

## 1001 Agricultural ECF for 2024

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 (%)	Land Value	Other Parcels in Sale	Land Table	Property Class	
01-0003-0006-05-0	7979 HILL	12/01/22	\$230,000	WD	31-SPLIT IMPROVED	\$230,000	\$120,100	52.22	\$199,895	\$27,940	\$202,029	\$251,029	0.805	1,826	\$110.64	1001	80.4803	\$27,144		101 N AG NORTH	101	
03-0023-0012-01-5	645 S BLUE CREEK RD	03/10/21	\$177,500	MLC	03-ARMS LENGTH	\$177,500	\$98,600	55.55	\$172,975	\$139,176	\$38,324	\$71,622	0.535	1,832	\$20.92	1001	53.5087	\$136,747		1001 AG	101	
03-0023-0015-01-4	3747 E EMPIRE AVE	12/20/21	\$138,000	WD	03-ARMS LENGTH	\$138,000	\$66,700	48.33	\$119,695	\$5,786	\$132,214	\$157,953	0.837	1,188	\$111.29	1001	83.7046	\$5,990		1001 AG	101	
19-0024-0011-02-6	5546 S PIPESTONE RD	01/03/23	\$342,000	WD	03-ARMS LENGTH	\$342,000	\$164,400	48.07	\$305,901	\$195,846	\$146,154	\$160,664	0.910	15,845	\$9.22	AG	90.9687	\$193,450		101 N AG NORTH	101	
						<b>\$887,500</b>	<b>\$449,800</b>		<b>\$798,466</b>		<b>\$518,721</b>	<b>\$641,268</b>					<b>3.7243</b>					
							Sale. Ratio =>	50.68				<b>E.C.F. =&gt;</b>	<b>0.809</b>		Std. Deviation=>	0.1637						
							Std. Dev. =>	3.55				<b>Ave. E.C.F. =&gt;</b>	<b>0.772</b>	Ave. Variance=>	77.1656		Coefficient of Var=>	100				

Used .809 ECF for 1001 Agricultural