

Agricultural ECF Analysis 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-17-100-003	475 N FLETCHER RD	04/20/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$290,400	73.52
G -07-21-300-006	537 S FLETCHER RD	03/08/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$232,800	42.33
Totals:			\$945,000			\$945,000	\$523,200	
							Sale. Ratio =>	55.37
							Std. Dev. =>	22.06

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$436,991	\$336,248	\$58,752	\$92,680	0.634	2,119	\$27.73	101	32.5999
\$497,099	\$208,023	\$341,977	\$265,939	1.286	2,028	\$168.63	101	32.5999
\$934,090		\$400,729	\$358,619			\$98.18		15.7499
			E.C.F. =>	1.117		Std. Deviation=>	0.46103161	
			Ave. E.C.F. =>	0.960		Ave. Variance=>	32.5999	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2 STORY		\$258,978	No	/ /		AG LAND	101	36
1.5 STORY		\$197,680	No	/ /		AG LAND	101	77

33.96091743
