	04/03/2023	\$332,500	03-ARM'S LENGTH	\$151,620	\$303,236	\$303,345	\$246,919	1.229	RANCH	\$29,155	
4701-03-300-022	11/21/2023	\$289,900	03-ARM'S LENGTH	\$148,600	\$297,202	\$257,447	\$238,512	1.079	RANCH	\$28,504	
4701-03-300-024	06/30/2022	\$298,900	03-ARM'S LENGTH	\$140,610	\$281,224	\$270,840	\$228,075	1.188	RANCH	\$28,060	
4701-04-100-028	06/16/2023	\$340,000	03-ARM'S LENGTH	\$137,020	\$274,036	\$312,116	\$221,758	1.407	2 STORY	\$27,884	
4701-05-100-015	04/19/2023	\$270,000	03-ARM'S LENGTH	\$126,720	\$253,440	\$238,613	\$200,047	1.193	RANCH	\$28,625	
4701-05-100-026	07/25/2022	\$288,000	03-ARM'S LENGTH	\$132,600	\$265,202	\$244,734	\$199,942	1.224	MODULAR	\$27,919	
4701-05-200-017	01/11/2023	\$175,000	03-ARM'S LENGTH	\$75,290	\$150,582	\$152,572	\$115,454	1.321	RANCH	\$21,900	
4701-05-200-036	05/04/2022	\$389,000	03-ARM'S LENGTH	\$153,580	\$307,163	\$353,626	\$244,854	1.444	RANCH	\$27,817	
4701-06-100-004	08/10/2023	\$267,500	03-ARM'S LENGTH	\$101,970	\$203,946	\$245,376	\$163,803	1.498	1- 1/2 STORY	\$21,900	
4701-07-200-008	07/29/2022	\$325,000	03-ARM'S LENGTH	\$128,170	\$303,707	\$292,220	\$244,078	1.197	1- 1/2 STORY	\$28,910	4701-07-200-002
4701-07-400-004	09/29/2022	\$370,000	03-ARM'S LENGTH	\$173,750	\$347,497	\$250,917	\$205,778	1.219	RANCH	\$71,613	
4701-09-100-017	05/31/2022	\$335,000	03-ARM'S LENGTH	\$169,280	\$338,563	\$302,683	\$275,897	1.097	RANCH	\$28,696	
4701-09-300-006	09/28/2023	\$220,000	03-ARM'S LENGTH	\$107,100	\$214,200	\$182,131	\$158,856	1.147	2 STORY	\$32,850	
4701-11-100-005	02/27/2024	\$325,000	03-ARM'S LENGTH	\$167,570	\$335,138	\$286,889	\$248,558	1.154	RANCH	\$29,500	
4701-11-200-004	09/09/2022	\$160,000	03-ARM'S LENGTH	\$69,230	\$138,455	\$120,731	\$89,356	1.351	FARMHOUSE	\$29,190	
4701-13-200-007	10/29/2022	\$420,000	03-ARM'S LENGTH	\$177,390	\$354,774	\$336,743	\$244,609	1.377	1- 1/2 STORY	\$71,613	
4701-14-100-027	06/23/2023	\$340,000	03-ARM'S LENGTH	\$154,700	\$309,404	\$308,175	\$250,071	1.232	2 STORY	\$31,825	
4701-15-400-006	07/14/2022	\$355,000	03-ARM'S LENGTH	\$161,220	\$322,441	\$313,883	\$253,445	1.238	RANCH	\$29,155	
4701-17-400-008	08/23/2022	\$230,000	03-ARM'S LENGTH	\$119,080	\$238,165	\$207,355	\$194,162	1.068	2 STORY	\$22,645	
4701-18-101-006	05/18/2023	\$310,000	03-ARM'S LENGTH	\$133,600	\$267,198	\$271,470	\$206,007	1.318	TRI-LEVEL	\$38,530	
4701-21-400-010	08/25/2022	\$230,900	03-ARM'S LENGTH	\$96,360	\$192,726	\$190,963	\$137,647	1.387	RANCH	\$30,508	
4701-22-100-010	07/14/2023	\$395,000	03-ARM'S LENGTH	\$168,290	\$336,585	\$366,128	\$277,218	1.321	2 STORY	\$28,872	
4701-23-400-004	12/15/2022	\$215,000	03-ARM'S LENGTH	\$87,190	\$174,381	\$193,000	\$137,280	1.406	2 STORY	\$21,900	
4701-25-100-009	07/27/2023	\$330,000	03-ARM'S LENGTH	\$141,210	\$282,420	\$273,537	\$203,564	1.344	RANCH	\$32,850	
4701-25-100-013	03/07/2024	\$247,400	03-ARM'S LENGTH	\$147,740	\$295,474	\$225,500	\$228,932	0.985	2 STORY	\$21,900	
4701-26-300-011	02/10/2023	\$378,900	03-ARM'S LENGTH	\$160,520	\$321,041	\$299,019	\$217,261	1.376	RANCH	\$71,613	4701-26-300-010
4701-28-100-022	06/12/2023	\$370,000	03-ARM'S LENGTH	\$171,640	\$343,279	\$341,657	\$283,726	1.204	RANCH	\$28,343	
4701-28-100-022	04/29/2022	\$375,000	03-ARM'S LENGTH	\$173,550	\$347,102	\$346,657	\$287,170	1.207	RANCH	\$28,343	
4701-28-200-009	11/14/2022	\$287,000	03-ARM'S LENGTH	\$122,560	\$245,111	\$258,130	\$194,811	1.325	MODULAR	\$28,131	
4701-28-400-002	12/29/2022	\$280,000	03-ARM'S LENGTH	\$139,060	\$278,128	\$188,662	\$168,279	1.121	FARMHOUSE	\$90,000	
4701-29-100-004	11/18/2022	\$240,000	03-ARM'S LENGTH	\$96,420	\$192,845	\$204,388	\$141,651	1.443	RANCH	\$32,850	

Conway

Residential and Agricultural ECF Sales Study for 2025 Assessments

Sales Study Period: 1/1/2022-02/21/2024

4701-29-300-018	08/25/2022	\$455,000	03-ARM'S LENGTH	\$200,760	\$401,521	\$383,387	\$297,214	1.290	RANCH	\$71,613
4701-34-300-013	08/19/2022	\$189,900	03-ARM'S LENGTH	\$97,660	\$195,313	\$157,416	\$146,692	1.073	RANCH	\$32,484
4701-34-400-020	05/13/2022	\$389,280	03-ARM'S LENGTH	\$165,210	\$330,427	\$309,603	\$225,900	1.371	RANCH	\$63,280
4701-35-100-019	07/18/2023	\$300,000	03-ARM'S LENGTH	\$130,380	\$260,758	\$277,500	\$214,646	1.293	RANCH	\$22,500
4701-35-200-032	04/08/2022	\$320,000	03-ARM'S LENGTH	\$136,770	\$273,532	\$288,683	\$218,211	1.323	MODULAR	\$31,317
4701-35-200-034	06/01/2022	\$268,000	03-ARM'S LENGTH	\$129,430	\$258,856	\$236,468	\$204,796	1.155	MODULAR	\$31,532
4701-36-400-010	02/09/2024	\$324,000	03-ARM'S LENGTH	\$170,440	\$340,886	\$290,715	\$257,406	1.129	RANCH	\$32,850
Totals:		\$12,576,080		\$5,719,000	\$11,485,389	\$10,812,042	\$8,701,677			
								E.C.F. =>	1.243	

2025 Res & Ag ECF