

Belknap Township-2024 ECF Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Table	Property Class
030-013-000-060-00	5259 CO RD 441	7/22/2021	155000	WD	08-ESTATE	155000	114600	73.93548387	229225	123260	31740	152687.3247	0.2079	1900	16.70526316	101	General Agricultural	101
030-009-000-120-01	1694 W MILL HWY	1/21/2022	260000	WD	03-ARM'S LENGTH	260000	108700	41.80769231	217349	122579	137421	136556.2031	1.0063	720	190.8625	101	General Agricultural	101
													0.6071					

For 2024, use 0.61 for Ag Properties

Belknap 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 Parce	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	12.457414	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		Commerical	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	14.467327	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	39.367617	201			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	25.277992	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	19.453171	COM		COMMERCIAL	201 AlconaCounty	
													0.513							

For 2024, use 0.513 for Belknap Commercial

Belknap Township-2024 ECF Analysis Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Table	Property Class	
030-007-000-010-04	3179 W RISTOW HWY	10/12/2021	65000	WD	03-ARM'S LENGTH	65000	46500	71.53846154	93016	17704	47296	108518.7344	0.4358	1856	25.4828	401	Residential Acreage	401	
030-028-000-030-04	1104 W HAWKS HWY	4/21/2021	92000	WD	03-ARM'S LENGTH	92000	64800	70.43478261	129663	17329	74671	161864.5469	0.4613	1884	39.6343	401	Residential Backlots	401	
030-005-000-060-00	2726 W RISTOW HWY	12/22/2021	76000	WD	03-ARM'S LENGTH	76000	43100	56.71052632	86126	11490	64510	107544.6719	0.5998	1193	54.0738	401	Residential Acreage	401	
030-016-000-110-02	5909 CO RD 451	11/9/2021	85000	WD	03-ARM'S LENGTH	85000	47300	55.64705882	94680	7645	77355	125410.6641	0.6168	1296	59.6875	401	Residential Acreage	401	
030-016-000-120-01	5859 CO RD 451	1/19/2022	95000	WD	03-ARM'S LENGTH	95000	51800	54.52631579	103549	10428	84572	127563.0156	0.663	1136	74.4472	BACK	Residential Backlots	401	
030-003-000-310-00	1117 E HEYTHALER HWY	9/30/2021	285000	WD	03-ARM'S LENGTH	285000	131900	46.28070175	263710	20740	264260	332835.625	0.794	3388	77.9988	BACK	Residential Backlots	401	
030-004-000-160-00	3237 CO RD 451	7/9/2021	140000	WD	03-ARM'S LENGTH	140000	61900	44.21428571	123853	17884	122116	145163.0156	0.8412	1370	89.1358	BACK	Residential Backlots	401	
030-008-000-040-00	2727 W RISTOW HWY	7/6/2021	166000	WD	03-ARM'S LENGTH	166000	66900	40.30120482	133850	20931	145069	154683.5625	0.9378	1960	74.0148	BACK	Residential Backlots	401	
030-009-000-120-01	1694 W MILL HWY	1/21/2022	260000	WD	03-ARM'S LENGTH	260000	108700	41.80769231	217349	122579	137421	136556.2031	1.0063	720	190.863	101	General Agricultural	101	
030-031-000-160-00	8009 LAROQUE RD	2/4/2022	148000	WD	03-ARM'S LENGTH	148000	51100	34.52702703	102266	11301	136699	124609.5859	1.097	1764	77.4938	BACK	Residential Backlots	401	
030-004-000-190-00	3682 CO RD 451	3/28/2022	186000	WD	03-ARM'S LENGTH	186000	57500	30.91397849	115064	27191	158809	126618.1573	1.2542	1376	115.414	401	Residential Acreage	401	
													0.7916						

For 2024, use 0.791 for Residential Properties

Belknap Township-2024 ECF Analysis Residential Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Table	Property Class
030-007-000-010-04	3179 W RISTOW HWY	10/12/2021	65000	WD	03-ARM'S LENGTH	65000	46500	71.53846154	93016	17704	47296	108518.7344	0.4358	1856	25.4828	401	Residential Acreage	401
030-028-000-030-04	1104 W HAWKS HWY	4/21/2021	92000	WD	03-ARM'S LENGTH	92000	64800	70.43478261	129663	17329	74671	161864.5469	0.4613	1884	39.6343	401	Residential Backlots	401
030-005-000-060-00	2726 W RISTOW HWY	12/22/2021	76000	WD	03-ARM'S LENGTH	76000	43100	56.71052632	86126	11490	64510	107544.6719	0.5998	1193	54.0738	401	Residential Acreage	401
030-016-000-110-02	5909 CO RD 451	11/9/2021	85000	WD	03-ARM'S LENGTH	85000	47300	55.64705882	94680	7645	77355	125410.6641	0.6168	1296	59.6875	401	Residential Acreage	401
030-016-000-120-01	5859 CO RD 451	1/19/2022	95000	WD	03-ARM'S LENGTH	95000	51800	54.52631579	103549	10428	84572	127563.0156	0.663	1136	74.4472	BACK	Residential Backlots	401
030-003-000-310-00	1117 E HEYTHALER HWY	9/30/2021	285000	WD	03-ARM'S LENGTH	285000	131900	46.28070175	263710	20740	264260	332835.625	0.794	3388	77.9988	BACK	Residential Backlots	401
030-004-000-160-00	3237 CO RD 451	7/9/2021	140000	WD	03-ARM'S LENGTH	140000	61900	44.21428571	123853	17884	122116	145163.0156	0.8412	1370	89.1358	BACK	Residential Backlots	401
030-008-000-040-00	2727 W RISTOW HWY	7/6/2021	166000	WD	03-ARM'S LENGTH	166000	66900	40.30120482	133850	20931	145069	154683.5625	0.9378	1960	74.0148	BACK	Residential Backlots	401
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030-004-000-190-00	3682 CO RD 451	3/28/2022	186000	WD	03-ARM'S LENGTH	186000	57500	30.91397849	115064	27191	158809	126618.1573	1.2542	1376	115.414	401	Residential Acreage	401

For 2024, use 0.791 for Residential Properties