

AGRICULTURAL ECF STUDY FOR ARCADIA TOWNSHIP

Parcel Number	A	Sale Date	Sale Price	1st	Adj. Sale \$	sd. when Sod/Adj. S	Cur. Appraisal
001-009-034-00	7	03/06/21	\$254,000	W	\$254,000	\$116,700	45.94 \$268,156
002-004-001-00	N	08/31/20	\$190,000	W	\$190,000	\$93,700	49.32 \$170,694
002-012-015-00	3	06/22/21	\$655,000	M	\$655,000	\$217,300	33.18 \$588,438
002-022-032-50	4	07/02/21	\$297,000	W	\$297,000	\$194,000	65.32 \$344,703
002-032-004-20	3	09/29/20	\$209,500	W	\$209,500	\$49,000	23.39 \$191,688
003-003-014-00	4	10/19/21	\$1,000,000	W	\$1,000,000	\$339,500	33.95 \$993,551
003-035-009-00	2	09/09/21	\$500,000	W	\$500,000	\$187,000	37.40 \$491,708
004-021-003-10	N	05/27/21	\$480,000	W	\$480,000	\$168,100	35.02 \$530,463
004-036-002-00	5	07/13/21	\$250,000	W	\$250,000	\$121,300	48.52 \$294,068
005-012-005-00	8	06/24/21	\$259,900	W	\$259,900	\$56,200	21.62 \$224,517
005-029-024-00	4	10/13/21	\$545,000	W	\$545,000	\$142,500	26.15 \$429,462
005-036-007-00	8	10/30/20	\$515,000	W	\$515,000	\$289,400	56.19 \$505,983
005-131-006-00	7	01/16/21	\$300,000	W	\$300,000	\$154,800	51.60 \$430,492
007-006-019-10	3	01/11/21	\$925,000	W	\$925,000	\$360,000	38.92 \$759,113
007-010-003-00	4	11/19/21	\$552,500	W	\$552,500	\$200,200	36.24 \$506,102
007-016-006-00	4	06/17/21	\$350,000	W	\$350,000	\$169,000	48.29 \$323,561
007-025-005-00	5	07/08/20	\$170,000	W	\$170,000	\$122,300	71.94 \$155,625
007-029-013-50	3	05/07/21	\$1,100,000	W	\$1,100,000	\$856,600	77.87 \$1,358,171
008-021-027-00	1	09/30/21	\$460,000	W	\$460,000	\$194,100	42.20 \$480,206
009-015-006-00	2	11/29/21	\$280,000	W	\$280,000	\$71,200	25.43 \$291,450
009-021-011-00	7	07/24/20	\$489,000	W	\$489,000	\$142,500	29.14 \$404,782
010-019-001-00	5	09/21/20	\$500,000	W	\$500,000	\$264,300	52.86 \$644,146
011-010-006-00	5	07/28/21	\$385,000	W	\$385,000	\$173,900	45.17 \$391,260
011-010-013-00	3	07/08/20	\$420,000	W	\$420,000	\$206,300	49.12 \$483,460
011-012-001-01	8	10/05/20	\$250,000	W	\$250,000	\$95,600	38.24 \$253,748
011-013-002-00	1	10/30/20	\$575,000	W	\$575,000	\$189,300	32.92 \$542,111
011-013-006-10	1	05/20/20	\$220,700	W	\$220,700	\$156,300	70.82 \$312,778
014-028-014-00	1	03/31/21	\$496,690	W	\$496,690	\$166,900	33.60 \$387,354
015-014-003-00	2	10/14/21	\$1,150,000	W	\$1,150,000	\$573,700	49.89 \$1,292,221
015-026-006-00	2	06/07/21	\$1,135,000	W	\$1,135,000	\$280,600	24.72 \$844,283
016-028-020-01	4	03/18/21	\$407,000	W	\$407,000	\$0	0.00 \$459,172
017-002-023-00	3	09/10/20	\$324,000	W	\$324,000	\$181,100	55.90 \$476,020
017-007-001-05	5	01/07/21	\$180,000	W	\$180,000	\$0	0.00 \$244,753
017-009-026-00	3	04/21/21	\$700,000	W	\$700,000	\$294,900	42.13 \$909,847
017-034-012-00	4	08/05/20	\$400,000	W	\$400,000	\$103,700	25.93 \$379,965
018-010-009-00	9	09/18/20	\$449,000	W	\$449,000	\$170,000	37.86 \$477,602

Totals: \$19,228,290 \$19,228,290 #####

Sale. Ratio - 40.75

Std. Dev. => 17.01

AGRICULTURAL ECF STUDY FOR ARCADIA TOWNSHIP

2023 AGRICULTURAL ECF STUDY
0.966

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Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	sqArea	Ming C	Land Value	r. b
\$121,555	\$132,445	\$146,601	0.903	1,398	101	DEFA	\$121,555	No
\$96,512	\$93,488	\$74,182	1.260	1,062	101	DEFA	\$96,512	No
\$342,684	\$312,316	\$245,754	1.271	1,620	101	DEFA	\$342,684	Yes
\$76,770	\$220,230	\$267,933	0.822	1,428	101	DEFA	\$76,770	Yes
\$46,116	\$163,384	\$145,572	1.122	1,620	101	DEFA	\$46,116	No
\$601,070	\$398,930	\$392,481	1.016	2,902	101	DEFA	\$601,070	Yes
\$395,203	\$104,797	\$96,505	1.086	1,350	101	DEFA	\$395,203	Yes
\$333,215	\$146,785	\$197,248	0.744	0	101		\$333,215	Yes
\$152,881	\$97,119	\$141,187	0.688	1,084	101	DEFA	\$152,881	Yes
\$20,184	\$239,716	\$204,333	1.173	2,470	101	DEFA	\$20,184	Yes
\$165,357	\$379,643	\$264,105	1.437	1,591	101	DEFA	\$165,357	Yes
\$394,441	\$120,559	\$111,542	1.081	936	101	DEFA	\$394,441	No
\$112,324	\$187,676	\$318,168	0.590	2,552	101	DEFA	\$112,324	No
\$150,733	\$774,267	\$608,380	1.273	3,730	101	DEFA	\$150,733	No
\$131,517	\$420,983	\$374,585	1.124	2,393	101	DEFA	\$131,517	Yes
\$105,176	\$244,824	\$218,385	1.121	2,112	101	DEFA	\$105,176	Yes
\$133,765	\$36,235	\$21,860	1.658	1,242	101	DEFA	\$133,765	No
\$117,549	\$982,451	\$1,240,622	0.792	5,501	101	DEFA	\$117,549	Yes
\$209,487	\$250,513	\$270,719	0.925	1,612	101	DEFA	\$209,487	Yes
\$62,784	\$217,216	\$228,666	0.950	1,595	101	DEFA	\$62,784	Yes
\$87,240	\$401,760	\$317,542	1.265	2,679	101	DEFA	\$87,240	No
\$156,865	\$343,135	\$487,281	0.704	4,392	101	DEFA	\$156,865	No
\$261,635	\$123,365	\$129,625	0.952	907	101	DEFA	\$261,635	Yes
\$340,849	\$79,151	\$142,611	0.555	1,344	101	DEFA	\$340,849	No
\$63,939	\$186,061	\$189,809	0.980	1,308	101	DEFA	\$63,939	No
\$351,271	\$223,729	\$190,840	1.172	1,750	101	DEFA	\$351,271	No
\$159,416	\$61,284	\$153,362	0.400	1,500	101	DEFA	\$159,416	No
\$236,693	\$259,997	\$150,661	1.726	1,411	101	DEFA	\$236,693	No
\$170,802	\$979,198	\$1,121,419	0.873	6,448	101	DEFA	\$170,802	Yes
\$258,718	\$876,282	\$585,565	1.496	1,720	101	DEFA	\$258,718	Yes
\$166,721	\$240,279	\$292,451	0.822	1,922	101	DEFA	\$166,721	No
\$89,676	\$234,324	\$386,344	0.607	2,860	101	DEFA	\$89,676	No
\$69,872	\$110,128	\$174,881	0.630	1,784	101	DEFA	\$69,872	No
\$348,627	\$351,373	\$561,220	0.626	2,918	101	DEFA	\$348,627	Yes
\$153,213	\$246,787	\$226,752	1.088	3,080	101	DEFA	\$153,213	No
\$167,832	\$281,168	\$387,213	0.726	2,236	101	DEFA	\$134,194	No

\$11,330,906 \$11,728,541

E.C.F. =>

0.966

S ###

Ave. E.C.F. =>

#DIV/0!

A ### C #

AGRICULTURAL ECF STUDY FOR ARCADIA TOWNSHIP

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r. Parcel and Table Property Cl.			Building Depr.
/ /	AGRICUL	101	60
/ 002-	AGRICUL	102	50
#	AGRICUL	101	45
#	AGRICUL	101	70
/ /	AGRICUL	102	56
#	AGRICUL	101	45
#	AGRICUL	101	0
#	AGRICUL	101	60
#	AGRICUL	101	60
#	AGRICUL	101	75
#	AGRICUL	101	50
/ /	AGRICUL	101	76
/ /	AGRICUL	101	70
/ /	AGRICUL	101	60
#	AGRICUL	101	60
#	AGRICUL	101	11
/ /	AGRICUL	101	70
#	AGRICUL	101	65
#	AGRICUL	101	70
#	AGRICUL	101	45
/ /	AGRICUL	101	81
/ /	AGRICUL	101	70
#	AGRICUL	101	55
/ /	AGRICUL	101	70
/ /	AGRICUL	101	65
/ /	AGRICUL	101	62
/ /	AGRICUL	101	50
/ 014-	AGRICUL	101	50
#	AGRICUL	101	70
#	AGRICUL	101	70
/ /	AGRICUL	101	60
/ /	AGRICUL	101	50
/ /	AGRICUL	101	85
#	AGRICUL	101	70
/ /	AGRICUL	101	82
/ /	AGRICUL	101	

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