

Agriculture/Residential E.C.F.
Assessment Roll Sales Study From 4/1/2023-3/31/2025

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	~
001-101-010-00D	10/18/2023	\$ 200,000.00	WD	03-ARM'S LENGTH	\$ 200,000.00	\$ 103,500.00	\$ 204,105.00	\$ 53,743.00	\$ 146,257.00	\$ 220,149.00	0.664	AG/RES STANDARD
006-073-004-00D	10/20/2023	\$ 105,000.00	WD	03-ARM'S LENGTH	\$ 105,000.00	\$ 40,300.00	\$ 96,810.00	\$ 19,165.00	\$ 85,835.00	\$ 109,359.00	0.785	AG/RES STANDARD
007-123-014-00D	10/4/2023	\$ 50,000.00	WD	03-ARM'S LENGTH	\$ 50,000.00	\$ 22,600.00	\$ 55,059.00	\$ 2,242.00	\$ 47,758.00	\$ 77,331.00	0.618	AG/RES STANDARD
~	Totals:	\$355,000	~	~	\$355,000	\$166,400	~	~	\$279,850	\$406,839	~	~
~	~	~	~	~	~	Sale. Ratio => 46.87	~	~	~	E.C.F. => 0.688	~	~
~	~	~	~	~	~	Std. Dev. => 4.49	~	~	~	Ave. E.C.F. => 0.808	~	~