

Agricultural Class ECF Study
2025 for 2026
Coldwater Township

As of: January 8, 2026

| 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 | \$/Sq.Ft. | Land Value | Property Class | Building Depr. | |
|--------------------|-------------------|-----------|------------------|--------|-----------------|------------------|------------------|----------------|------------------|-------------|------------------|------------------|----------------|------------|------------------|------------|----------------|----------------|--|
| 070-026-400-010-00 | 245 S WILLOWBROC | 04/16/24 | \$128,000 | WD | 03-ARM'S LENGTH | \$128,000 | \$61,000 | 47.66 | \$147,923 | \$9,184 | \$118,816 | \$153,424 | 0.774 | 1,782 | \$66.68 | \$10,890 | 401 | 63 | |
| 070-023-300-065-03 | 300 S MICHIGAN AV | 12/07/23 | \$45,000 | WD | 03-ARM'S LENGTH | \$45,000 | \$13,200 | 29.33 | \$48,801 | \$18,985 | \$26,015 | \$27,956 | 0.931 | 696 | \$37.38 | \$23,138 | 401 | 46 | |
| 070-023-300-015-01 | 330 S WILLOWBROC | 11/27/23 | \$245,000 | WD | 03-ARM'S LENGTH | \$245,000 | \$48,000 | 19.59 | \$237,894 | \$21,070 | \$223,930 | \$245,853 | 0.911 | 1,952 | \$114.72 | \$19,331 | 401 | 85 | |
| 070-008-200-105-01 | 565 MUSTANG | 08/15/23 | \$124,000 | WD | 03-ARM'S LENGTH | \$124,000 | \$42,100 | 33.95 | \$115,915 | \$10,083 | \$113,917 | \$118,381 | 0.962 | 875 | \$130.19 | \$10,080 | 401 | 60 | |
| 070-004-200-010-00 | 664 MARSHALL RD | 02/28/25 | \$320,000 | WD | 03-ARM'S LENGTH | \$320,000 | \$159,400 | 49.81 | \$260,098 | \$34,782 | \$285,218 | \$262,836 | 1.085 | 1,788 | \$159.52 | \$18,998 | 401 | 80 | |
| Totals: | | | \$862,000 | | | \$862,000 | \$323,700 | | \$810,631 | | \$767,896 | \$808,450 | | | \$101.70 | | | | |
| | | | | | | | | Sale. Ratio => | 37.55 | | | | E.C.F. => | 0.950 | Std. Deviation=> | | | | |
| | | | | | | | | Std. Dev. => | 12.69 | | | | Ave. E.C.F. => | 0.933 | Ave. Variance=> | | | | |

Orig ECF 0.940
Orig Std. Dev. 0.197
Min ECF 0.645
Max ECF 1.236

OUTLIERS

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|--------------------|-----------------|----------|-----------|----|-----------------|-----------|----------|-------|-----------|----------|-----------|-----------|-------|-------|----------|-----------|-----|----|
| 070-033-400-045-00 | 139 N ANGOLA RD | 12/23/24 | \$129,500 | WD | 03-ARM'S LENGTH | \$129,500 | \$40,700 | 31.43 | \$90,477 | \$8,433 | \$121,067 | \$92,288 | 1.312 | 666 | \$181.78 | \$5,688 | 401 | 70 |
| 070-036-100-005-01 | 645 DORRANCE RD | 11/03/23 | \$235,000 | WD | 03-ARM'S LENGTH | \$235,000 | \$68,100 | 28.98 | \$224,009 | \$35,560 | \$199,440 | \$164,817 | 1.210 | 1,228 | \$162.41 | \$25,598 | 401 | 78 |
| 070-025-300-030-00 | 630 DORRANCE RD | 09/18/23 | \$165,000 | WD | 03-ARM'S LENGTH | \$165,000 | \$35,600 | 21.58 | \$164,205 | \$99,125 | \$65,875 | \$54,480 | 1.209 | 2,656 | \$24.80 | \$115,772 | 401 | 10 |

OUTLIERS