

Agriculture ECF for Agriculture Buildings

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land + Yard |
|----------------|-------------------|-----------|--------------------|------------------|-------------|--------------------------|--------------------|-------------|
| 016-022-400-37 | 9746 E ELM RD | 10/10/23 | \$300,000 | \$300,000 | \$153,400 | 51.13 | \$306,713 | \$181,854 |
| 016-027-300-18 | 10732 TOBACCO DR | 05/31/23 | \$275,000 | \$275,000 | \$94,500 | 34.36 | \$188,907 | \$146,688 |
| 016-029-200-10 | E COLONVILLE RD | 10/03/23 | \$766,700 | \$766,700 | \$442,400 | 57.70 | \$884,724 | \$544,920 |
| 016-033-100-02 | 11101 S BRAND AVE | 11/01/23 | \$160,000 | \$160,000 | \$58,900 | 36.81 | \$117,800 | \$97,641 |
| Totals: | | ##### | \$1,501,700 | \$749,200 | | | \$1,498,144 | |
| | | | | | | Sale. Ratio => | 49.89 | |
| | | | | | | Std. Dev. => | 11.24 | |

Land Value

| Bldg. Residual | Cost Man. \$ | E.C.F. | Dev. by Mean (%) | Building Style | Land Table | Property Class | |
|------------------|--------------------------|--------------|--------------------------------|--------------------|-------------|----------------|----------|
| \$118,146 | \$166,479 | 0.710 | 73.9973 | 1 STY | RESIDENTIAL | 401 | \$45,546 |
| \$128,312 | \$56,292 | 2.279 | 82.9751 | MH | RESIDENTIAL | 401 | \$58,689 |
| \$221,780 | \$453,072 | 0.490 | 96.0147 | 1 STY | RESIDENTIAL | 201 | \$10,735 |
| \$62,359 | \$26,879 | 2.320 | 87.0369 | 1 STY | RESIDENTIAL | 401 | \$4,435 |
| \$530,597 | \$702,721 | | 69.4589 | | | | |
| | E.C.F. => | 0.755 | | | | | |
| | Ave. E.C.F. => | 1.450 | Coefficient of Var=> | 58.63899151 | | | |

avg. ECF used is 0.755