

2023 INDUSTRIAL ECF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Dev. by Mean (%)
041 180 018 00	04/03/20	\$34,000	WD	\$34,000	\$17,900	52.65	\$35,881	\$2,092	\$31,908	\$88,918	0.359	201	22.4536
041 180 058 00	06/30/21	\$172,500	WD	\$172,500	\$41,600	24.12	\$86,100	\$6,160	\$166,340	\$188,094	0.884	201	30.0963
041 180 108 00	07/28/20	\$130,000	WD	\$130,000	\$53,100	40.85	\$102,825	\$2,979	\$127,021	\$262,753	0.483	201	9.9957
041 180 113 01	09/29/21	\$53,000	PTA	\$53,000	\$19,700	37.17	\$40,609	\$11,660	\$41,340	\$68,115	0.607	201	2.3530
Totals:		\$389,500		\$389,500	\$132,300		\$265,415		\$366,609	\$607,880			0.3382
						Sale. Ratio =>	33.97			E.C.F. =>	0.580	0.2247518	
						Std. Dev. =>	11.75			Ave. E.C.F. =>	0.583	16.2247	Coefficient of Var=>

USED .580

2023 LAKES RIVER ECF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002 010 003 10	08/12/21	\$450,000	PTA	\$450,000	\$184,500	41.00	\$381,541	\$88,695	\$361,305	\$316,590	1.141
002 010 003 20	01/05/22	\$715,000	WD	\$715,000	\$262,700	36.74	\$545,064	\$67,000	\$648,000	\$520,893	1.244
002 013 009 00	10/15/21	\$150,000	WD	\$150,000	\$108,600	72.40	\$221,016	\$121,449	\$28,551	\$107,640	0.265
002 013 019 00	10/16/20	\$435,000	WD	\$435,000	\$176,900	40.67	\$415,682	\$214,055	\$220,945	\$220,598	1.002
002 023 004 00	12/22/20	\$110,000	WD	\$110,000	\$57,200	52.00	\$115,246	\$69,234	\$40,766	\$48,638	0.838
002 024 008 03	09/28/20	\$285,000	WD	\$285,000	\$104,000	36.49	\$206,312	\$67,617	\$217,383	\$151,745	1.433
002 040 004 00	10/02/20	\$125,750	WD	\$125,750	\$62,100	49.38	\$123,449	\$81,399	\$44,351	\$46,007	0.964
002 040 005 00	07/30/20	\$233,000	WD	\$233,000	\$117,600	50.47	\$233,313	\$89,195	\$143,805	\$157,678	0.912
002 040 027 00	08/26/20	\$275,000	WD	\$275,000	\$159,200	57.89	\$311,608	\$128,963	\$146,037	\$199,830	0.731
002 040 027 01	05/08/20	\$265,000	WD	\$265,000	\$109,000	41.13	\$216,332	\$97,692	\$167,308	\$129,803	1.289
002 040 033 01	03/17/21	\$180,000	WD	\$180,000	\$83,900	46.61	\$167,648	\$100,010	\$79,990	\$73,122	1.094
002 070 008 00	08/09/21	\$275,000	PTA	\$275,000	\$89,400	32.51	\$184,540	\$41,295	\$233,705	\$154,859	1.509
002 070 027 00	06/12/20	\$230,000	WD	\$230,000	\$146,000	63.48	\$290,311	\$161,703	\$68,297	\$140,709	0.485
002 080 014 01	05/19/20	\$175,000	WD	\$175,000	\$92,200	52.69	\$180,392	\$43,000	\$132,000	\$150,319	0.878
002 080 015 00	02/05/21	\$160,000	WD	\$160,000	\$80,100	50.06	\$160,129	\$21,500	\$138,500	\$149,869	0.924
002 090 024 00	09/23/20	\$245,000	WD	\$245,000	\$98,400	40.16	\$195,496	\$107,457	\$137,543	\$96,323	1.428
002 120 012 01	06/23/20	\$115,000	WD	\$115,000	\$71,300	62.00	\$141,619	\$73,292	\$41,708	\$74,756	0.558
002 130 011 00	11/10/21	\$120,000	WD	\$120,000	\$61,800	51.50	\$125,623	\$75,463	\$44,537	\$54,227	0.821
002 170 024 00	10/02/20	\$10,000	WD	\$10,000	\$3,500	35.00	\$6,988	\$4,838	\$5,162	\$2,352	2.194
002 180 267 00	01/06/22	\$380,000	WD	\$380,000	\$125,900	33.13	\$257,770	\$101,914	\$278,086	\$168,493	1.650
002 210 018 00	08/05/21	\$225,000	PTA	\$225,000	\$120,300	53.47	\$247,556	\$80,226	\$144,774	\$180,897	0.800
002 230 003 00	10/25/21	\$200,000	WD	\$200,000	\$74,900	37.45	\$153,297	\$64,727	\$135,273	\$95,751	1.413
002 230 009 00	04/13/21	\$387,000	WD	\$387,000	\$209,100	54.03	\$418,140	\$67,387	\$319,613	\$379,192	0.843
002 250 001 00	07/31/20	\$165,000	WD	\$165,000	\$92,900	56.30	\$184,517	\$97,087	\$67,913	\$95,656	0.710
041 040 002 00	12/11/20	\$119,900	WD	\$119,900	\$54,200	45.20	\$110,386	\$24,977	\$94,923	\$90,284	1.051
041 090 004 00	09/29/20	\$385,000	WD	\$385,000	\$201,400	52.31	\$406,649	\$200,008	\$184,992	\$218,437	0.847
Totals:		\$6,415,650		\$6,415,650	\$2,947,100		\$6,000,624		\$4,125,467	\$4,024,672	
						Sale. Ratio =>	45.94			E.C.F. =>	1.025
						Std. Dev. =>	10.13			Ave. E.C.F. =>	1.039
USED 1.025											

2023 RURL RESIDENTIAL ECF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002 001 003 50	09/30/21	\$140,000	WD	\$140,000	\$76,700	54.79	\$158,925	\$19,000	\$121,000	\$175,335	0.690
002 009 005 00	11/25/20	\$150,000	WD	\$150,000	\$59,300	39.53	\$117,195	\$19,000	\$131,000	\$119,024	1.101
002 012 005 03	04/28/21	\$31,000	WD	\$31,000	\$11,800	38.06	\$23,560	\$10,000	\$21,000	\$30,133	0.697
002 012 008 21	08/31/20	\$300,000	WD	\$300,000	\$154,600	51.53	\$303,446	\$75,130	\$224,870	\$276,747	0.813
002 012 014 01	09/15/20	\$70,000	WD	\$70,000	\$53,000	75.71	\$104,572	\$7,500	\$62,500	\$117,663	0.531
002 014 029 00	03/31/22	\$100,000	WD	\$100,000	\$42,100	42.10	\$88,679	\$3,600	\$96,400	\$105,036	0.918
002 016 022 00	07/29/20	\$130,000	WD	\$130,000	\$48,800	37.54	\$96,108	\$13,711	\$116,289	\$99,875	1.164
002 024 008 60	05/07/21	\$275,000	WD	\$275,000	\$132,700	48.25	\$262,239	\$24,250	\$250,750	\$298,090	0.841
002 027 002 31	12/31/20	\$315,000	WD	\$315,000	\$125,000	39.68	\$244,317	\$36,638	\$278,362	\$251,732	1.106
002 033 009 00	08/27/20	\$155,000	WD	\$155,000	\$66,000	42.58	\$130,030	\$10,500	\$144,500	\$145,264	0.995
002 205 022 03	11/12/21	\$119,900	WD	\$119,900	\$15,800	13.18	\$32,682	\$3,420	\$116,480	\$36,669	3.177
Totals:		\$1,785,900		\$1,785,900	\$785,800	44.00	\$1,561,753		\$1,563,151	\$1,655,569	0.944
						Std. Dev. =>	15.06			Ave. E.C.F. =>	1.094

USED .944

2023 RESIDENTIAL ECF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002 010 006 00	01/14/21	\$147,000	WD	\$147,000	\$63,700	43.33	\$125,630	\$12,000	\$135,000	\$137,733	0.980
002 010 012 07	11/24/20	\$290,000	WD	\$290,000	\$129,900	44.79	\$252,630	\$32,244	\$257,756	\$267,135	0.965
002 024 005 02	09/18/20	\$128,000	WD	\$128,000	\$59,800	46.72	\$118,555	\$15,464	\$112,536	\$124,959	0.901
002 024 005 10	10/28/20	\$134,000	WD	\$134,000	\$62,300	46.49	\$123,352	\$15,534	\$118,466	\$130,688	0.906
002 024 005 10	09/30/21	\$161,501	PTA	\$161,501	\$63,200	39.13	\$130,906	\$22,192	\$139,309	\$136,233	1.023
002 175 035 00	07/20/21	\$95,500	PTA	\$95,500	\$44,200	46.28	\$91,663	\$9,127	\$86,373	\$103,429	0.835
002 180 038 00	12/15/21	\$87,000	WD	\$87,000	\$38,600	44.37	\$79,765	\$13,416	\$73,584	\$83,144	0.885
002 180 230 00	06/15/20	\$25,000	WD	\$25,000	\$19,200	76.80	\$37,945	\$7,033	\$17,967	\$68,693	0.262
041 060 023 00	09/28/21	\$67,000	LC	\$67,000	\$41,000	61.19	\$84,728	\$11,568	\$55,432	\$115,213	0.481
041 070 003 00	03/31/22	\$42,500	WD	\$42,500	\$25,500	60.00	\$54,273	\$6,547	\$35,953	\$72,532	0.496
041 070 004 00	10/05/21	\$63,500	WD	\$63,500	\$30,600	48.19	\$63,410	\$6,547	\$56,953	\$89,548	0.636
041 070 014 00	06/02/21	\$100,500	WD	\$100,500	\$44,200	43.98	\$87,403	\$6,547	\$93,953	\$127,332	0.738
041 075 023 00	06/11/20	\$57,000	WD	\$57,000	\$28,900	50.70	\$57,084	\$7,645	\$49,355	\$73,243	0.674
041 100 032 00	08/28/20	\$122,000	WD	\$122,000	\$56,900	46.64	\$110,748	\$18,121	\$103,879	\$137,225	0.757
041 120 016 00	04/14/20	\$56,500	WD	\$56,500	\$29,300	51.86	\$58,613	\$3,730	\$52,770	\$81,308	0.649
041 130 008 00	06/12/20	\$153,900	WD	\$153,900	\$63,200	41.07	\$121,921	\$9,674	\$144,226	\$166,292	0.867
041 130 018 00	06/22/20	\$99,000	WD	\$99,000	\$43,400	43.84	\$85,741	\$9,989	\$89,011	\$112,225	0.793
041 130 024 00	10/30/20	\$100,000	WD	\$100,000	\$42,000	42.00	\$82,971	\$6,842	\$93,158	\$112,784	0.826
041 150 039 00	04/20/21	\$85,000	WD	\$85,000	\$41,800	49.18	\$82,619	\$10,922	\$74,078	\$112,909	0.656
041 170 002 00	06/09/20	\$112,500	WD	\$112,500	\$50,600	44.98	\$100,093	\$19,571	\$92,929	\$119,292	0.779
041 170 007 00	08/28/20	\$125,500	WD	\$125,500	\$50,400	40.16	\$99,770	\$18,848	\$106,652	\$119,884	0.890
041 180 080 00	10/30/20	\$84,500	WD	\$84,500	\$43,700	51.72	\$84,195	\$3,402	\$81,098	\$119,693	0.678
041 220 023 00	11/19/20	\$70,897	WD	\$70,897	\$34,700	48.94	\$68,385	\$8,756	\$62,141	\$88,339	0.703
041 777 070 00	04/28/21	\$63,700	WD	\$63,700	\$27,600	43.33	\$55,114	\$16,806	\$46,894	\$88,064	0.532
041 777 082 00	05/07/21	\$79,100	WD	\$79,100	\$36,900	46.65	\$72,701	\$10,173	\$68,927	\$98,469	0.700
041 777 120 00	08/19/20	\$105,000	WD	\$105,000	\$50,200	47.81	\$97,393	\$6,614	\$98,386	\$134,487	0.732
041 777 126 03	09/18/20	\$73,400	WD	\$73,400	\$31,100	42.37	\$60,394	\$8,433	\$64,967	\$76,979	0.844
041 777 164 00	06/22/21	\$78,000	PTA	\$78,000	\$37,800	48.46	\$77,983	\$14,001	\$63,999	\$100,759	0.635
Totals:		\$2,807,498		\$2,807,498	\$1,290,700		\$2,565,985		\$2,475,752	\$3,198,593	
					Sale. Ratio =>	45.97				E.C.F. =>	0.774
					Std. Dev. =>	7.61				Ave. E.C.F. =>	0.744

2023 AGRICULTURAL ECF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002 001 003 40	11/30/21	\$38,500	WD	\$38,500	\$13,400	34.81	\$27,425	\$13,000	\$25,500	\$32,056	0.795
002 001 003 50	09/30/21	\$140,000	WD	\$140,000	\$76,700	54.79	\$158,925	\$19,000	\$121,000	\$175,335	0.690
002 007 005 20	04/20/21	\$309,500	WD	\$309,500	\$106,800	34.51	\$213,627	\$40,000	\$269,500	\$217,424	1.240
002 009 005 00	11/25/20	\$150,000	WD	\$150,000	\$59,300	39.53	\$117,195	\$19,000	\$131,000	\$119,024	1.101
002 010 002 05	08/06/21	\$360,000	PTA	\$360,000	\$89,900	24.97	\$187,008	\$12,592	\$347,408	\$218,551	1.590
002 010 010 03	12/29/20	\$320,000	WD	\$320,000	\$194,400	60.75	\$380,794	\$114,904	\$205,096	\$302,704	0.678
002 012 005 03	04/28/21	\$31,000	WD	\$31,000	\$11,800	38.06	\$23,560	\$10,000	\$21,000	\$30,133	0.697
002 012 008 21	08/31/20	\$300,000	WD	\$300,000	\$154,600	51.53	\$303,446	\$75,130	\$224,870	\$276,747	0.813
002 012 014 01	09/15/20	\$70,000	WD	\$70,000	\$53,000	75.71	\$104,572	\$7,500	\$62,500	\$117,663	0.531
002 014 029 00	03/31/22	\$100,000	WD	\$100,000	\$42,100	42.10	\$88,679	\$3,600	\$96,400	\$105,036	0.918
002 016 014 01	07/28/20	\$375,000	WD	\$375,000	\$117,900	31.44	\$233,372	\$85,650	\$289,350	\$179,455	1.612
002 016 022 00	07/29/20	\$130,000	WD	\$130,000	\$48,800	37.54	\$96,108	\$13,711	\$116,289	\$99,875	1.164
002 018 001 01	09/10/20	\$427,500	WD	\$427,500	\$225,200	52.68	\$446,805	\$261,972	\$165,528	\$220,478	0.751
002 024 008 60	05/07/21	\$275,000	WD	\$275,000	\$132,700	48.25	\$262,239	\$24,250	\$250,750	\$298,090	0.841
002 024 015 06	05/21/21	\$20,000	QC	\$20,000	\$13,900	69.50	\$28,791	\$10,881	\$9,119	\$32,564	0.280
002 024 015 06	08/02/21	\$32,000	WD	\$32,000	\$13,900	43.44	\$28,791	\$10,881	\$21,119	\$32,564	0.649
002 027 002 31	12/31/20	\$315,000	WD	\$315,000	\$125,000	39.68	\$244,317	\$36,638	\$278,362	\$251,732	1.106
002 027 009 02	11/19/21	\$70,000	WD	\$70,000	\$24,300	34.71	\$49,296	\$20,000	\$50,000	\$65,102	0.768
002 031 006 02	09/07/21	\$135,000	WD	\$135,000	\$77,700	57.56	\$160,325	\$15,000	\$120,000	\$182,020	0.659
002 032 002 01	10/21/21	\$350,000	WD	\$350,000	\$128,900	36.83	\$273,468	\$30,872	\$319,128	\$314,876	1.014
002 033 009 00	08/27/20	\$155,000	WD	\$155,000	\$66,000	42.58	\$130,030	\$10,500	\$144,500	\$145,264	0.995
002 035 009 10	07/08/20	\$119,000	WD	\$119,000	\$83,600	70.25	\$172,803	\$13,085	\$105,915	\$194,608	0.544
002 205 016 00	09/28/21	\$97,500	PTA	\$97,500	\$34,100	34.97	\$70,400	\$10,000	\$87,500	\$75,689	1.156
Totals:		\$4,320,000		\$4,320,000	\$1,894,000		\$3,801,976		\$3,461,834	\$3,686,989	
					Sale. Ratio =>	43.84				E.C.F. =>	0.939
					Std. Dev. =>	13.53				Ave. E.C.F. =>	0.895
										USED .939	

2023 COMMERCIAL ECF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisa	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
041 180 108 00	07/28/20	\$130,000	WD	\$130,000	\$53,100	40.85	\$102,825	\$2,979	\$127,021	\$262,753	0.483	3,648
041 180 113 01	09/29/21	\$53,000	PTA	\$53,000	\$19,700	37.17	\$40,609	\$11,660	\$41,340	\$68,115	0.607	1,152
Totals:		\$183,000		\$183,000	\$72,800		\$143,434		\$168,361	\$330,868		
						Sale. Ratio =>	39.78			E.C.F. =>	0.490	
						Std. Dev. =>	2.60			Ave. E.C.F. =>	0.545	

USED .490