

2025 for 2026 Residential & Commercial & Ag -- ECF Analysis - Turner Township

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Land Table
011-0-007-200-005-00		08/29/23	\$467,000	\$191,800	41.07	\$444,505	\$22,495	\$46,691	0.482		AGRICULTURAL
011-0-015-200-010-00		05/19/23	\$209,000	\$120,000	57.42	\$194,169	\$14,831	\$51,451	0.288		RESIDENTIAL
011-0-019-200-030-00		05/10/24	\$145,000	\$60,700	41.86	\$131,849	\$13,151	\$24,148	0.545		RESIDENTIAL
011-0-021-300-010-02		02/04/25	\$159,000	\$72,500	45.60	\$141,397	\$17,603	\$27,798	0.633		RESIDENTIAL
011-0-021-300-010-12		02/01/25	\$159,000	\$80,000	50.31	\$147,684	\$11,316	\$27,798	0.407		RESIDENTIAL
011-0-032-300-010-00		07/28/23	\$260,000	\$95,000	36.54	\$257,907	\$2,093	\$18,979	0.110		RESIDENTIAL
011-0-034-300-005-01		03/13/24	\$400,000	\$137,500	34.38	\$358,951	\$41,049	\$68,461	0.600		RESIDENTIAL
011-0-034-400-020-00		06/22/23	\$300,000	\$154,700	51.57	\$294,435	\$5,565	\$11,530	0.483		RESIDENTIAL
011-0-035-100-010-00		07/06/23	\$120,000	\$51,300	42.75	\$119,148	\$852	\$10,563	0.081		AGRICULTURAL
011-0-036-100-003-01		09/05/23	\$150,000	\$42,600	28.40	\$19,541	\$130,459	\$138,174	0.944		AGRICULTURAL
Totals:			\$2,369,000	\$1,006,100			\$259,414	\$425,593			
					Sale. Ratio =>	42.47	E.C.F. => as Applied		0.610		
					Std. Dev. =>	8.67	Ave. E.C.F. =>		0.457		