

Agricultural ECF Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
G -07-14-300-007	10065 EASTON RD	03/07/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$251,500	44.91	
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 -07-32-300-001	13031 SCIO CHURCH RD	02/28/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$331,900	55.78	
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	
G -07-01-300-029	2611 WYLIE RD	06/30/21	\$1,065,000	WD	03-ARM'S LENGTH	\$1,065,000	\$267,300	25.10	
G -07-32-300-001	13031 SCIO CHURCH RD	02/28/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$331,900	55.78	
Totals:			\$3,760,000			\$3,760,000	\$1,705,800		
								Sale. Ratio =>	45.37
								Std. Dev. =>	16.27

After Analysis, Used 1.174 ECF for 2024

Outlyers

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-33-200-015	12260 SCIO CHURCH RD	10/05/21	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$214,500	23.83

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$490,042	\$278,813	\$281,187	\$189,104	1.487	1,454	\$193.39	101	61.0003
\$487,506	\$376,693	\$18,307	\$99,206	0.185	2,119	\$8.64	101	69.2407
\$759,014	\$592,238	\$2,762	\$149,307	0.018	2,310	\$1.20	101	1.8499
\$550,096	\$236,258	\$313,742	\$280,965	1.117	2,028	\$154.71	101	23.9716
\$647,138	\$293,409	\$771,591	\$316,678	2.437	2,934	\$262.98	101	243.6518
\$759,014	\$592,238	\$2,762	\$149,307	0.018	2,310	\$1.20	101	1.8499
\$3,692,810		\$1,390,351	\$1,184,567			\$103.68		29.6779
			E.C.F. =>	1.174		Std. Deviation=>	0.98133802	
			Ave. E.C.F. =>	0.877		Ave. Variance=>	66.9274	Coefficient of Var=>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$504,374	\$270,850	\$629,150	\$209,064	3.009	2,008	\$313.32	101	300.9372

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
RANCH		\$259,667	No	/ /		AG LAND	101	61
2 STORY		\$293,772	No	/ /		AG LAND	101	36
2 STORY		\$540,482	No	/ /		AG LAND	101	45
1.5 STORY		\$225,187	No	/ /		AG LAND	101	76
FARM HOUSE		\$266,544	No	/ /		AG LAND	101	72
2 STORY		\$540,482	No	/ /		AG LAND	101	45

76.31898485

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2 STORY		\$234,400	No	/ /		AG LAND	101	57

Site Characteristics **Access** **Water Supply** **Sewer** **Property Restrictions** **Restriction Notes** **Waterfont View** **Waterfront**

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Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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