

Wellington Township-2024 ECF Analysis Agricultural

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.	ECF Area	Other Parcels	Land Table	Property Class	
072-036-000-501-02	15515 LONG RAPIDS ROAD	8/20/2021	200000	WD	03-ARM'S LENGTH	200000	66800	33.4	196299	64007	135993	162321.4721	0.8378	1120	121.4223214	100			Agricultural	101

0.7200 Residential ECF  
0.7789 Average

For 2024, use 0.75 for Ag Class Buildings

Wellington Township-2024 ECF Analysis Residential

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.	ECF Area	Other Parc Land Table	Property Class	
071-008-000-581-00	19526 MCCONNAUGHEY ROAD	11/10/2022	55000	WD	03-ARM'S LENGTH	55000	29400	53.45454545	72031	19747	35253	96675	0.3647	768	45.90234	400	Residential	401	
072-032-000-543-00	5203 TRUAX ROAD	2/6/2023	59520	WD	03-ARM'S LENGTH	59520	24800	41.66666667	59526	22783	36737	66758.92746	0.5503	1072	34.26959	400	Residential	401	
072-036-000-611-01	15328 SMART ROAD	4/1/2022	155000	WD	03-ARM'S LENGTH	155000	48100	31.03225806	128950	76600	78400	94464.28906	0.8299	968	80.99174	400	Residential	401	
072-012-000-725-01	15315 EDMONDS ROAD	11/22/2021	125000	WD	03-ARM'S LENGTH	125000	38000	30.4	100248	63794	61206	65096.42969	0.9402	924	66.24026	400	072-012-01	Residential	401
071-006-000-001-00	20021 LONG RAPIDS ROAD	12/2/2021	190000	WD	03-ARM'S LENGTH	190000	45600	24	133529	52436	137564	144808.9308	<u>0.9500</u>	1336	102.9671	400	Residential	401	
													<u>0.7270</u>						

For 2024, use 0.72 for Residential

Wellington Township-2024 ECF Analysis River

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.	ECF Area	Other Parc Land Table	Property Class	
071-008-000-581-00	19526 MCCONNAUGHEY ROAD	11/10/2022	55000	WD	03-ARM'S LENGTH	55000	29400	53.45454545	72031	19747	35253	96675	0.3647	768	45.90234	400		Residential	401
072-032-000-543-00	5203 TRUAX ROAD	2/6/2023	59520	WD	03-ARM'S LENGTH	59520	24800	41.66666667	59526	22783	36737	66758.92746	0.5503	1072	34.26959	400		Residential	401
072-036-000-611-01	15328 SMART ROAD	4/1/2022	155000	WD	03-ARM'S LENGTH	155000	48100	31.03225806	128950	76600	78400	94464.28906	0.8299	968	80.99174	400		Residential	401
072-012-000-725-01	15315 EDMONDS ROAD	11/22/2021	125000	WD	03-ARM'S LENGTH	125000	38000	30.4	100248	63794	61206	65096.42969	0.9402	924	66.24026	400	072-012-01	Residential	401
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													0.7270						

For 2024, use 0.72 for Residential