

ECF Branch Township Agricultural ECF .868

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blg. Residual	Cost Man. \$	E. C. F.	Land Table				
005-031-010-00	7200 N US 31	10/04/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$63,300	28.81	\$206,707	\$22,449	\$162,551	\$189,177	0.859	AG LAND				
012-032-015-00	2489 N BENSON RD	07/05/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$56,900	56.90	\$111,332	\$11,797	\$88,203	\$102,192	0.863	AG LAND				
003-030-016-56	598 E WILSON RD	07/05/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$103,100	57.28	\$197,479	\$43,378	\$136,622	\$158,215	0.864	AG LAND				
013-021-001-00	2389 E MILLERTON RD	12/14/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$40,700	31.31	\$141,653	\$6,960	\$123,040	\$138,289	0.890	AG LAND				
Totals:												\$595,000	\$254,000	\$657,171	\$510,416	\$587,872	0.868	
												Sale. Ratio =>	42.69	E. C. F. =>	0.868			
												Std. Dev. =>	15.64	Ave. E. C. F. =>	0.869			