

Agricultural ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002-014-007-00	2951 SLATTERY RD	07/18/23	\$380,000	WD	03-ARM'S LENG	\$380,000	\$128,500	\$98,888	\$281,112	\$229,075	1.227
002-022-032-50	4662 LUM RD	01/19/24	\$410,000	WD	03-ARM'S LENG	\$410,000	\$303,000	\$132,420	\$277,580	\$330,153	0.841
003-027-040-00	2354 ATWELL RD	07/12/24	\$440,000	WD	03-ARM'S LENG	\$440,000	\$204,000	\$332,350	\$107,650	\$175,245	0.614
004-011-011-02	9724 SHARP	09/13/24	\$285,000	WD	03-ARM'S LENG	\$285,000	\$127,100	\$201,137	\$83,863	\$169,324	0.495
005-012-005-00	8636 BROOKS RD	05/25/23	\$259,900	WD	03-ARM'S LENG	\$259,900	\$77,000	\$28,580	\$231,320	\$202,114	1.145
006-035-011-00	4460 SCHOLTZ	12/04/24	\$490,000	WD	03-ARM'S LENG	\$490,000	\$167,300	\$218,500	\$271,500	\$216,363	1.255
011-014-006-00	160 DORROW	11/17/23	\$530,000	WD	03-ARM'S LENG	\$530,000	\$249,500	\$261,290	\$268,710	\$357,869	0.751
011-015-009-00	91 N DORAN RD	03/25/24	\$375,000	WD	03-ARM'S LENG	\$375,000	\$180,300	\$72,572	\$302,428	\$267,501	1.131
013-029-002-01	5378 WILSON	01/20/25	\$315,000	WD	03-ARM'S LENG	\$315,000	\$132,800	\$231,748	\$83,252	\$78,273	1.064
016-016-012-00	5790 JEFFERSON RD	10/23/24	\$720,000	WD	03-ARM'S LENG	\$720,000	\$298,900	\$184,309	\$535,691	\$374,040	1.432
016-027-012-01	4840 LK PLEASANT RD	02/26/24	\$399,900	WD	03-ARM'S LENG	\$399,900	\$185,000	\$227,492	\$172,408	\$223,108	0.773
016-036-008-00	5589 CLEAR LK RD	10/18/24	\$385,000	WD	03-ARM'S LENG	\$385,000	\$185,400	\$235,070	\$149,930	\$128,337	1.168
017-006-021-00	3589 CATLIN RD	08/25/23	\$415,000	WD	03-ARM'S LENG	\$415,000	\$177,300	\$162,866	\$252,134	\$277,970	0.907
Totals:			\$5,404,800			\$5,404,800	\$2,416,100		\$3,017,578	\$3,029,372	
E.C.F. => 0.996											
Ave. E.C.F. = 0.985											

Agricultural ECF for 2026 is set for 0.996.