

**PORTER TOWNSHIP AGRICULTURE
ECF FOR 2025**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$
80-16-005-005-00	72900 M 40 HWY	06/13/22	\$185,000	\$185,000
80-16-005-016-01	30519 72ND AVE	01/04/23	\$189,000	\$189,000
80-16-019-010-02	33681 CR 352	07/05/22	\$150,000	\$150,000
80-16-025-007-30	89836 23RD ST	04/01/22	\$227,000	\$227,000
		Totals:	\$751,000	\$751,000

Asd. when Sold	Asd/Adj. Sale	ur. Apprais.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$65,500	35.41	\$187,235	\$28,221	\$156,779	\$150,439	1.042
\$46,800	24.76	\$178,785	\$22,021	\$166,979	\$148,310	1.126
\$52,000	34.67	\$174,621	\$43,445	\$106,555	\$124,102	0.859
\$111,800	49.25	\$259,647	\$45,253	\$181,747	\$202,833	0.896
\$276,100		\$800,288		\$612,060	\$625,684	
Sale. Ratio =>	36.76				E.C.F. =>	0.978
Std. Dev. =>	10.07				Ave. E.C.F. =>	0.981

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. Date
1,188	\$131.97	#1	104.2143	One-Story	\$16,800	08/23/23
1,008	\$165.65	#1	112.5876	One-Story	\$16,335	09/04/24
1,320	\$80.72	#1	85.8607	One-Story	\$43,445	08/22/23
2,194	\$82.84	#1	89.6045	Two-Story	\$26,118	09/23/24
\$115.30			0.2442			
Std. Deviation=>		0.1250661				
Ave. Variance=>		98.0668		Coefficient of Var=>		100

USED 0.978

Land Table	Property Class	Building Depr.
AG PORTER TWP	401	70
AG PORTER TWP	401	75
AG PORTER TWP	401	70
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