

AGRICULTURAL ECF

Parcel Number	Street Address	County	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.
05 029 001 16	16049 2 Mile Rd	Osceola	11/18/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$117,600	58.80	\$221,090	\$19,636	\$180,364	\$207,897	0.868
2409-31-3101-01	6540 N 37 RD	Wexford	10/17/22	\$507,000	WD	31-SPLIT IMPROVED	\$507,000	\$0	0.00	\$511,282	\$440,698	\$36,784	\$41,066	0.896
002-014-003-00		Missaukee	11/24/21	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$98,900	32.98	\$322,716	\$146,889	\$153,011	\$167,934	0.911
014-030-003-00	S CALL	Missaukee	02/01/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$27,800	46.33	\$61,243	\$47,050	\$12,950	\$13,820	0.937
05 014 024 05	13140 3 Mile Rd	Osceola	08/06/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$125,900	31.48	\$409,956	\$67,504	\$332,496	\$342,452	0.971
07 021 001 40	14445 210th Ave	Osceola	07/21/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000		0.00		\$96,934	\$73,066	\$73,018	1.001
16 007 022 00	5391 Sylvan Rd	Osceola	07/07/21	\$165,000	LC	03-ARM'S LENGTH	\$165,000	\$75,800	45.94	\$13,034	\$151,948	\$13,052	\$13,034	1.001
2109-28-3101-01	10603 S 41 Rd	Wexford	07/21/22	\$189,900	WD	03 ARM'S Length	\$189,900	\$98,100	51.66	\$190,059	\$184,460	\$5,440	\$5,415	1.005
012-027-009-00	4720 VANDERMEULEN	Missaukee	09/06/22	\$384,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$384,000	\$180,400	46.98	\$385,416	\$302,055	\$81,945	\$79,110	1.036

Totals: \$2,375,800 \$2,375,800 \$724,500 \$2,114,796 \$889,108 \$943,746

Sale. Ratio => 30.49 Missaukee, Osceola & Wexford Combined ECF E.C.F. => 0.942

Std. Dev. => 21.51 Ave. E.C.F. => 0.958

USE 0.942

2022 ECF 1.034

2023 ECF 1.038

Wexford County is combining Ag sales from Missaukee and Osceola county with ours to develop an Ag ECF. Missaukee and Osceola Counties contains similar improved Ag properties as Wexford County. Because we only had two improved sales we wanted to strengthen our Ag ECF using more sales. Using Missaukee and Osceola sales our Ag ECF increases .04% over last year. We believe this to be representative of our Ag market with our combined increase in Ag land value. Wexford Counties Equalization Director has reviewed Missaukee and Osceola's sales.