

**CEDAR CREEK      AG ECF      2024**

Parcel Number	County	Sale Date	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
002-014-003-00	Missaukee	11/24/21	\$299,900	\$98,900	\$322,716	\$146,889	\$153,011	\$167,934	0.911
012-017-002-00	Missaukee	12/15/21	\$525,000	\$203,300	\$436,111	\$264,026	\$260,974	\$163,342	1.598
012-027-009-00	Missaukee	09/06/22	\$384,000	\$180,400	\$385,416	\$302,055	\$81,945	\$79,110	1.036
014-030-003-00	Missaukee	02/01/22	\$60,000	\$27,800	\$61,243	\$47,050	\$12,950	\$13,820	0.937
05 029 001 16	Osceola	11/18/22	\$200,000	\$117,600	\$221,090	\$19,636	\$180,364	\$207,897	0.868
07 009 001 30	Osceola	06/08/21	\$187,000	\$64,800	\$136,662	\$45,520	\$141,480	\$136,662	1.035
05 014 024 05	Osceola	08/06/21	\$400,000	\$125,900	\$409,956	\$67,504	\$332,496	\$342,452	0.971
07 021 001 40	Osceola	07/21/21	\$170,000			\$96,934	\$73,066	\$73,018	1.001
16 007 022 00	Osceola	07/07/21	\$165,000	\$75,800	\$13,034	\$151,948	\$13,052	\$13,034	1.001
2109-28-3101-01	Wexford	07/21/22	\$189,900	\$98,100	\$190,059	\$184,460	\$5,440	\$5,415	1.005
2409-31-3101-01	Wexford	10/17/22	\$507,000	\$0	\$511,282	\$440,698	\$36,784	\$41,066	0.896

**Totals:      \$3,087,800      \$992,600      \$2,687,569      \$1,291,562      \$1,243,750**

**E.C.F. =>      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.

