

AGRICULTURAL ECF STUDY FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Acreage	Property Class
A -01-02-300-010 & -009 (Salem Twp)	9252 CURRIE RD	7/31/2023	\$900,000	LC	03-ARM'S LENGTH	\$900,000	\$266,250	29.58	\$1,161,576	\$599,084	\$300,916	\$255,882	1.176	26.11	101 & 102
C -03-29-300-016 (Webster Twp)	5251 MAST RD	6/21/2024	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$152,800	31.83	\$394,241	\$106,672	\$373,328	\$332,569	1.123	9.21	101
B -02-02-300-003 (Northfield Twp)	3145 SEVEN MILE RD	6/13/2023	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$381,100	42.34	\$785,094	\$151,076	\$748,924	\$646,957	1.158	20.00	101
M -13-30-400-029 (Lodi Twp)	7821 WEBER RD	04/14/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$341,400	48.77	\$682,708	\$276,564	\$423,436	\$439,004	0.965	30.53	101
						\$2,980,000	\$1,141,550		\$3,023,619		\$1,846,604	\$1,674,412			
							Sale. Ratio =>	38.31				E.C.F. =>	1.103		
							Std. Dev. =>	9.01				Ave. E.C.F. =>	1.105		

OUTLIERS

B -02-33-400-020 (Northfield Twp)	1931 E JOY RD	06/12/24	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$178,800	34.38	\$381,152	\$145,436	\$374,564	\$236,901	1.581	10.00	101
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the first listed sale consists of 2 parcels. The data for both parcels are combined in the report. This information has been verified with the assessing office at Salem Township.

there were no sales of AG classed properties in Scio Township during the current sales period. Therefore, AG sales from neighboring CVT's were verified and used.*

*Part 10, Miscellaneous Considerations from STC course Development of Economic Condition Factors: "...locations with insufficient improved sales, an assessing officer may have to analyze sales.....outside the assessment jurisdiction...."