

Agriculture ECF for Agriculture Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
016-022-400-37	9746 E ELM RD	10/10/23	\$300,000	\$300,000	\$153,400	51.13	\$306,713	\$181,854
016-027-300-18	10732 TOBACCO DR	05/31/23	\$275,000	\$275,000	\$94,500	34.36	\$188,907	\$146,688
016-029-200-10	E COLONVILLE RD	10/03/23	\$766,700	\$766,700	\$442,400	57.70	\$884,724	\$544,920
016-033-100-02	11101 S BRAND AVE	11/01/23	\$160,000	\$160,000	\$58,900	36.81	\$117,800	\$97,641
Totals:		#####	\$1,501,700	\$749,200			\$1,498,144	
						Sale. Ratio =>	49.89	
						Std. Dev. =>	11.24	

Bldg. Residual	Cost Man. \$	E.C.F.	Dev. by Mean (%)	Building Style	Land Table	Property Class	Site Characteristics
\$118,146	\$166,479	0.710	73.9973	1 STY	RESIDENTIAL	401	
\$128,312	\$56,292	2.279	82.9751	MH	RESIDENTIAL	401	
\$221,780	\$453,072	0.490	96.0147	1 STY	RESIDENTIAL	201	
\$62,359	\$26,879	2.320	87.0369	1 STY	RESIDENTIAL	401	
\$530,597	\$702,721		69.4589				
	E.C.F. =>	0.755					
	Ave. E.C.F. =>	1.450	Coefficient of Var=>	58.63899151			

ag. ECF used is 0.755
 not enough agriculture sales in arthur Township to
 calculate an ECF. sales used are from Sheridan Township
 in clare county.