

AGRICULTURAL PROPERTY 2025 ECF STUDY

Some properties from out of municipality used

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
01-30-100-007	Argentine Twp	08/26/22	\$300,000	\$300,000	\$127,300	42.43	\$408,257	\$270,739	\$29,261	\$137,518	0.213	
09-24-300-008	Forest Twp	02/14/23	\$300,000	\$300,000	\$148,700	49.57	\$339,441	\$204,436	\$95,564	\$142,509	0.671	
04-17-300-005	Clayton Twp	02/14/23	\$330,000	\$330,000	\$128,600	38.97	\$402,756	\$185,711	\$144,289	\$224,927	0.641	
04-17-300-005	Clayton Twp	08/18/23	\$346,000	\$346,000	\$150,400	43.47	\$402,756	\$185,711	\$160,289	\$224,927	0.713	
14-29-300-011	Mt Morris Twp	02/23/23	\$370,000	\$370,000	\$159,400	43.08	\$411,128	\$193,209	\$176,791	\$218,115	0.811	
08-12-400-012	Flushing Twp	11/04/22	\$423,000	\$423,000	\$126,400	29.88	\$425,369	\$106,723	\$316,277	\$354,051	0.893	
13-24-300-018	Montrose Twp	06/26/23	\$445,000	\$445,000	\$186,100	41.82	\$468,879	\$207,187	\$237,813	\$267,677	0.888	
13-11-300-012	Montrose Twp	11/30/22	\$239,900	\$239,900	\$101,300	42.23	\$248,819	\$146,212	\$93,688	\$103,894	0.902	
15-33-100-008	Mundy Twp	08/11/22	\$600,000	\$600,000	\$232,800	38.80	\$612,178	\$348,407	\$251,593	\$266,441	0.944	
17-13-300-008	Thetford Twp	12/22/23	\$450,000	\$450,000			\$452,344	\$177,764	\$272,236	\$284,747	0.956	
09-17-100-003	Forest Twp	11/16/22	\$400,000	\$400,000	\$155,800	38.95	\$395,644	\$210,601	\$189,399	\$188,906	1.003	
09-14-400-006	Forest Twp	10/11/23	\$350,000	\$350,000	\$146,000	41.71	\$328,840	\$190,513	\$159,487	\$142,664	1.118	
13-30-200-018	Montrose Twp	11/09/23	\$360,000	\$360,000	\$130,300	36.19	\$327,625	\$101,885	\$258,115	\$227,291	1.136	
09-24-200-001	Forest Twp	01/23/23	\$400,000	\$400,000	\$172,800	43.20	\$373,798	\$246,836	\$153,164	\$132,459	1.156	
05-07-200-018	Davison Twp	12/21/2022	\$535,000	\$535,000	\$167,700	31.35	\$446,597	\$262,678	\$272,322	\$199,912	1.362	
17-20-400-017	Thetford Twp	05/12/23	\$340,000	\$340,000	\$144,700	42.56	\$297,376	\$190,213	\$149,787	\$107,272	1.396	
Totals:			\$6,188,900	\$6,188,900	\$2,278,300		\$6,341,807		\$2,960,075	\$3,223,310		
					Sale. Ratio =>	36.81				E.C.F. =>	0.918	
					Std. Dev. =>	4.94				Ave. E.C.F. =>	0.925	

Not Used

08-20-200-001	5491 DILLON RD	03/15/22	\$360,000	\$360,000	\$122,700	34.08	\$282,853	\$147,056	\$212,944	\$149,227	1.427	Sold to Solar Company to be Used in acreage for proposed Project
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.918 ECF Used For 2025 AGRICULTURAL ECF AREA

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-02-300-010	8474 W MT MORF	01/10/23	\$375,000	03-ARM'S LEN	\$375,000	\$146,000	38.93	\$304,382	\$120,476	\$254,524	\$261,602	0.973
08-02-300-021	8464 W MT MORF	02/12/24	\$245,000	19-MULTI PAF	\$245,000	\$139,800	57.06	\$283,605	\$129,919	\$115,081	\$218,615	0.526
08-02-300-033	8034 N MCKINLEY	03/19/24	\$225,000	03-ARM'S LEN	\$225,000	\$62,200	27.64	\$157,968	\$91,625	\$133,375	\$94,371	1.413
08-15-100-054	6484 N SEYMOUR	10/16/23	\$520,000	03-ARM'S LEN	\$520,000	\$254,300	48.90	\$500,910	\$39,060	\$480,940	\$656,970	0.732
08-23-200-015	8163 W COLDWA'	01/09/23	\$600,000	03-ARM'S LEN	\$600,000	\$321,400	53.57	\$585,082	\$77,531	\$522,469	\$721,979	0.724
08-24-200-011	5519 N ELMS RD	01/10/23	\$250,000	03-ARM'S LEN	\$250,000	\$56,900	22.76	\$219,841	\$25,661	\$224,339	\$276,216	0.812
Totals:			\$2,215,000		\$2,215,000	\$980,600		\$2,051,788		\$1,730,728	\$2,229,752	
					Sale. Ratio =>	44.27				E.C.F. =>	0.776	
					Std. Dev. =>	14.09				Ave. E.C.F. =>	0.863	

.776 ECF Used For 2025 COMMERCIAL/INDUSTRIAL ECF AREA

Not Used

08-02-300-009	8490 W MT MORF	09/14/22	\$204,000	03-ARM'S LEN	\$204,000	\$20,800	10.20	\$112,041	\$45,503	\$158,497	\$94,649	1.675 DEMO REQUIRED
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