

2026 AG ECF'S

1 STY	0.830	FARMHSE	0.997	
1.25 STY	0.830	BI		TOWNSHIP WIDE
1.5 STY	0.968	TRI/QUAD		TOWNSHIP WIDE
1.75 STY	0.968	LOG		TOWNSHIP WIDE
2 STY	0.907	MODULAR		TOWNSHIP WIDE

1 & 1.25 STORY											
PARCEL	DATE	SALE \$	LAND	IMP	RESIDUAL	COST	ECF	STYLE	% GOOD		
10-04-100-062	24-Jan	\$ 675,000	\$ 88,028	\$ 46,460	\$ 540,512	\$ 664,136	0.814	1 STY	79%		
10-07-100-044	22-Oct	\$ 484,000	\$ 134,845	\$ -	\$ 349,155	\$ 442,652	0.789	1 STY	79%		
10-07-300-005	23-Jun	\$ 837,500	\$ 320,590	\$ 183,050	\$ 333,860	\$ 346,772	0.963	1 STY	85%	AG SALE	
10-09-300-035	22-Sep	\$ 258,000	\$ 71,400	\$ 20,356	\$ 166,244	\$ 267,074	0.622	1 STY	61%		
10-10-100-054	23-Feb	\$ 565,000	\$ 117,618	\$ -	\$ 447,382	\$ 591,777	0.756	1 STY	96%		
10-10-300-009	23-Jul	\$ 450,000	\$ 79,500	\$ -	\$ 370,500	\$ 423,297	0.875	1 STY	63%		
10-28-200-020	23-Mar	\$ 420,000	\$ 67,836	\$ -	\$ 352,164	\$ 427,811	0.823	1 STY	94%		
10-30-100-033	23-Aug	\$ 434,900	\$ 53,319	\$ -	\$ 381,581	\$ 422,267	0.904	1 STY	95%		
10-30-300-021	24-Mar	\$ 168,500	\$ 75,380	\$ -	\$ 93,120	\$ 150,035	0.621	1 STY	65%		
10-30-400-001	23-Apr	\$ 467,500	\$ 115,918	\$ -	\$ 351,582	\$ 379,760	0.926	1 STY	84%		
10-35-200-007	22-Apr	\$ 382,000	\$ 52,000	\$ -	\$ 330,000	\$ 360,781	0.915	1 STY	91%		
					\$ 3,716,100.0	\$ 4,476,362.0	0.830				

1.5 & 1.75 STORY											
PARCEL	DATE	SALE \$	LAND	IMP	RESIDUAL	COST	ECF	STYLE	% GOOD		
10-15-200-022	24-Jun	\$ 442,000	\$ 58,016	\$ -	\$ 383,984	\$ 364,576	1.053	1.5 STY	81%		
10-18-100-037	23-Sep	\$ 659,000	\$ 123,053	\$ -	\$ 535,947	\$ 585,742	0.915	1.5 STY	83%		
					\$ 919,931.0	\$ 950,318.0	0.968				

OUTLIER										
PARCEL	DATE	SALE \$	LAND	IMP	RESIDUAL	COST	ECF	STYLE	% GOOD	
10-03-200-023	24-Jun	\$ 425,000	\$ 79,520	\$ -	\$ 345,480	\$ 243,038	1.422	1.5 STY	64%	

2 STORY											
PARCEL	DATE	SALE \$	LAND	IMP	RESIDUAL	COST	ECF	STYLE	% GOOD		
10-13-100-001	22-Oct	\$ 239,900	\$ 54,551	\$ -	\$ 185,349	\$ 231,199	0.802	2 STY	56%		
10-26-400-030	22-Sep	\$ 300,000	\$ 51,652	\$ -	\$ 248,348	\$ 299,440	0.829	2 STY	89%		
10-10-100-057	22-Jul	\$ 538,450	\$ 58,671	\$ -	\$ 479,779	\$ 573,503	0.837	2 STY	97%		
10-26-100-010	24-Mar	\$ 378,000	\$ 61,920	\$ -	\$ 316,080	\$ 360,698	0.876	2 STY	80%		
10-31-300-022	24-May	\$ 875,000	\$ 163,100	\$ 148,697	\$ 563,203	\$ 598,550	0.941	2 STY	79%		
10-03-100-002	22-Jul	\$ 440,000	\$ 84,738	\$ -	\$ 355,262	\$ 373,749	0.951	2 STY	88%		
10-03-300-036	23-Mar	\$ 426,000	\$ 61,379	\$ 5,936	\$ 358,685	\$ 373,595	0.960	2 STY	94%		
10-15-200-006	22-Sep	\$ 395,000	\$ 96,046	\$ 1,702	\$ 297,252	\$ 309,172	0.961	2 STY	69%		
10-04-400-003	23-Dec	\$ 450,000	\$ 87,012	\$ -	\$ 362,988	\$ 372,442	0.975	2 STY	79%		
					\$ 3,166,946.0	\$ 3,492,348.0	0.907				

FARMHOUSE											
PARCEL	DATE	SALE \$	LAND	IMP	RESIDUAL	COST	ECF	STYLE	% GOOD		
10-19-100-005	23-Sep	\$ 105,000	\$ 45,000	\$ 5,528	\$ 54,472	\$ 85,852	0.634	FRMHSE	48%		
10-28-400-025	23-Sep	\$ 105,000	\$ 45,000	\$ 5,528	\$ 54,472	\$ 85,852	0.634	FRMHSE	48%		
10-09-300-038	24-Apr	\$ 282,000	\$ 81,035	\$ 27,542	\$ 173,423	\$ 271,153	0.640	FRMHSE	53%		
10-13-300-031	23-Mar	\$ 265,000	\$ 59,328	\$ 19,426	\$ 186,246	\$ 231,885	0.803	FRMHSE	53%		
10-17-400-012	22-Nov	\$ 410,000	\$ 81,075	\$ 64,723	\$ 264,202	\$ 277,168	0.953	FRMHSE	78%		
10-30-200-048	23-Apr	\$ 378,000	\$ 80,640	\$ 61,766	\$ 235,594	\$ 236,187	0.997	FRMHSE	57%		
10-35-400-053	23-May	\$ 420,000	\$ 126,297	\$ 70,061	\$ 223,642	\$ 214,546	1.042	FRMHSE	57%		
10-35-200-027	23-Sep	\$ 250,000	\$ 70,700	\$ 20,457	\$ 158,843	\$ 139,361	1.140	FRMHSE	48%		
10-20-200-023	22-May	\$ 340,000	\$ 68,180	\$ 16,504	\$ 255,316	\$ 206,463	1.237	FRMHSE	55%		
10-32-400-017	14-Jun	\$ 340,000	\$ 66,720	\$ -	\$ 273,280	\$ 218,852	1.249	FRMHSE	65%		
10-24-101-014	30-Aug	\$ 404,900	\$ 54,567	\$ -	\$ 350,333	\$ 269,668	1.299	FRMHSE	58%		
					\$ 2,229,823.0	\$ 2,236,987.0	0.997				