

## 2026 FORD RIVER TOWNSHIP

### AG ECF STUDY

There have only been very few AG sales in the last several years.

Used sales from outside the township, like type non-AG parcels and historical information for this study.

Parcel Number	Sale Date	Sale Price	Current Land	Bldg Residual	Cost by Manual	ECF
012-257-009-00	07/24/20	\$ 117,500	\$38,250	\$79,250	\$103,833	0.763
009-224-001-00/002-00/003-00	02/11/22	\$ 155,000	\$89,884	\$65,116	\$92,521	0.704
014-085-017-00	12/20/21	\$ 300,000	\$41,285	\$258,715	\$295,529	0.875
007-213-001-00/001-10	12/02/22	\$ 280,000	\$88,397	\$191,603	\$186,235	1.029
009-070-012-00/012-10	10/07/21	\$ 102,500	\$24,000	\$78,500	\$106,894	0.734
007-118-007-00	06/11/21	\$ 225,000	\$56,436	\$168,564	\$160,655	1.049
				\$ 841,748	\$ 945,667	<b>0.890</b>

**AVERAGE ECF 0.890**