

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	
070-003-201-001-00	768 SARGENT	10/06/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,500	41.43	\$168,625	\$20,574	
070-010-200-014-00	6260 INDIAN LAKE	06/11/19	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$147,000	56.76	\$269,965	\$25,600	
070-010-300-005-01	520 E M-30	06/14/22	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$37,000	49.33	\$73,251	\$18,648	
070-013-100-004-01	5777 BENSCH	07/23/20	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$19,700	46.90	\$39,711	\$15,000	
070-021-200-002-00	5398 N M-30	05/03/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$25,400	46.18	\$62,360	\$22,650	
Totals:			\$606,000			\$606,000	\$301,600		\$613,912		
								Sale. Ratio =>	49.77		
								Std. Dev. =>	5.61		

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
\$154,426	\$246,341	0.627	1,643	\$93.99	6	3.3391	RANCH	\$17,500		SECTION LOTS & ACREAGE
\$233,400	\$406,597	0.574	2,523	\$92.51	6	1.9456	1 STY	\$25,000		SECTION LOTS & ACREAGE
\$56,352	\$90,854	0.620	1,184	\$47.59	6	2.6762	RANCH	\$18,648		SECTION LOTS & ACREAGE
\$27,000	\$41,116	0.657	525	\$51.43	6	6.3183	RANCH	\$14,000		SECTION LOTS & ACREAGE
\$32,350	\$66,073	0.490	940	\$34.41	6	10.3880	RANCH	\$22,650		SECTION LOTS & ACREAGE
\$503,528	\$850,982			\$63.99		0.1786				
	E.C.F. =>	0.592		Std. Deviation=>	0.065178					
	Ave. E.C.F. =>	0.593		Ave. Variance=>	4.9334	Coefficient of Var=>	8.31260529			

Used .592 .825 in 2022

There were no AG sales in the sales study timeframe. Residential sales were used for the ECF analysis.
 There are only 16 AG parcels in Clement Township.

The screenshot shows a software interface for 'Single Family Economic Condition Factors' under the 'AGRICULTURE' category. On the left, there is a list of 'E.C.F.'s' with the value 0.592 repeated five times. The main window displays a table with the following data:

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%
1 STY	0.592	0.592	0.592	0.592	0.592
RANCH	0.592	0.592	0.592	0.592	0.592
1 STY	0.592	0.592	0.592	0.592	0.592
MOBILE HOME	0.592	0.592	0.592	0.592	0.592

NOTE: Percentages below represent overall Building Percent Good.

Property Class
401
401
401
401
401
