2025 AGRICULTURAL ECF ANALYSIS (TIME ADJUSTED)

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
080-030-400-004-01	3337 NIXON RD	09/02/16	0.0015	04/01/23	$147,940	WD	03-ARM'S LENGTH	$165,249	$104,600	63.30	$209,118	$89,114	$76,135	$150,005	0.508	2,376	$32.04	AGRI	1 STY		$83,848		AGRICULTURAL	101	45
080-014-400-051-00	10875 HOLT HWY	04/14/17	0.0015	04/01/23	$300,000	WD	03-ARM'S LENGTH	$331,950	$184,200	55.49	$368,400	$276,123	$55,827	$115,346	0.484	1,586	$35.20	AGRI	2 STY		$271,250	080-013-300-061-00, 080-013-300-082-00	AGRICULTURAL	101	55
080-019-400-010-00	6667 E VERMONTVILLE HWY	06/04/21	0.0015	04/01/23	$350,000	WD	03-ARM'S LENGTH	$361,025	$188,700	52.27	$377,331	$263,779	$97,246	$141,940	0.685	1,620	$60.03	AGRI	1 STY		$246,025		AGRICULTURAL	101	52
080-032-100-050-00	7346 ROSSMAN HWY	07/27/23			$274,900	WD	03-ARM'S LENGTH	$274,900	$148,000	53.84	$295,914	$224,380	$50,520	$89,418	0.565	936	$53.97	AGRI	1 STY		$213,862		AGRICULTURAL	101	60
080-016-300-040-00	8406 WINDSOR	06/17/24			$400,000	WD	03-ARM'S LENGTH	$400,000	$170,300	42.58	$340,563	$259,753	$140,247	$101,013	1.388	1,596	$87.87	AGRI	1 3/4 STY		$244,060		AGRICULTURAL	101	50
		Totals:			**$1,472,840**			**$1,533,124**	**$795,800**		**$1,591,326**		**$419,975**	**$597,721**			**$53.82**								
									Sale. Ratio =>	**51.91**				**E.C.F. =>**	**0.703**		**Std. Deviation=>**	**0.37837562**						
									Std. Dev. =>	**7.43**				**Ave. E.C.F. =>**	**0.726**									
														PRIOR YEAR:	**0.800**									
														USED:	**0.700**									