

Moltke 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
080-022-000-015-03	1372 N WARD BRANCH R	3/11/2022	120000	WD	03-ARM'S LENGTH	120000	78600	65.5	157152	96169	23831	95137.28622	0.25049	1412	16.87748	AG	AGRICULTURE	101
080-035-000-005-02	2655 S WARD BRANCH R	10/21/2022	50000	WD	03-ARM'S LENGTH	50000	46800	93.6	93644	11220	38780	128586.5859	0.30159	1440	26.93056	RES	RESIDENTIAL	401
080-025-000-008-00	4703 M68 HWY	8/25/2021	70000	WD	03-ARM'S LENGTH	70000	48000	68.57142857	95990	16885	53115	123408.7383	0.4304	2357	22.535	RES	RESIDENTIAL	401
080-017-000-006-01	8652 CHURCH HWY	11/9/2022	115000	WD	03-ARM'S LENGTH	115000	58000	50.43478261	116099	17309	97691	154118.5625	0.63387	2880	33.92049	RES	RESIDENTIAL	401
080-025-000-008-00	4703 M68 HWY	12/7/2022	100000	WD	03-ARM'S LENGTH	100000	48000	48	95990	16885	83115	123408.7383	0.67349	2357	35.26305	RES	RESIDENTIAL	401
080-036-000-005-01	2725 S KARSTEN RD	7/21/2021	80000	WD	03-ARM'S LENGTH	80000	34700	43.375	69484	10293	69707	92341.64986	0.75488	1176	59.27466	RES	RESIDENTIAL	401
080-025-000-006-00	1276 S TROUT RD	9/12/2022	275000	LC	21-NOT USED/OTHER	275000	119000	43.27272727	238002	123560	151440	178536.6603	0.84823	1200	126.2	RES	AGRICULTURE	401
080-026-000-006-00	5669 M68 HWY	10/1/2021	100000	WD	03-ARM'S LENGTH	100000	33500	33.5	67074	10904	89096	87628.70313	1.01674	1456	61.19231	RES	RESIDENTIAL	401
080-025-000-005-00	4391 M68 HWY	6/4/2021	132000	WD	03-ARM'S LENGTH	132000	39700	30.07575758	79489	21809	110191	89984.39844	1.22456	1620	68.01914	RES	RESIDENTIAL	401
													0.68158					

For 2024, use 0.68 for Ag and Res properties

Moltke 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 Parcel	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		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	25.27799228	201		Commercial	201

For 2024, use 0.50 for Moltke Commercial

Moltke Township-2024 ECF Analysis Residential

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