

2025 ECF Analysis
Agricultural Neighborhood ECF Table
04-01-22 to 03-31-24

Parcel Number	Street Address	Sale Date	Adj. Sale Price	Asd. At Sale	Asd/SP Ratio	Land + Yard	Building Residual	Cost Manual	E.C.F.	Floor Area	Price per sq	ECF Area	Dev. by Mean (%)	Bldg Style	Notes
Sales used:															
4703-20-400-008	8195 N LATSO	06/03/22	280,000	82,600	29.50	132,100	147,900	189,785	0.779	1,082	\$ 137 0000		30.40	RANCH	
4703-27-301-012	7057 GRANGE	03/28/24	415,000	245,200	59.08	58,665	356,335	450,933	0.790	2,940	\$ 121 0000		29.31	CAP COD	
4703-27-301-007	7200 GRANGE	07/12/22	595,000	247,700	41.63	228,750	366,250	452,566	0.809	2,273	\$ 161 0000		27.41	COLONIAL	
4703-21-400-021	8020 NORTHV	08/10/22	510,000	203,200	39.84	93,636	416,364	509,399	0.817	1,956	\$ 213 0000		26.60	RANCH	
4703-27-400-019	7053 ARGENT	12/21/22	235,000	119,600	50.89	34,860	200,140	219,009	0.914	1,152	\$ 174 0000		16.95	RANCH	
4703-33-200-004	4374 FAUSSET	04/08/22	160,000	66,100	41.31	42,000	118,000	128,396	0.919	1,025	\$ 115 0000		16.43	RANCH	
4703-11-200-021	6373 GREEN F	11/16/22	290,000	128,900	44.45	78,112	211,888	228,994	0.925	1,782	\$ 119 0000		15.80	1.75 STORY	
4703-32-400-016	6161 LATSON	09/01/22	599,000	191,400	31.95	147,261	451,739	484,700	0.932	2,863	\$ 158 0000		15.13	CAP COD	
4703-16-400-021	9240 WHITE R	09/18/23	435,000	229,000	54.94	84,950	350,050	372,362	0.940	2,428	\$ 144 0000		14.32	COLONIAL	
4703-18-400-006	9233 WIGGIN	01/20/23	355,000	137,800	38.82	133,636	221,364	234,019	0.946	2,120	\$ 104 0000		13.74	TRI-LEVEL	
4703-33-300-025	6200 N LATSO	06/12/23	475,000	246,100	51.81	170,000	305,000	321,341	0.949	1,920	\$ 159 0000		13.42	COLONIAL	
4703-30-100-024	7596 FISHER F	08/31/23	505,000	255,200	50.53	132,100	372,900	381,768	0.977	2,348	\$ 159 0000		10.66	CAP COD	
4703-33-200-030	6575 HEAVEN	08/23/22	452,500	178,400	39.43	67,875	384,625	392,960	0.979	1,734	\$ 222 0000		10.45	RANCH	
4703-18-400-008	9105 WIGGIN	08/31/22	410,000	152,600	37.22	130,777	279,223	284,155	0.983	1,912	\$ 146 0000		10.07	RANCH	
4703-32-400-019	6065 MARVU	09/14/22	394,800	170,300	43.14	99,012	295,788	292,905	1.010	1,688	\$ 175 0000		7.35	RANCH	
4703-04-100-020	10555 LOVEJC	02/17/23	459,000	203,200	44.27	90,963	368,037	362,955	1.014	2,033	\$ 181 0000		6.93	RANCH	
4703-19-400-024	8327 WIGGIN	01/05/23	287,125	121,800	42.42	85,000	202,125	199,186	1.015	1,721	\$ 117 0000		6.86	TWO-STORY	
4703-17-300-010	3148 INDIAN	07/22/22	400,000	160,800	36.55	141,200	258,800	290,854	1.027	2,189	\$ 137 0000		5.60	RANCH	
4703-25-301-024	7048 AUGUST	02/16/24	445,000	220,400	54.42	49,613	355,387	339,033	1.048	2,422	\$ 147 0000		3.51	TWO-STORY	
4703-24-300-021	8264 GREEN F	08/25/23	379,000	156,600	41.32	108,630	270,370	256,653	1.053	1,344	\$ 201 0000		2.99	RANCH	
4703-25-300-013	7225 FAUSSET	04/19/22	305,000	135,100	44.30	60,975	244,025	231,612	1.054	1,344	\$ 182 0000		2.97	RANCH	
4703-02-400-031	6323 COHOCT	08/31/23	393,000	197,800	50.33	76,350	316,650	300,416	1.054	1,669	\$ 190 0000		2.93	RANCH	
4703-09-400-016	10104 WHITE	05/26/23	363,500	186,400	51.28	90,522	272,978	254,879	1.071	1,504	\$ 182 0000		1.23	RANCH	
4703-16-400-020	9070 WHITE R	09/23/22	505,100	170,100	33.68	110,248	394,852	368,407	1.072	2,597	\$ 152 0000		1.15	CAP COD	
4703-30-200-018	7645 LANNEN	09/08/22	395,000	143,400	36.30	81,300	313,700	292,452	1.073	1,648	\$ 190 0000		1.07	RANCH	
4703-22-100-004	5020 CENTER	09/02/22	220,000	77,900	35.41	31,500	188,500	175,675	1.073	1,243	\$ 152 0000		1.03	1.25 STORY	
4703-33-200-015	6345 MACK RI	08/15/23	695,000	272,200	39.17	115,150	579,850	532,230	1.089	3,572	\$ 162 0000		0.61	COLONIAL	
4703-25-400-018	7463 FAUSSET	03/29/23	531,000	250,400	47.16	85,675	445,325	403,554	1.104	2,436	\$ 183 0000		2.02	RANCH	
4703-01-200-005	7384 BENNET	04/26/22	297,000	94,600	31.85	64,238	232,762	209,140	1.113	1,820	\$ 128 0000		2.96	COLONIAL	
4703-25-301-023	7060 AUGUST	06/14/22	451,000	173,000	38.36	67,473	383,527	337,874	1.135	1,941	\$ 198 0000		5.18	COLONIAL	
4703-03-400-006	11015 ARGEN	09/01/23	700,000	202,300	28.90	180,179	519,821	454,873	1.143	2,639	\$ 197 0000		5.95	COLONIAL	
4703-17-100-003	9880 WIGGIN	04/11/23	285,000	152,100	53.37	226,632	58,368	50,892	1.147	768	\$ 76 0000		6.36	RANCH	
4703-22-100-003	5038 CENTER	06/24/22	130,000	39,400	30.31	10,080	119,920	104,072	1.152	768	\$ 156 0000		6.89	RANCH	
4703-29-100-002	3334 DEAN RI	09/23/22	200,000	82,000	41.00	59,102	140,898	121,893	1.156	1,364	\$ 103 0000		7.26	1.25 STORY	
4703-21-200-027	4288 CENTER	11/03/23	560,000	245,500	43.84	130,000	430,000	366,897	1.172	3,238	\$ 133 0000		8.87	TWO-STORY	
4703-34-400-012	5809 E ALLEN	08/04/23	650,000	315,900	48.60	287,801	362,199	307,236	1.179	2,194	\$ 165 0000		9.56	CAP COD	
4703-02-200-009	6595 BENNET	12/19/22	282,500	81,900	28.99	54,277	228,223	193,119	1.182	1,448	\$ 158 0000		9.84	TWO-STORY	
4703-35-300-022	6185 E ALLEN	12/05/22	210,000	87,400	41.62	45,300	164,700	139,261	1.183	1,196	\$ 138 0000		9.93	RANCH	
4703-36-200-022	6305 MCGUIR	04/14/23	519,000	220,400	42.47	129,985	389,015	325,169	1.196	1,864	\$ 209 0000		11.30	RANCH	
4703-34-300-025	5107 E ALLEN	12/04/23	370,000	151,200	40.86	63,450	306,550	255,993	1.197	1,508	\$ 203 0000		11.42	RANCH	
4703-36-100-020	6475 HERITAG	06/27/23	270,000	129,300	47.89	46,929	223,071	186,260	1.198	1,404	\$ 159 0000		11.43	RANCH	
4703-23-100-002	6178 CENTER	03/08/23	275,000	110,400	40.15	54,705	220,295	182,132	1.210	1,728	\$ 127 0000		12.62	TWO-STORY	

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Agricultural Neighborhood ECF Table
04-01-22 to 03-31-24

Parcel Number	Street Address	Sale Date	Adj. Sale Price	Asd. At Sale	Asd/Sp Ratio	Land + Yard	Building Residual	Cost Manual	E.C.F.	Floor Area	Price per sq'	ECF Area	Dev. by Mean (%)	Bldg Style	Notes
4703-19-300-008	2300 E JONES	12/29/22	252,350	93,900	37.21	47,940	204,410	166,858	1.225	960	\$ 213	0000	14.17	RANCH	
4703-16-200-009	9412 WHITE R	03/14/23	420,000	131,300	31.26	130,463	289,537	233,187	1.242	2,016	\$ 144	0000	15.83	TWO-STORY	
4703-22-100-004	5020 CENTER	11/27/23	249,900	114,200	45.70	31,500	218,400	175,675	1.243	1,243	\$ 176	0000	15.99	1.25 STORY	
4703-16-400-010	4367 CENTER	09/30/22	425,000	103,600	24.38	104,806	320,194	246,743	1.298	1,968	\$ 163	0000	21.44	TRI-LEVEL	
4703-29-100-015	7640 ZANDER	06/30/23	484,000	195,800	40.45	113,097	370,903	281,774	1.316	2,212	\$ 168	0000	23.30	RANCH	
4703-20-300-008	8130 WIGGIN'	08/04/22	540,000	164,700	30.50	130,070	409,930	309,273	1.325	1,408	\$ 291	0000	24.21	RANCH	
4703-36-200-005	7286 FAUSSET	06/23/22	259,000	71,100	27.45	42,000	217,000	160,551	1.352	912	\$ 238	0000	26.83	RANCH	
4703-35-200-007	6511 GREEN F	12/15/23	217,500	97,200	44.69	59,539	157,961	113,895	1.387	1,627	\$ 97	0000	30.36	COLONIAL	
Totals:			19,536,275	8,017,400			14,695,849	13,873,967			\$ 162		2.41		

Sale. Ratio => 41.04
Std. Dev. => 7.99
E.C.F. => 1.059
Ave. E.C.F. => 1.083
Std. Dev.: 0.14615
Ave. Variat 11.77 COV=> 10.87

1.090 ECF Value Conclusion
Agricultural ECF set at: 1.090

ECF Range .779 to 1.387
Ave ECF 1.083
Agg ECF 1.059
Median 1.073
Mode 1.073
2024 ed 1.125

Agricultural ECF has limited sales, homes are throughout the township & most similar to the Default, therefore the Default ECF is used.

Outliers Removed:

4703-15-300-003	5035 CENTER	09/13/23	126,339	169,700	134.32	85000	41339	371204.4375	0.111	1,868	\$	22	0000	124.023	RANCH vac sev years
4703-28-100-011	7642 N LATSO	03/14/23	250,000	143,100	57.24	214,920	35,080	86,412	0.406	1,124	\$	31	0000	60.8793	COLON home unliveable
4703-30-400-023	7185 WIGGIN'	09/23/22	195,000	102,300	52.46	130,700	64,300	130,768	0.492	1,234	\$	52	0000	45.7436	BI-LEVEL home vacant 2 years
4703-27-100-012	5054 POMALI	07/14/22	285,000	225,800	79.23	85,000	200,000	404,406	0.495	3,168	\$	63	0000	57.6457	CAP CC home vacant 3 yrs
4703-30-300-008	2260 LANNEN	01/06/23	250,000	131,400	52.56	130,000	120,000	208,468	0.576	1,305	\$	92	0000	40.1145	RANCH
4703-16-300-007	4075 CENTER	07/26/22	100,000	54,700	34.70	66,103	33,897	54,056	0.627	1,216	\$	28	0000	69.8392	RANCH trailer, in poor shape
4703-15-400-006	9255 ARGENT	06/20/23	363,000	121,400	33.44	110,215	252,785	213,840	1.182	-	#DIV/0!	0000	118.212	Pole Barn only	
4703-35-300-003	6175 ARGENT	08/11/23	160,000	55,400	34.63	122,377	37,623	20,887	1.801	-	#DIV/0!	0000	130.954	Pole Barn only	
4703-29-100-007	7990 WIGGIN'	06/12/23	255,000	86,300	33.84	60,315	194,685	103,026	1.890	1,056	\$	184	0000	188.967	RANCH unsure-sales terms
4703-16-300-007	4075 CENTER	08/17/23	185,000	59,200	32.00	66,103	118,897	54,056	2.200	1,216	\$	98	0000	219.952	RANCH trailer, in poor shape