

Agricultural EFC Analysis 2022

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-24-200-002	11/09/17	\$175,000	WD	\$175,000	\$80,100	45.77	\$200,260	\$112,742	\$62,258	\$87,518	0.711
13-17-100-012	11/22/17	\$215,000	WD	\$215,000	\$113,600	52.84	\$240,326	\$94,041	\$120,959	\$146,285	0.827
08-30-100-007	02/06/17	\$315,000	WD	\$315,000	\$155,300	49.30	\$344,137	\$148,330	\$166,670	\$195,807	0.851
15-19-300-007	08/04/17	\$503,000	WD	\$503,000	\$217,500	43.24	\$557,314	\$183,560	\$319,440	\$373,754	0.855
17-14-400-004	09/25/17	\$325,000	WD	\$325,000	\$120,900	37.20	\$351,813	\$100,906	\$224,094	\$250,907	0.893
13-06-300-001	05/18/17	\$205,000	WD	\$205,000	\$99,800	48.68	\$215,690	\$63,640	\$141,360	\$152,050	0.930
11-01-200-021	06/17/16	\$119,900	WD	\$119,900	\$66,800	55.71	\$206,080	\$60,699	\$59,201	\$145,381	0.407
17-22-300-008	10/31/16	\$260,000	WD	\$260,000	\$136,300	52.42	\$290,960	\$177,713	\$82,287	\$113,247	0.727
17-14-100-011	07/19/16	\$335,000	WD	\$335,000	\$186,500	55.67	\$367,814	\$130,761	\$204,239	\$237,053	0.862
08-10-400-005	08/25/17	\$346,000	WD	\$346,000	\$140,800	40.69	\$352,663	\$149,973	\$196,027	\$202,690	0.967
Totals:		\$2,798,900		\$2,798,900	\$1,317,600		\$3,127,057		\$1,576,535	\$1,904,692	
						Sale. Ratio =>	47.08			E.C.F. =>	0.828
						Std. Dev. =>	6.33			Ave. E.C.F. =>	0.803

Township had no current sales for Agricultural parcels

									Mean ECF:	0.803	
									Stdev:	0.160	
				Plus 1 SD		0.963			Plus 2 SD	1.123	
				Minus 1 SD		0.643			Minus 2 SD	0.483	
					\$1,576,535	\$1,904,692	0.828		\$1,576,535	\$1,904,692	0.828
						POCT:	0.853		POCT:	0.853	
AGRICULTURAL ECF = R-0.80 A-0.75											

Removed Older Sales & Outliers

17-24-200-001	05/10/17	\$220,000	WD	\$220,000	\$120,600	54.82	\$213,833	\$102,764	\$117,236	\$111,069	1.056
---------------	----------	-----------	----	-----------	-----------	-------	-----------	-----------	-----------	-----------	-------