

Moltke 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	Land Table	Property Class
080-017-000-006-01	8652 CHURCH HWY	11/9/2022	115000	WD	115000	120486	17816	97184	150985.2969	0.644	2880	33.74444	RES		RESIDENTIAL	401
080-025-000-008-00	4703 M68 HWY	12/7/2022	100000	WD	100000	101548	17965	82035	122916.1728	0.667	2357	34.80484	RES		RESIDENTIAL	401
080-025-000-006-00	1276 S TROUT RD	9/12/2022	275000	LC	275000	250784	131221	143779	175827.9347	0.818	1200	119.8158	RES		AGRICULTURE	401
										0.710						

For 2025, use 0.70 for Moltke Twp Ag

Moltke 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 Parcel	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	15.35712	201		Commercial
030-012-000-030-00	4003 US23 S	8/29/2022	265000	WD	265000	134096	58356	206644	147641.3259	1.400	576	358.7569	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	13.62797	201		Commercial
								<u>371812</u>	<u>559438.2086</u>	<u>0.665</u>					

For 2025, use 0.67 for Moltke Twp Commercial

Mottke Township-2025 ECF Analysis Residential

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	Land Table	Property Class
080-017-000-006-01	8652 CHURCH HWY	11/9/2022	115000	WD	115000	120486	17816	97184	150985.2969	0.644	2880	33.74444	RES		RESIDENTIAL	401
080-025-000-008-00	4703 M68 HWY	12/7/2022	100000	WD	100000	101548	17965	82035	122916.1728	0.667	2357	34.80484	RES		RESIDENTIAL	401
030-009-000-080-00	4237 CO RD 451	10/24/2022	135000	WD	135000	143974	27973	107027	146651.0774	0.730	1404	76.23006	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	56.68139	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	118.4902	BACK		Residential Backlots	
080-025-000-006-00	1276 S TROUT RD	9/12/2022	275000	LC	275000	250784	131221	143779	175827.9347	0.818	1200	119.8158	RES		AGRICULTURE	401
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	98.21429	401		Residential Acreage	
										0.763						

For 2025, use 0.763 for Mottke Twp Residential