

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
<b>Totals:</b>			<b>\$542,000</b>			<b>\$542,000</b>	<b>\$164,300</b>		<b>\$550,533</b>		<b>\$482,678</b>	<b>\$545,614</b>			<b>\$87.24</b>			
							<b>Sale. Ratio =&gt;</b>	<b>30.31</b>					<b>E.C.F. =&gt;</b>	<b>* 0.885</b>			<b>Std. Deviation=&gt;</b>	
							<b>Std. Dev. =&gt;</b>	<b>11.67</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.895</b>			<b>Ave. Variance=&gt;</b>	

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

**OUTLIERS**

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

\* DUE TO NEW COST MANUAL, ASSESSOR HAD TO  
REDUCE ECF FROM: .885 TO: .740 IN ORDER  
TO NOT OVER EQUALIZE THE AG CLASS.