

GRANT AGRICULTURAL ECF 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
050-023-400-005-00	135 N BINDER RD	09/20/21	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$97,300	51.76
050-024-100-008-00	361 N CHAMBERS RD	04/16/21	\$230,500	WD	03-ARM'S LENGTH	\$230,500	\$127,000	55.10
Totals:			\$418,500			\$418,500	\$224,300	
							Sale. Ratio =>	53.60
							Std. Dev. =>	2.36

USING 0.645

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$194,643	\$176,000	\$12,000	\$31,072	0.386	860	\$13.95	1	14.2101
\$254,087	\$36,700	\$193,800	\$289,078	0.670	2,106	\$92.02	11	14.2101
\$448,730		\$205,800	\$320,150			\$52.99		11.4518
			E.C.F. =>	0.643		Std. Deviation=>	0.2009613	
			Ave. E.C.F. =>	0.528		Ave. Variance=>	14.2101	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class
MOBILE HOME	\$176,000	AGRICULTURAL	101
1 ST/ RANCH	\$36,700	AGRICULTURAL	401

26.89755174
