

ERIE TOWNSHIP AG BLDGS ECF analysis for 2022

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal
05 008 001 10	10321 DIXIE HWY	01/31/20	WD	03-ARM'S LENGTH	\$135,000	\$49,700	36.81	\$126,627
05 008 007 00	10221 DIXIE HWY	08/08/19	WD	03-ARM'S LENGTH	\$133,000	\$45,000	33.83	\$116,877
05 008 029 00	9815 DIXIE HWY	08/28/20	WD	03-ARM'S LENGTH	\$130,000	\$77,100	59.31	\$183,019
05 008 080 00	2034 WILSON DR	08/19/20	WD	03-ARM'S LENGTH	\$75,000	\$47,200	62.93	\$109,821
05 008 151 00	1711 CADY DR	04/26/19	WD	03-ARM'S LENGTH	\$190,000	\$80,700	42.47	\$205,036
05 009 014 30	2377 LAKESIDE RD	07/31/20	WD	03-ARM'S LENGTH	\$179,900	\$63,500	35.30	\$174,290
05 010 013 01	3561 LUNA PIER RD	08/10/20	WD	03-ARM'S LENGTH	\$170,000	\$90,200	53.06	\$199,033
05 010 073 00	3730 ERIE RD	12/17/20	WD	03-ARM'S LENGTH	\$200,000	\$108,200	54.10	\$215,150
05 021 044 00	2645 SUBSTATION RD	08/31/20	WD	03-ARM'S LENGTH	\$167,500	\$61,800	36.90	\$139,403
<b>Totals:</b>					<b>\$1,380,400</b>	<b>\$623,400</b>		<b>\$1,469,256</b>
							<b>Sale. Ratio =&gt;</b>	<b>45.16</b>
							<b>Std. Dev. =&gt;</b>	<b>11.30</b>

Used older farm houses to help with ECF due to lack of data. ECF for AG at .991 2022

**AG bldg ECF for 2022 .991**

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Dep
\$15,677	\$119,323	\$103,886	1.149	1,440	\$82.86	NW	55
\$15,741	\$117,259	\$94,697	1.238	1,586	\$73.93	NW	52
\$27,000	\$103,000	\$146,085	0.705	2,038	\$50.54	NW	52
\$25,685	\$49,315	\$78,779	0.626	1,120	\$44.03	NW	56
\$42,723	\$147,277	\$151,978	0.969	1,840	\$80.04	NW	57
\$31,941	\$147,959	\$118,525	1.248	1,344	\$110.09	NE	59
\$99,563	\$70,437	\$100,070	0.704	1,834	\$38.41	NE	49
\$42,397	\$157,603	\$143,841	1.096	1,920	\$82.08	NE	52
\$37,009	\$130,491	\$113,771	1.147	1,728	\$75.52	MID W	57
<b>\$1,042,664</b>		<b>\$1,051,633</b>			<b>\$70.83</b>		
	E.C.F. =>	<b>0.991</b>		Std. Deviation=>	<b>0.2463</b>		
	Ave. E.C.F. =>	<b>0.987</b>		Ave. Variance=>	<b>#REF!</b>		