

2022 Appraisal Study
Agricultural ECF Analysis

Parcel Number	Liber Page	Sale Date	Sale Price	Status	Description	Res Ratio BR:SP	Land Acres	Personal Property	Land Value @sale	Site Impr @sale	Building Residual	Building Dep Cost	Ratio	Comment
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101 Farm Sales

17-012-032-001-00	1336.559	12/29/20	\$250,000	AB/P	5092 S Shunk Rd	0.7003	80.00	\$0	\$69,327	\$5,597	\$175,076	\$240,192	0.7289	House,barn,utility bldg,bunkhs
17-011-016-008-00+	1315.12	2/4/20	\$260,000	AB/P	20617 S Centerline	0.1665	376.81	\$0	\$206,800	\$9,900	\$43,300	\$85,738	0.5050	House 3 Hay/Eq bldgs, bin
004-415-006-10 +	857.346	10/10/18	\$132,500	AB/P	N9343 Krause Rd	0.4981	80.00	\$0	\$56,000	\$10,496	\$66,004	\$109,521	0.6027	family farm - rustic
004-416-006-10	808.135	1/7/16	\$130,000	AB	N9235 M117	0.5385	40.00	\$0	\$40,000	\$20,000	\$70,000	\$95,511	0.7329	family farm - rustic
004-434-004-00	817.161	7/14/16	\$140,000	R/P	N8193 Krause	0.3356	80.00	\$0	\$80,000	\$13,021	\$46,979	\$86,776	0.5414	house, garage leased crop
1708-053-008-00+	1221.848	1/5/16	\$315,000	AB	12248 S Bound Road	0.3143	280.00	\$0	\$196,000	\$20,000	\$99,000	\$190,989	0.5184	Former Dairy/leased
17-011-111-007-00	184.304	6/27/14	\$135,000	AB	Trembley Rd	0.2778	130.00	\$0	\$97,500	\$0	\$37,500	\$43,927	0.8537	grain forage productn
004-304-003-00	780.305	6/10/14	\$160,000	AB/P	7853 N M117	0.4553	79.00	\$0	\$67,150	\$20,000	\$72,850	\$110,117	0.6616	CFA/was dairy , crop prduction
											\$610,709	\$962,770	0.6343	
											2022 100 ECF	0.63	22AG	

Ag production: minimal value to improvements

1709-185-002-00	1288.848	9/7/18	\$78,000	AB/P	23448 S Steele Rd	0.1538	80.00	\$0	\$56,000	\$10,000	\$12,000	\$73,094	0.1642	Res/gar/barn tillable
007-103-003-00	858.29	10/29/18	\$40,000	AL/P	6143 E Townline Rd	-0.0115	39.46	\$0	\$39,460	\$1,000	-\$460	\$0	0.0000	LV only/AAO tillable pasture
1709-082-003-00	1291.223	10/1/18	\$78,000	AB/S/P	23057 S Clegg Rd	0.1538	80.00	\$0	\$56,000	\$10,000	\$12,000	\$32,938	0.3643	MH P/gar/barn/shed w/s Hay
											\$23,540	\$106,032	0.2220	

Residential improvements only

004-419-001-00+	815.483	6/10/16	\$180,000	SB	W14441 Sandtown	0.3489	116.94	\$0	\$99,399	\$17,798	\$62,803	\$123,723	0.5076	house, pole bldg leased crop
004-434-004-00	817.161	7/14/16	\$140,000	R	N8193 Krause	0.3356	80.00	\$0	\$80,000	\$13,021	\$46,979	\$86,776	0.5414	house, garage leased crop
											\$109,782	\$210,499	0.5215	

Hay Production

17-011-016-008-00+	1315.12	2/4/20	\$260,000	AB/P	20617 S Centerline	0.1665	376.81	\$0	\$206,800	\$9,900	\$43,300	\$85,738	0.5050	House 3 Hay/Eq bldgs, bin
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Dairy Farms interim - not in operation

1708-053-008-00+	1221.848	1/5/16	\$315,000	AB	12248 S Bound Road	0.3143	280.00	\$0	\$196,000	\$20,000	\$99,000	\$190,989	0.5184	Former Dairy/leased
004-304-003-00	780.305	6/10/14	\$160,000	P	7853 N M117	0.4553	79.00	\$0	\$67,150	\$20,000	\$72,850	\$110,117	0.6616	CFA/was dairy crop
004-429-007-10+	760.378	4/18/13	\$225,000	P	8640 Wentland Rd	0.2760	158.00	\$0	\$137,980	\$24,924	\$62,096	\$153,226	0.4053	dairy-large
											\$99,000	\$190,989	0.5184	