

2023 ECF ANALYSIS - AGRICULTURAL 5-YEAR STUDY 4/01/2018 - 3/31/2022

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class		
100-006-400-050-02	451 E WHEELER RD	01/10/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$124,100	34.96	\$269,101	\$24,372	\$330,628	\$235,316	1.405	1,963	\$168.43	RM-40	98.8636	FARM HOUSE	\$24,372		WEST-175/M13	101		
100-012-200-010-00	2806 E WHEELER RD	01/19/21	\$135,000	WD	08-ESTATE	\$135,000	\$99,000	73.33	\$227,819	\$159,681	(\$24,681)	\$165,517	(0.149)	1,662	(\$14.85)	RM-40	56.5515	1 & 3/4 STORY	\$145,835		EAST-175/M13	101		
100-017-100-090-01	648 E WILDER RD	11/26/19	\$260,000	WD	09-FAMILY	\$260,000	\$90,200	34.69	\$214,028	\$86,642	\$173,358	\$122,487	1.415	1,564	\$110.84	RM-40	99.8922	FARM HOUSE	\$86,642		WEST-175/M13	101		
100-021-200-060-00	4686 S MACKINAW RD	04/30/18	\$455,650	WD	03-ARM'S LENGTH	\$455,650	\$206,700	45.36	\$456,543	\$318,577	\$137,073	\$182,600	0.751	1,748	\$78.42	RM-40	33.4273	FARM HOUSE	\$303,265	100-021-200-280-00, 100-021-200-260-00	WEST-175/M13	101		
100-021-200-060-00	4686 S MACKINAW RD	10/01/20	\$246,950	MLC	09-FAMILY	\$246,950	\$127,000	51.43	\$301,001	\$163,035	\$83,915	\$142,660	0.588	1,748	\$48.01	RM-40	17.1816	FARM HOUSE	\$147,723		WEST-175/M13	101		
100-014-300-060-06	4411 FOUR MILE RD	01/17/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$29,000	19.33	\$515,629	\$50,252	\$99,748	\$447,478	0.223	2,333	\$42.76	RM-40	19.3489	RANCH	\$50,252		WEST-175/M13	101		
100-021-200-280-00	MIDLAND RD	04/30/18	\$455,650	WD	03-ARM'S LENGTH	\$455,650	\$206,700	45.36	\$456,543	\$318,577	\$137,073	\$142,660	0.961	1,748	\$78.42	RM-40	54.4437		\$303,265	100-021-200-060-00, 100-021-200-260-00	WEST-175/M13	102		
010-003-300-090-00*	1350 W CURTIS RD	06/19/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$145,900	45.59	\$368,419	\$20,500	\$299,500	\$376,129	0.796	3,336	\$89.78	4400	13.7280	1-1/2 ST	\$20,500		4400/N/CENTRAL	401		
100-026-300-010-02	2215 E SALZBURG RD	10/12/18	\$147,300	WD	03-ARM'S LENGTH	\$147,300	\$41,900	28.45	\$149,685	\$67,319	\$79,981	\$99,198	0.806	2,090	\$38.27	RM-40	38.9876	RANCH	\$67,319		WEST-175/M13	101		
100-027-100-060-00	1708 E FISHER RD	12/03/19	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$247,400	41.23	\$298,102	\$229,905	\$270,095	\$195,574	0.900	1,172	\$230.46	RM-40	48.3600	RANCH	\$229,905		WEST-175/M13	101		
100-014-300-060-06	4411 FOUR MILE RD	01/17/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$29,000	19.33	\$515,629	\$448,356	(\$298,356)	\$189,955	(4.612)	2,333	(\$127.89)	RM-40	315.1327	RANCH	\$50,252		WEST-175/M13	04/10/00		
010-034-400-090-00*	4077 N LAKE SANFORD	09/04/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$71,900	55.31	\$149,178	\$32,689	\$97,311	\$125,934	0.773	1,512	\$64.36	4400	16.0836	1-3/4 ST	\$32,000		4400/N/CENTRAL	02/04/01		
050-024-400-210-00*	1773 BAKER RD	07/31/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$132,500	42.74	\$371,425	\$20,500	\$289,500	\$379,378	0.763	1,480	\$195.61	4400	17.0460	1+ ST	\$20,500		4400/N/CENTRAL	02/04/01		
100-035-200-010-00	2282 E SALZBURG RD	03/02/20	\$200,000	MLC	03-ARM'S LENGTH	\$200,000	\$82,600	41.30	\$178,366	\$109,091	\$90,909	\$96,611	0.941	1,330	\$68.35	RM-40	52.4579	RANCH	\$109,091		WEST-175/M13	101		
050-035-400-560-00*	1369 E CASSADAY DR	10/22/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$88,000	51.16	\$231,679	\$36,400	\$135,600	\$240,198	0.685	1,634	\$82.99	4400	24.8810	1 ST	\$36,400	050-035-400-551-00	4400/N/CENTRAL	401		
<b>Totals:</b>			<b>\$4,087,550</b>			<b>\$4,087,550</b>	<b>\$1,721,900</b>		<b>\$4,703,147</b>		<b>\$1,901,654</b>	<b>\$3,141,694</b>			<b>\$76.93</b>		<b>8.3600</b>							
													<b>Sale. Ratio =&gt;</b>	<b>42.13</b>			<b>E.C.F. =&gt;</b>	<b>0.500</b>	<b>Std. Deviator 1.443800316</b>					
													<b>Std. Dev. =&gt;</b>	<b>13.84</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.416</b>	<b>Ave. Variance 60.4257</b>		<b>Coefficient of Var=&gt;</b>		<b>145.1144438</b>	

2023 USED: .500 ECF