

2025 FORK TWP AG ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
04 014 010 100	1424 21 MILE	02/13/23	\$380,000	MLC	03-ARM'S LENGTH	\$380,000	\$173,400
01 019 005 000	20700 NEWCOSTA	04/14/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$198,300
03 004 001 000	9268 BALSAM	10/21/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$175,900
03 031 009 000	11542 18 MILE	04/20/23	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$177,400
Totals:			\$1,499,900			\$1,499,900	\$725,000
							Sale. Ratio =>
							Std. Dev. =>

Due to the lack of density of Ag sales within Fork Township, sales in competing markets were used to extract an ECF for 2025.

ECF indicated for 2025 = 0.977 ; ECF applied = 0.977

ECF for 2024 = 0.861

OUTLIER/NOT USED:

01 019 005 000	20700 NEWCOSTA	09/30/22	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$198,300
----------------	----------------	----------	-----------	----	-----------------	-----------	-----------

2025 FORK TWP AG ECF STUDY

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
45.63	\$346,789	\$75,979	\$304,021	\$253,959	1.197	1,484	\$204.87
47.78	\$396,600	\$96,624	\$141,063	\$140,245	1.006		
55.84	\$351,800	\$86,526	\$228,474	\$238,177	0.959		
45.49	\$354,800	\$245,949	\$143,951	\$204,253	0.705		
\$1,449,989			\$817,509	\$836,634			\$204.87
48.34				E.C.F. =>	0.977		Std. Deviation=>
#DIV/0!				Ave. E.C.F. =>	0.967		Ave. Variance=>

63.56	\$396,600	\$273,937	\$38,063	\$141,382	0.269		
-------	-----------	-----------	----------	-----------	-------	--	--

2025 FORK TWP AG ECF STUDY

ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	ther Parcels in Sa
AG	23.0346	1 STORY		\$73,574	No	/ /	
AG							
AG							

1.0359

#DIV/0!

23.0346 Coefficient of Val 23.82600678

AG

2025 FORK TWP AG ECF STUDY

Land Table	Property Class	Building Depr.	ite Characteristic	Access	Water Supply	Sewer	roperty Restriction
AG	101	68					
AG	101						
AG	101						
AG	101						