

2023 AGRICULTURAL
ECF STUDY

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	S/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style		
11-03-101-018	8242 E N	04/29/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000		\$188,400	45.40	\$447,098	\$113,604	\$301,396	\$375,980	0.802	2,170	\$138.89	RRAVE	1.1806	BC	
11-04-151-026	7371 E ON	08/23/21	\$256,000	WD	03-ARM'S LENGTH	\$256,000		\$112,200	43.83	\$277,560	\$186,793	\$149,207	\$192,522	0.776	1,352	\$110.36	RRAVE	3.8422	C	
11-04-251-035	5475 S 28TH	08/12/21	\$122,000	WD	03-ARM'S LENGTH	\$122,000		\$63,700	52.21	\$157,375	\$83,086	\$38,914	\$83,753	0.465	798	\$48.76	RRAVE	34.8807	C	
11-05-455-014	6605 E O	08/24/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000		\$142,900	36.64	\$338,607	\$84,772	\$305,228	\$286,172	1.067	1,804	\$169.20	RRAVE	25.3153	C	
11-13-376-024	10425 E Q	04/15/20	\$336,000	WD	03-ARM'S LENGTH	\$336,000		\$139,400	41.49	\$368,387	\$86,057	\$249,943	\$318,298	0.785	2,836	\$88.13	RRAVE	2.8185	C	
11-36-155-011	10303 S 34TH	05/27/21	\$630,000	WD	03-ARM'S LENGTH	\$630,000		\$269,700	42.81	\$584,589	\$183,808	\$446,192	\$451,839	0.988	1,688	\$164.33	RRAVE	17.4568	B	
Totals:			\$2,149,000			\$2,149,000		\$916,300	42.64	\$2,173,616	\$1,490,880	\$1,708,564	0.873		\$136.61		0.209027477			
								Std. Dev. =>	5.12				Ave. E.C.F. =>	0.813			Std. Deviation=>	14.2407	Coefficient of Var=>	17.50686349

USED LARGE ACREAGE RURAL RES SALES FOR STUDY