

2024 Albee Township Agricultural ECF Analysis for 2025

2025 Ag ECF = 0.423																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value	Other Parcels in Sale	Property Class				
07-09-2-06-4003-000	14784 FOWLER	11/30/22	\$273,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$273,000	\$169,200	61.98	\$351,072	\$259,132	\$13,868	\$112,122	0.124	1,532	\$9.05	2.0 STORY	\$258,758	07-09-2-05-3001-000	101				
09-11-5-21-2003-000	5360 FORT	11/14/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$156,600	78.30	\$306,661	\$150,369	\$49,631	\$219,203	0.226	3,334	\$14.89	0	\$149,838		101				
14-11-6-25-4002-000	E CURTIS	12/19/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$125,100	44.68	\$312,054	\$266,881	\$13,119	\$55,089	0.238	0	#DIV/0!		\$266,881		101				
09-11-5-26-2005-001	5093 RIVERVIEW	08/10/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$139,700	53.73	\$372,229	\$170,089	\$89,911	\$283,506	0.317	2,021	\$44.49	1.25 STORY	\$164,271		101				
09-11-5-22-3002-003	4840 RIVERVIEW	08/30/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$95,600	54.63	\$219,383	\$136,039	\$38,961	\$116,892	0.333	852	\$45.73	1.25 STORY	\$130,509		101				
30-13-5-21-2012-000	7826 MELBOURNE	12/30/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$36,800	49.07	\$97,002	\$51,519	\$23,481	\$64,242	0.366	1,918	\$12.24		\$46,472		401				
28-12-3-36-3006-000	7550 EDERER	09/05/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$134,200	58.35	\$300,072	\$169,595	\$60,405	\$159,118	0.380	2,010	\$30.05	0	\$164,843		101				
19-11-1-13-4001-000	19160 LAKEFIELD	09/14/23	\$1,433,217	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,433,217	\$364,300	25.42	\$1,516,564	\$1,321,047	\$112,170	\$238,435	0.470	1,988	\$56.42	1.75 STORY	\$1,314,778	19-11-1-13-3001-000, 19-11-1-13-4002-000	101				
10-12-5-26-1003-000	5635 HOLLAND	04/08/22	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$217,300	42.19	\$521,976	\$503,106	\$11,894	\$23,012	0.517	0	#DIV/0!		\$503,106		101				
13-09-3-05-4003-000	11401 HARRIS	09/09/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$87,000	38.67	\$267,118	\$137,492	\$87,508	\$158,080	0.554	1,368	\$63.97	1 1/2 STORY	\$120,900		101				
08-10-2-29-3002-000	17714 W BURT	03/28/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$163,100	46.60	\$371,814	\$303,521	\$46,479	\$83,284	0.558	720	\$64.55	1 STORY	\$301,527		101				
13-09-3-22-1001-000	9277 E PEET	08/22/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$202,900	38.65	\$740,143	\$208,527	\$316,473	\$531,616	0.595	3,042	\$104.03	1 STORY	\$141,632		101				
Totals:			\$4,541,217			\$4,541,217	\$1,891,800		\$5,376,088		\$863,900	\$2,044,601			#DIV/0!								
								Sale. Ratio =>	41.66					E.C.F. =>	0.423	Std. Deviation=>							
								Std. Dev. =>	13.51					Ave. E.C.F. =>	0.390	Ave. Variance=>							
												Final ECF:	0.423										