

Wilson Township-2024 ECF Analysis Agricultural Buildings on Agricultural Land

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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parc	Land Table	Property Class
082-020-000-265-01	6323 WOLF CREEK ROAD	12/7/2018	165000	WD	03-ARM'S LENGTH	165000	0	0	139560	96008	68992	62217.14286	1.108891	101	110.8890522	Default	13400			101
081-026-000-825-00	11293 BADDER ROAD	8/21/2019	160000	WD	03-ARM'S LENGTH	160000	57700	36.0625	122881	110962	49038	17027.14286	2.87999	101	287.9989932	Default	18799		AGRICULTURE	101
082-019-000-775-02	6908 WOLF CREEK ROAD	3/11/2020	128888	WD	03-ARM'S LENGTH	128888	55500	43.0606418	119617	111955	16933	10945.71429	1.546998	101	154.6998173	Default	20425		AGRICULTURE	101
082-007-000-275-01	4511 S HERRON ROAD	8/10/2020	172000	WD	03-ARM'S LENGTH	172000	0	0	189330	135146	36854	60338.53007	0.610787	101	61.07871696	Default	24533		AGRICULTURE	101
082-029-000-270-01	7315 WOLF CREEK ROAD	8/26/2020	230000	WD	03-ARM'S LENGTH	230000	129600	56.34782609	321039	229074	926	102410.9131	0.009042	101	0.904200511	Default	115637	082-029-0	AGRICULTURE	101
												172743	252939.4432	0.682942						

For 2024, use 0.682 for Ag Class, Ag Buildings

Wilson Township-2024 ECF Analysis Commercial

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 Par	Land Table	Property Class
101-021-000-008-02	15467 US23 N	11/11/2021	45000	WD	03-ARM'S LENGTH	45000	11900	26.44444444	26639	16112	28888	19862.26415	1.454	420	68.78095	201		Commercial	201
022-023-000-889-00	16400 M32 W	8/31/2021	205000	WD	03-ARM'S LENGTH	205000	100000	48.7804878	273381	44698	160302	326690	0.491	12868	12.45741	201		Commercial	201
042-009-000-625-00	9101 S BOLTON RD	7/29/2021	80000	WD	03-ARM'S LENGTH	80000	40500	50.625	146821	17768	62232	159128.2368	0.391	3200	19.4475	201		Commercial	201
142-033-000-019-00	2854 CO RD 451	7/6/2022	250000	WD	03-ARM'S LENGTH	250000	144900	57.96	289744	117161	132839	313787.2727	0.423	9182	14.46733	201		Commercial	201
042-100-006-004-00	4095 PINKERTON AVE	10/14/2021	105000	WD	03-ARM'S LENGTH	105000	50100	47.71428571	100299	27682	77318	145234	0.532	1964	39.36762	201		Commercial	201
002-007-000-090-00	13041 M32/M33	5/26/2021	205000	LC	21-NOT USED/OTHE	205000	67800	33.07317073	199733	54419	150581	220841.9459	0.682	5957	25.27799	201		Commercial	201
032-270-001-006-09	3224 S M65	8/27/2021	48163	LC	21-NOT USED/OTHE	48163	22000	45.67821772	44047	8284	39879	71099.40405	0.561	2050	19.45317	COM		COMMERCIAL	201 AlconaCounty

0.648

For 2024, use 0.64 for Commercial Properties

Wilson Township-2024 ECF Analysis Industrial

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
022-023-000-889-00	16400 M32 W	8/31/2021	205000	WD	03-ARM'S LENGTH	205000	100000	48.7804878	273381	44698	160302	326690	0.491	12868	12.45741374	201		Commercial	201
042-009-000-625-00	9101 S BOLTON RD	7/29/2021	80000	WD	03-ARM'S LENGTH	80000	40500	50.625	146821	17768	62232	159128.2368	0.391	3200	19.4475	201		Commercial	201
142-033-000-019-00	2854 CO RD 451	7/6/2022	250000	WD	03-ARM'S LENGTH	250000	144900	57.96	289744	117161	132839	313787.2727	0.423	9182	14.46732738	201		Commercial	201
042-100-006-004-00	4095 PINKERTON AVE	10/14/2021	105000	WD	03-ARM'S LENGTH	105000	50100	47.71428571	100299	27682	77318	145234	0.532	1964	39.36761711	201			201
002-007-000-090-00	13041 M32/M33	5/26/2021	205000	LC	21-NOT USED/OTHI	205000	67800	33.07317073	199733	54419	150581	220841.9459	0.682	5957	25.27799228	201		Commercial	201
032-270-001-006-09	3224 S M65	8/27/2021	48163	LC	21-NOT USED/OTHI	48163	22000	45.67821772	44047	8284	39879	71099.40405	0.561	2050	19.45317073	COM		COMMERCIAL	201 AlconaCounty

For 2024, use 0.513 for Industrial

