

Lafayette Township Ag Economic Condition Factor (ECF) analysis

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. \$	
07-005-013-00	5510 N MC CLELLAND	11/05/21	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000	\$565,700	34.28	\$1,131,491	\$164,220	\$1,485,780	\$1,612,118	
07-012-007-10	11652 E VAN BUREN	06/27/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$330,800	55.13	\$661,525	\$595,393	\$4,607	\$110,220	
Totals:			\$2,250,000			\$2,250,000	\$896,500		\$1,793,016		\$1,490,387	\$1,722,338	
								Sale. Ratio =>	39.84				E.C.F. =>
								Std. Dev. =>	14.74				Ave. E.C.F. =>

E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property C
0.922	0	#DIV/0!	AG	43.9917		\$157,500	AGRICULTURAL	101
0.042	0	#DIV/0!	AG	43.9917	1.5 STORY	\$409,500	AGRICULTURAL	101
#DIV/0!				38.3613				
0.865	Std. Deviation=>		0.622136					
0.482	Ave. Variance=>		43.9917	Coefficient of Var=>	91.3230421			