

ERIE TOWNSHP RESIDENTIAL HOMES IN AGRICULTURAL ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
05 007 005 00	10025 STRASBURG RD	07/08/19	\$125,000	WD	\$125,000	\$46,800	37.44	\$119,722
05 007 024 00	1348 ERIE RD	01/22/20	\$120,000	WD	\$120,000	\$59,400	49.50	\$150,073
05 008 001 10	10321 DIXIE HWY	01/31/20	\$135,000	WD	\$135,000	\$49,700	36.81	\$126,627
05 008 029 00	9815 DIXIE HWY	08/28/20	\$130,000	WD	\$130,000	\$77,100	59.31	\$183,019
05 008 080 00	2034 WILSON DR	08/19/20	\$75,000	WD	\$75,000	\$47,200	62.93	\$109,821
05 008 151 00	1711 CADY DR	04/26/19	\$190,000	WD	\$190,000	\$80,700	42.47	\$205,036
05 010 073 00	3730 ERIE RD	12/17/20	\$200,000	WD	\$200,000	\$108,200	54.10	\$215,150
Totals:			\$975,000		\$975,000	\$469,100		\$1,109,448
							Sale. Ratio =>	48.11
							Std. Dev. =>	10.42

Used Older farm houses to help with ECF due to lack of data. ECF for Residential AG for 2022

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$22,294	\$102,706	\$91,225	1.126	1,092	\$94.05	NW
\$55,027	\$64,973	\$88,994	0.730	1,176	\$55.25	NW
\$15,677	\$119,323	\$103,886	1.149	1,440	\$82.86	NW
\$27,000	\$103,000	\$146,085	0.705	2,038	\$50.54	NW
\$25,685	\$49,315	\$78,779	0.626	1,120	\$44.03	NW
\$42,723	\$147,277	\$151,978	0.969	1,840	\$80.04	NW
\$42,397	\$157,603	\$143,841	1.096	1,920	\$82.08	NE
\$744,197		\$804,789			\$69.84	
	E.C.F. =>		0.925		Std. Deviation=>	0.222255541
	Ave. E.C.F. =>		0.914		Ave. Variance=>	19.4818

! of .925

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
21.1524	1 STORY		\$20,520	No	/ /
18.4254	1 STORY		\$52,275	No	/ /
23.4265	1 STORY		\$13,500	No	/ /
20.9266	1.75 STORY		\$27,000	No	/ /
28.8342	2 STORY		\$25,685	No	/ /
5.4731	1 STORY		\$37,585	No	/ /
18.1342	1 STORY		\$36,032	No	/ /

1.0378

Coefficient of Var=>

21.30705245

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	NORTHWEST SEC 5,6,7,8	401	57
	NORTHWEST SEC 5,6,7,8	401	57
	NORTHWEST SEC 5,6,7,8	401	55
	NORTHWEST SEC 5,6,7,8	401	52
	MAPLEWOOD PLACE	401	56
	KEENEY'S SUB	401	57
	NORTHEAST SEC 2,3,4,9,1	401	52
