

AGRICULTURAL ECF TABLES 2025

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
030-003-100-070-03	13681 LAWSON RD	02/15/24	\$250,000	\$250,000	\$137,600	55.04	\$268,660	\$169,322	\$80,678	\$124,017	0.651
030-007-400-001-00	12399 BENTON RD	04/29/22	\$440,000	\$440,000	\$209,300	47.57	\$499,399	\$214,674	\$222,926	\$355,462	0.627
030-020-400-080-01	1867 E MT HOPE HWY	05/16/23	\$100,000	\$100,000	\$56,900	56.90	\$108,963	\$75,720	\$24,280	\$41,502	0.585
030-029-200-005-05	1568 E MT HOPE HWY	12/22/23	\$290,000	\$290,000	\$176,800	60.97	\$305,206	\$138,739	\$138,261	\$207,824	0.665
Totals:			\$1,080,000	\$1,080,000	\$580,600		\$1,182,228		\$466,145	\$728,805	
						Sale. Ratio =>	53.76			E.C.F. =>	0.640
						Std. Dev. =>	5.61			Ave. E.C.F. =>	0.632

Orig ECF 0.808
 Orig St Dev 0.175
 Min ECF 0.546
 Max ECF 1.071

Used: 0.64

NOT USED

030-016-400-020-01	E ST JOE HWY	06/15/22	\$225,000	\$225,000	\$73,700	32.76	\$150,387	\$146,768	\$78,232	\$4,518	17.315
030-025-300-035-01	9242 HARTEL RD	12/13/23	\$575,000	\$575,000	\$0	0.00	\$464,046	\$63,641	\$511,359	\$499,881	1.023