

Belknap Township-2025 ECF Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table
030-009-000-090-00	4439 CO RD 451	9/7/2023	200000	LC	200000	241222	160000	40000	133150.8181	0.300	1766	22.65005663	101		General Agricultural
030-027-000-040-01	7981 S ROGERS RD	5/2/2023	420000	LC	420000	404724	264853	155147	229296.7211	0.677	1732	89.57678984	101		General Agricultural

2025, range of 0.30 - 0.67, use 0.60 for 2025

Belknap Township-2025 ECF Analysis Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land +Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table
030-004-000-010-03	3018 CO RD 451	10/27/2023	63400	WD	63400	73644	23364	40036	98011.69751	0.408	2607	15.35711546	201		Commercial
030-012-000-030-00	4003 US23 S	8/29/2022	265000	WD	265000	134096	58356	206644	147641.3259	1.400	576	358.7569444	201		Commercial
142-033-000-019-00	2854 CO RD 451	7/6/2022	250000	WD	250000	294312	124868	125132	313785.1852	0.399	9182	13.62796776	201		Commercial
								<u>371812</u>	<u>559438.2086</u>	<u>0.665</u>					

For 2025, use 0.65 for Belknap Twp Commercial

Belknap Township-2025 ECF Analysis Residential Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table
030-026-000-040-02	7291 CO RD 441	9/19/2023	98000	WD	98000	167255	61822	36178	133290.7732	0.271	1831	19.75860186	401		Residential Acreage
030-009-000-080-00	4237 CO RD 451	10/24/2022	135000	WD	135000	143974	27973	107027	146651.0774	0.730	1404	76.23005698	401		Residential Acreage
030-030-000-010-00	3151 NOFFZE HWY	8/25/2023	220000	WD	220000	222724	117350	102650	133216.1812	0.771	1811	56.6813915	401		Residential Acreage
030-003-000-300-00	1093 E HEYTHALER HWY	5/25/2022	145000	WD	145000	148444	11580	133420	173026.5469	0.771	1126	118.4902309	BACK		Residential Backlots
030-036-000-040-08	3003 LAKE AUGUSTA HWY	9/18/2023	125000	WD	125000	121866	68000	57000	68098.60938	0.837	640	89.0625	401		Residential Acreage
030-031-000-050-00	8018 MIELKE RD	4/20/2023	160000	WD	160000	156330	116000	44000	50986.09239	0.863	448	98.21428571	401		Residential Acreage
030-004-000-300-00	3710 CO RD 451	12/15/2023	82500	WD	82000	62794	13973	68027	61720.60547	1.102	960	70.86145833	401		Residential Acreage
030-003-000-010-01	3020 PETERSVILLE RD	10/25/2022	40000	WD	40000	28880	9850	30150	24058.1543	1.253	0	#DIV/0!	BACK		Residential Backlots
030-004-000-190-00	3682 CO RD 451	2/28/2024	220000	WD	220000	131284	33136	186864	124080.9065	1.506	1376	135.8023256	401		Residential Acreage

0.900

For 2025, use 0.90 for Belknap Twp Residential

Belknap Township-2025 ECF Analysis Residential Backlots

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030-009-000-080-00	4237 CO RD 451	10/24/2022	135000	WD	135000	143974	27973	107027	146651.0774	0.730	1404	76.23005698	401		Residential Acreage
030-030-000-010-00	3151 NOFFZE HWY	8/25/2023	220000	WD	220000	222724	117350	102650	133216.1812	0.771	1811	56.6813915	401		Residential Acreage
030-003-000-300-00	1093 E HEYTHALER HWY	5/25/2022	145000	WD	145000	148444	11580	133420	173026.5469	0.771	1126	118.4902309	BACK		Residential Backlots
030-036-000-040-08	3003 LAKE AUGUSTA HWY	9/18/2023	125000	WD	125000	121866	68000	57000	68098.60938	0.837	640	89.0625	401		Residential Acreage
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