

Agricultural ECF Analysis 2025

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
09 021 042 01	3027 SWARTZ RD	02/17/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$80,400	40.20	\$201,503	\$35,021	\$164,979	\$145,399	1.135	1,964
09 030 014 01	1124 WOOD RD	01/18/23	\$495,500	WD	03-ARM'S LENGTH	\$495,500	\$182,300	36.79	\$456,889	\$261,779	\$233,721	\$153,509	1.523	2,163
09 032 007 10	11700 STRASBURG RD	05/15/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,600	44.20	\$276,348	\$49,713	\$250,287	\$216,454	1.156	2,296
09 032 009 00	11680 STRASBURG RD	11/03/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$108,900	26.89	\$300,366	\$71,213	\$333,787	\$192,380	1.735	2,379
09 114 001 10	14165 S DIXIE HWY	12/09/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$94,200	37.68	\$241,631	\$30,960	\$219,040	\$184,799	1.185	2,396
09 120 007 10	13362 S DIXIE HWY	05/22/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$73,000	37.44	\$176,791	\$52,161	\$142,839	\$109,404	1.306	1,684
09 130 186 00	3853 N OTTER CREEK RD	10/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$52,000	35.86	\$131,028	\$28,800	\$116,200	\$89,820	1.294	1,386
Totals:			\$1,990,500			\$1,990,500	\$723,400		\$1,784,556		\$1,460,853	\$1,091,765		
								Sale. Ratio =>	36.34			E.C.F. =>	1.338	
								Std. Dev. =>	5.26			Ave. E.C.F. =>	1.333	

After Analysis, Used 1.338 ECF for AG for 2025

Water Supply Sewer Property Restrictions Restriction Notes Waterfont View Waterfont Waterfont Name Waterfont Ownership Waterfont Influences Bottom Character

