

2024 AGRICULTURAL VACANT LAND & ECF STUDY
4/1/2015 - 3/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Land Table	PP acre
H -08-07-400-018	BAKER RD	07/22/21	\$778,050	AFF	03-ARM'S LENGTH	\$778,050	\$464,000	59.64	\$864,279	A1	AG-DSD	10,000 ac
			778,050 / 55.9 ac = 13,919 ac									
H -08-07-400-020	BAKER RD	07/22/21	\$239,400	WD	03-ARM'S LENGTH	\$239,400	\$156,100	65.20	\$209,000	A1	AG-DSD	10,000 ac
			239,400 / 20.9 ac =11,455 ac									
H -08-08-300-003	BAKER RD	07/22/21	\$857,850	AFF	03-ARM'S LENGTH	\$857,850	\$521,200	60.76	\$864,279	A1	AG-DSD	10,000 ac
			857,850 / 73.9ac =11,608									
H -08-35-300-016	KNIGHT RD	07/17/18	\$473,000	WD	03-ARM'S LENGTH	\$473,000	\$142,500	30.13	\$285,000	A2	AG-AASD	14000 ac
			473,000 / 30 ac = 15,700									
H -08-31-100-007	STRIETER RD	05/05/16	\$41,811	WD	03-ARM'S LENGTH	\$41,811	\$18,600	44.49	\$37,200	H2	AG-DSD	5000 50 % CONSERVATION EASEMENT
			41,811/12 ac =3,483 ac									
H -08-31-100-013	STRIETER RD	05/05/16	\$156,792	WD	03-ARM'S LENGTH	\$156,792	\$18,600	11.86	\$37,200	H2	AG-DSD	5000 50% conservation easement
			156,792 / 43.9 ac =3,570 ac									
H -08-31-400-001	STRIETER RD	05/05/16	\$141,113	WD	03-ARM'S LENGTH	\$141,113	\$18,600	13.18	\$37,200	H2	AG-DSD	5000 50% conservation easemment
			141,113 / 40 ac =3,528									
H -08-31-400-005	STRIETER RD	05/05/16	\$167,244	WD	03-ARM'S LENGTH	\$167,244	\$18,600	11.12	\$37,200	H2	AG-DSD	5000 50% conservation easement
			167,244 /39ac =4,288 ac									

***NO AGRICULTURAL CLASSIFIED VACANT PROPERTY HAS SOLD SINCE 2021. ***

*** NO AGRICULTURAL CLASSIFIED IMPROVED PROPERTY, WAS IN THE TOWNSHIP SINCE 2021. BECAUSE OF THIS FACT, THE ECF FACTOR FOR AGRICULTURALLY CLASSIFIED IMPROVED PROPERTY REMAINS AT 1.000 FOR 2024***