

2026 Agricultural EFC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value		
000-19-04-226-006-00	5875 STONY LAKE	04/19/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$52,700	65.88	\$117,660	\$30,706	\$49,294	\$83,610	0.590	720	\$68.46	\$26,436		
000-19-19-251-001-00	3643 JEFFERSON RD	07/15/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$171,000	41.71	\$524,180	\$320,000	\$90,000	\$217,324	0.414	1,257	\$71.60	\$320,000		
000-19-24-202-001-01	8526 RIVERSIDE RD	04/22/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$38,900	55.57	\$85,149	\$7,013	\$62,987	\$75,131	0.838	528	\$119.29	\$5,280		
000-19-02-401-001-02	7710 S STONY LAKE	05/04/23	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$79,900	37.69	\$211,916	\$21,631	\$190,369	\$182,966	1.040	1,120	\$169.97	\$21,631		
000-19-12-101-001-00	8071 DELAND RD	04/28/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$140,100	48.31	\$285,400	\$40,301	\$249,699	\$235,672	1.060	1,568	\$159.25	\$38,129		
000-19-23-151-001-09	7022 JEFFERSON RD	10/11/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$64,000	37.65	\$163,604	\$30,642	\$139,358	\$127,848	1.090	1,298	\$107.36	\$28,728		
000-19-23-151-001-02	7138 JEFFERSON RD	06/03/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$60,500	35.59	\$162,811	\$27,908	\$142,092	\$129,714	1.095	1,430	\$99.37	\$26,648		
Totals:			\$1,402,000			\$1,402,000	\$607,100		\$1,550,720		\$923,799	\$1,052,265			\$113.61	0.2558		
								Sale. Ratio =>	43.30			E.C.F. =>	0.878	Std. Deviation=>		.274305		
								Std. Dev. =>	11.24			Ave. E.C.F. =>	0.875	Ave. Variance=>		82.0818	Coefficient of Var=>	93.7695818
2026 Agricultural ECF used .870																		