

**Au Gres Township Economic Condition Factor Study**  
*April 1, 2023 - March 31, 2025*

Parcel Number	Street Address	Sale Date	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.	ECF Area
003-0-001-200-015-10	2631 THAUT RD	12/18/2023	WD	03-ARM'S LENGTH	\$67,000	\$29,700	44.33	\$69,799	\$9,203	\$57,797	\$83,008	0.696	1,230	\$46.99	'001
003-0-002-400-015-00	2310 THAUT RD	6/25/2024	WD	03-ARM'S LENGTH	\$195,000	\$91,400	46.87	\$201,761	\$90,300	\$104,700	\$151,045	0.693	1,104	\$94.84	'001
003-0-007-300-005-05	231 NOGGLE RD	3/5/2025	WD	03-ARM'S LENGTH	\$120,000	\$49,600	41.33	\$128,136	\$43,291	\$76,709	\$116,226	0.660	1,449	\$52.94	'001
003-0-012-300-060-00	950 N COURT ST	12/18/2023	MLC	19-MULTI PARCEL	\$201,000	\$61,400	30.55	\$131,735	\$15,198	\$185,802	\$173,935	1.068	1,626	\$114.27	'001
003-0-014-100-025-00	1215 S NEARMAN RD	10/10/2023	WD	03-ARM'S LENGTH	\$78,000	\$37,400	47.95	\$103,139	\$20,000	\$58,000	\$113,889	0.509	1,264	\$45.89	'001
003-0-014-200-015-00	2100 NOGGLE RD	3/1/2024	WD	03-ARM'S LENGTH	\$275,000	\$73,100	26.58	\$190,649	\$45,526	\$229,474	\$185,358	1.238	1,428	\$160.70	'001
003-0-014-200-025-12	2111 E HURON RD	2/9/2024	WD	03-ARM'S LENGTH	\$170,000	\$77,500	45.59	\$186,218	\$15,146	\$154,854	\$234,345	0.661	2,531	\$61.18	'001
003-0-014-300-010-00	2172 E HURON RD	8/11/2023	WD	03-ARM'S LENGTH	\$375,000	\$100,500	26.80	\$265,730	\$34,420	\$340,580	\$281,962	1.208	1,589	\$214.34	'001
003-0-017-300-015-05	514 E HURON RD	11/27/2024	WD	19-MULTI PARCEL	\$265,000	\$78,500	29.62	\$175,422	\$29,573	\$235,427	\$189,804	1.240	1,632	\$144.26	'001
003-0-018-200-010-10	70 NOGGLE RD	11/3/2023	WD	03-ARM'S LENGTH	\$148,500	\$47,700	32.12	\$135,537	\$43,757	\$104,743	\$125,726	0.833	864	\$121.23	'001
003-0-018-200-035-01	1199 S HALE RD	8/14/2024	WD	03-ARM'S LENGTH	\$89,500	\$39,900	44.58	\$111,415	\$54,349	\$35,151	\$70,597	0.498	640	\$54.92	'001
003-0-023-200-030-10	2101 JODWAY RD	6/9/2023	WD	03-ARM'S LENGTH	\$120,000	\$45,900	38.25	\$122,033	\$37,793	\$82,207	\$117,149	0.702	768	\$107.04	'001
003-0-023-400-010-01	1780 S SANTIAGO RD	11/27/2024	WD	03-ARM'S LENGTH	\$105,000	\$53,000	50.48	\$132,658	\$35,292	\$69,708	\$131,140	0.532	1,874	\$37.20	'001
003-0-024-300-015-05	1941 S SANTIAGO RD	1/13/2025	WD	19-MULTI PARCEL	\$310,000	\$106,000	34.19	\$212,229	\$26,944	\$283,056	\$262,287	1.079	2,139	\$132.33	'001
003-0-035-400-010-09	2210 LOLA LANE	6/22/2023	WD	03-ARM'S LENGTH	\$279,000	\$107,400	38.49	\$260,456	\$37,173	\$241,827	\$305,867	0.791	1,752	\$138.03	'001

Totals: \$2,798,000 \$999,000 \$2,426,917 \$2,260,035 \$2,542,338 \$101.74

**RESIDENTIAL  
RURAL RES**

Sale. Ratio => 35.70 E.C.F. => 0.889  
 Std. Dev. => 8.07 Ave. E.C.F. => 0.827

**2025 ECF => 0.73 2026 ECF=> 0.80**

Parcel Number	Street Address	Sale Date	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.	ECF Area
003-2-A70-000-002-00	2445 BAY RIDGE DR	8/25/2023	WD	03-ARM'S LENGTH	\$190,000	\$88,000	46.32	\$226,060	\$98,023	\$91,977	\$168,469	0.546	1,280	\$71.86	'A70
003-2-A70-000-003-00	2437 BAY RIDGE DR	10/18/2023	WD	03-ARM'S LENGTH	\$213,000	\$76,800	36.06	\$237,502	\$98,078	\$114,922	\$183,452	0.626	1,404	\$81.85	'A70
003-2-A70-000-005-00	2415 BAY RIDGE DR	6/28/2024	WD	03-ARM'S LENGTH	\$359,000	\$148,000	41.23	\$326,150	\$110,146	\$248,854	\$284,215	0.876	2,046	\$121.63	'A70
003-2-A70-000-020-00	2315 BAY RIDGE DR	8/21/2024	WD	03-ARM'S LENGTH	\$200,000	\$76,100	38.05	\$177,342	\$75,857	\$124,143	\$133,532	0.930	1,123	\$110.55	'A70
003-2-A70-000-037-00	2238 BAY RIDGE DR	5/16/2023	WD	03-ARM'S LENGTH	\$352,000	\$159,200	45.23	\$377,621	\$116,727	\$235,273	\$343,281	0.685	2,986	\$78.79	'A70
003-2-A70-000-044-00	2274 BAY RIDGE DR	8/16/2024	WD	03-ARM'S LENGTH	\$375,000	\$158,500	42.27	\$345,548	\$122,762	\$252,238	\$293,139	0.860	2,784	\$90.60	'A70

Totals: \$1,689,000 \$706,600 \$1,690,223 \$1,067,407 \$1,406,088 \$92.55

**RESIDENTIAL  
AU GRES BOAT CLUB**

Sale. Ratio => 41.84 E.C.F. => 0.759  
 Std. Dev. => 3.98 Ave. E.C.F. => 0.754

**2025 ECF => 0.76 2026 ECF=> 0.76**

Parcel Number	Street Address	Sale Date	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.	ECF Area
003-2-O10-000-001-01	2012 GREEN DR	4/30/2024	WD	03-ARM'S LENGTH	\$305,000	\$73,200	24.00	\$265,267	\$38,485	\$266,515	\$284,445	0.937	1,664	\$160.17	'O10
003-2-O10-000-006-00	2036 GREEN DR	12/6/2023	WD	03-ARM'S LENGTH	\$72,000	\$23,400	32.50	\$57,932	\$15,637	\$56,363	\$56,695	0.994	720	\$78.28	'O10
003-2-O10-000-007-01	2042 GREEN DR	3/4/2025	WD	03-ARM'S LENGTH	\$147,500	\$41,500	28.14	\$118,372	\$32,578	\$114,922	\$115,005	0.999	1,170	\$98.22	'O10

Totals: \$524,500 \$138,100 \$441,571 \$437,800 \$456,145 \$112.22

**RESIDENTIAL  
G60/O10**

Sale. Ratio => 26.33 E.C.F. => 0.960  
 Std. Dev. => 4.25 Ave. E.C.F. => 0.977

**2025 ECF => 0.746 2026 ECF=> 0.96**

**Au Gres Township Economic Condition Factor Study**  
*April 1, 2023 - March 31, 2025*

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003-2-B50-000-007-01	3060 S POINT AU GRES RD	12/6/2023	WD	03-ARM'S LENGTH	\$380,000	\$92,600	24.37	\$276,787	\$151,123	\$228,877	\$132,277	1.730	1,623	\$141.02	'B50
003-2-B50-000-021-00	3275 S POINT AU GRES RD	11/11/2023	WD	03-ARM'S LENGTH	\$115,000	\$36,300	31.57	\$87,543	\$19,193	\$95,807	\$71,947	1.332	576	\$166.33	'B50
003-2-O50-000-004-00	2971 RUMSEY RD	8/1/2024	WD	03-ARM'S LENGTH	\$520,000	\$197,300	37.94	\$465,387	\$216,785	\$303,215	\$261,686	1.159	1,808	\$167.71	'O50
003-2-O50-000-014-02	2865 RUMSEY RD	7/19/2024	WD	03-ARM'S LENGTH	\$560,000	\$194,700	34.77	\$484,165	\$207,933	\$352,067	\$378,400	0.930	2,048	\$171.91	'001
003-2-O53-000-032-00	2721 RUMSEY RD	7/29/2024	WD	19-MULTI PARCEL	\$645,000	\$212,000	32.87	\$536,074	\$136,903	\$508,097	\$420,180	1.209	2,059	\$246.77	'O53
003-2-O65-000-007-00	2740 BOOTH RD	9/5/2023	WD	03-ARM'S LENGTH	\$335,000	\$190,900	56.99	\$403,382	\$83,814	\$251,186	\$336,387	0.747	1,914	\$131.24	'O65
003-2-P60-000-009-00	2569 RUMSEY RD	7/29/2024	WD	03-ARM'S LENGTH	\$392,000	\$138,600	35.36	\$341,063	\$201,800	\$190,200	\$146,592	1.297	1,102	\$172.60	'P60
003-2-S10-000-001-01	3309 S POINT AU GRES RD	10/4/2024	WD	03-ARM'S LENGTH	\$434,900	\$133,000	30.58	\$419,579	\$250,380	\$184,520	\$176,356	1.046	1,793	\$102.91	'S10
003-2-S10-000-004-00	3317 S POINT AU GRES RD	7/19/2024	WD	03-ARM'S LENGTH	\$397,300	\$162,100	40.80	\$351,052	\$134,401	\$262,899	\$228,053	1.153	1,828	\$143.82	'S10
003-2-S30-000-022-01	2796 BOOTH RD	2/28/2025	WD	03-ARM'S LENGTH	\$363,000	\$189,600	52.23	\$371,239	\$63,077	\$299,923	\$324,381	0.925	2,126	\$141.07	'S30

Totals: \$4,142,200 \$1,547,100 \$3,736,271 \$2,676,791 \$2,476,259 \$158.54

<b>RESIDENTIAL</b> <b>001A/031A/A40/B50/O50/O51/O52/O53/O65/P60/S10/S11/S30</b>	Sale. Ratio =>	37.35	E.C.F. =>	1.081	
	Std. Dev. =>	9.98	Ave. E.C.F. =>	1.153	
	<b>2025 ECF =&gt;</b>		<b>0.950</b>	<b>2026 ECF=&gt;</b>	

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003-0-023-300-025-00	2121 MANOR RD	5/15/2023	WD	03-ARM'S LENGTH	\$60,000	\$35,900	59.83	\$78,913	\$10,300	\$49,700	\$93,990	0.529	1,200	\$41.42	'001
003-0-027-300-010-17	1595 E GORDON RD	10/10/2023	WD	03-ARM'S LENGTH	\$30,000	\$11,600	38.67	\$29,181	\$13,985	\$16,015	\$24,952	0.642	854	\$18.75	'001
003-0-030-200-015-05	199 DUSTY TRAIL	7/19/2024	WD	03-ARM'S LENGTH	\$110,000	\$73,100	66.45	\$133,902	\$20,498	\$89,502	\$155,116	0.577	2,059	\$43.47	'001

Totals: \$200,000 \$120,600 \$241,996 \$155,217 \$274,058 \$34.55

<b>RESIDENTIAL</b> <b>MOD/MANUF/MOBILE</b>	Sale. Ratio =>	60.30	E.C.F. =>	0.566	
	Std. Dev. =>	14.51	Ave. E.C.F. =>	0.583	
	<b>2025 ECF =&gt;</b>		<b>0.60</b>	<b>2026 ECF=&gt;</b>	

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Other Parcels in Sale	Property Class
004-0-014-300-015-19	3890 BERRY RD	11/01/24	WD	03-ARM'S LENGTH	\$620,000	\$306,100	49.37	\$87,655	\$532,345	\$859,516	0.619	15,264	\$34.88		201
005-1-000-000-010-05	E MAIN	11/09/23	WD	03-ARM'S LENGTH	\$170,000	\$58,800	34.59	\$36,090	\$133,910	\$249,877	0.536	4,188	\$31.97		201
005-1-000-000-335-01	112 MAIN ST	05/19/23	WD	03-ARM'S LENGTH	\$140,000	\$51,600	36.86	\$17,096	\$122,904	\$233,065	0.527	4,780	\$25.71		201
006-0-015-400-020-00	4464 S HURON ROAD	10/27/23	MLC	03-ARM'S LENGTH	\$283,000	\$100,100	35.37	\$99,407	\$183,593	\$328,495	0.559	3,528	\$52.04		201
009-0-018-100-040-01	3468 E HURON RD	08/24/23	WD	03-ARM'S LENGTH	\$425,000	\$110,300	25.95	\$111,395	\$313,605	\$392,901	0.798	5,426	\$57.80		201
012-2-H10-000-054-00	194 N HURON	01/12/24	MLC	03-ARM'S LENGTH	\$375,000	\$170,500	45.47	\$200,926	\$174,074	\$284,771	0.611	4,798	\$36.28		201
020-0-006-000-007-00	400 W HURON ROAD	08/12/24	WD	03-ARM'S LENGTH	\$120,000	\$51,300	42.75	\$49,187	\$70,813	\$135,039	0.524	1,520	\$46.59		201
020-0-009-000-005-00	149 W HURON ROAD	09/26/23	WD	03-ARM'S LENGTH	\$150,000	\$55,200	36.80	\$40,717	\$109,283	\$211,328	0.517	2,297	\$47.58		201
020-0-013-000-120-05	110 E HURON ROAD	06/24/24	WD	03-ARM'S LENGTH	\$160,000	\$75,800	47.38	\$79,709	\$80,291	\$162,864	0.493	3,060	\$26.24		201
040-3-000-000-826-20	529 S MAIN ST	05/24/24	WD	03-ARM'S LENGTH	\$3,100,000	\$1,279,900	41.29	\$451,582	\$2,648,418	\$4,690,814	0.565	56,674	\$46.73		201
040-3-200-000-100-00	104 E CEDAR ST	03/20/25	LC	03-ARM'S LENGTH	\$212,000	\$70,200	33.11	\$17,119	\$194,881	\$279,758	0.697	4,297	\$45.35		201
040-3-200-000-137-00	206 E CEDAR ST	03/12/24	WD	03-ARM'S LENGTH	\$92,500	\$33,400	36.11	\$37,167	\$55,333	\$111,655	0.496	1,682	\$32.90		201
040-3-400-000-213-00	402 S MAIN ST	02/28/24	WD	03-ARM'S LENGTH	\$335,000	\$140,200	41.85	\$62,337	\$272,663	\$530,337	0.514	7,248	\$37.62		201
040-6-011-300-046-23	3800 S HURON RD	08/23/24	WD	03-ARM'S LENGTH	\$160,000	\$73,800	46.13	\$61,719	\$98,281	\$166,667	0.590	2,217	\$44.33		201
040-6-011-300-060-00	3768 S HURON RD	03/14/25	LC	19-MULTI PARCEL	\$450,000	\$145,300	32.29	\$121,995	\$328,005	\$626,384	0.524	17,688	\$18.54	040-3-400-000-216-02	201

Totals: \$6,792,500 \$2,722,500 \$5,318,399 \$9,263,471 \$38.97

<b>COUNTY-WIDE</b> <b>COMM/INDUST ECF</b>	Sale. Ratio =>	40.08	E.C.F. =>	0.574	
	Std. Dev. =>	6.54	Ave. E.C.F. =>	0.571	
	<b>2025 ECF =&gt;</b>		<b>0.53</b>	<b>2026 ECF=&gt;</b>	

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002-0-022-400-020-01	1100 CONRAD RD	03/21/24	WD	03-ARM'S LENGTH	\$179,000	\$49,200	27.49	\$23,602	\$155,398	\$174,189	0.892	1,196	\$129.93		
002-0-034-100-050-75	1232 STOVER RD	11/18/24	WD	03-ARM'S LENGTH	\$310,000	\$122,600	39.55	\$90,365	\$219,635	\$269,336	0.815	2,044	\$107.45		
003-0-014-200-025-12	2111 E HURON RD	02/09/24	WD	03-ARM'S LENGTH	\$170,000	\$77,500	45.59	\$17,731	\$152,269	\$221,307	0.688	2,124	\$71.69		
003-0-018-200-010-10	70 NOGGLE	11/03/23	WD	03-ARM'S LENGTH	\$148,500	\$47,700	32.12	\$27,435	\$121,065	\$163,977	0.738	1,256	\$96.39		
003-0-023-200-030-10	2101 JODWAY RD	06/09/23	WD	03-ARM'S LENGTH	\$120,000	\$45,900	38.25	\$35,174	\$84,826	\$118,429	0.716	816	\$103.95		
003-0-024-300-015-05	1941 S SANTIAGO RD	01/13/25	WD	19-MULTI PARCEL	\$310,000	\$106,000	34.19	\$65,600	\$244,400	\$230,377	1.061	2,075	\$117.78	003-0-024-300-010-16	
003-0-025-300-012-00	2399 S SANTIAGO RD	07/01/24	LC	03-ARM'S LENGTH	\$110,000	\$84,500	76.82	\$28,577	\$81,423	\$238,819	0.341	3,240	\$25.13		
004-0-008-100-045-00	2269 MELITA RD	01/03/25	WD	03-ARM'S LENGTH	\$60,000	\$38,000	63.33	\$12,495	\$47,505	\$68,456	0.694	862	\$55.11		
004-0-013-100-046-19	1810 NORTH RD	07/03/24	WD	03-ARM'S LENGTH	\$150,000	\$107,000	71.33	\$38,217	\$111,783	\$232,459	0.481	1,800	\$62.10		
004-0-014-200-005-09	3781 MAPLE RIDGE RD	10/08/23	WD	03-ARM'S LENGTH	\$56,000	\$43,900	78.39	\$17,104	\$38,896	\$114,703	0.339	1,996	\$19.49		
005-0-010-200-002-23	561 DEEP RIVER RD	07/09/24	WD	03-ARM'S LENGTH	\$145,000	\$52,700	36.34	\$34,255	\$110,745	\$116,967	0.947	1,296	\$85.45		
005-0-018-100-022-00	1244 MELITA RD	04/17/24	WD	03-ARM'S LENGTH	\$70,000	\$56,900	81.29	\$14,548	\$55,452	\$122,720	0.452	1,339	\$41.41		
005-0-021-200-020-00	4858 STERLING RD	08/30/24	WD	03-ARM'S LENGTH	\$160,000	\$54,500	34.06	\$41,492	\$118,508	\$174,349	0.680	1,440	\$82.30		
005-0-026-400-010-00	3596 WYATT RD	10/13/23	WD	03-ARM'S LENGTH	\$185,000	\$81,800	44.22	\$39,747	\$145,253	\$210,751	0.689	2,122	\$68.45		
005-0-026-400-010-00	3596 WYATT RD	11/15/24	WD	03-ARM'S LENGTH	\$220,000	\$94,300	42.86	\$39,747	\$180,253	\$210,751	0.855	2,122	\$84.94		
005-0-032-300-020-23	5477 TOWNLINE RD	12/11/23	WD	03-ARM'S LENGTH	\$125,000	\$42,600	34.08	\$10,361	\$114,639	\$140,519	0.816	1,144	\$100.21		
007-0-014-200-040-10	1875 FIRE ROAD	06/22/23	WD	03-ARM'S LENGTH	\$135,900	\$56,200	41.35	\$15,201	\$120,699	\$201,168	0.600	2,712	\$44.51		
007-0-018-300-020-00	1680 BRIGGS ROAD	02/25/25	WD	03-ARM'S LENGTH	\$17,555	\$7,500	42.72	\$6,016	\$11,539	\$17,544	0.658	1,000	\$11.54		
007-0-027-200-017-00	1435 W MAIN STREET ROAD	05/31/23	WD	03-ARM'S LENGTH	\$103,000	\$39,000	37.86	\$10,863	\$92,137	\$135,711	0.679	1,304	\$70.66		
007-0-035-200-005-04	873 W TOWNSEND ROAD	03/26/25	WD	03-ARM'S LENGTH	\$70,000	\$50,200	71.71	\$16,327	\$53,673	\$131,961	0.407	1,172	\$45.80		
010-0-001-400-035-00	3218 PINE RIVER RD	11/20/24	WD	03-ARM'S LENGTH	\$80,000	\$62,900	78.63	\$23,672	\$56,328	\$154,087	0.366	1,176	\$47.90		
010-0-022-100-020-05	4251 SAGATOO RD	02/14/25	WD	03-ARM'S LENGTH	\$110,000	\$65,100	59.18	\$10,952	\$99,048	\$111,676	0.887	976	\$101.48		
010-0-027-200-020-02	4298 LALONDE RD	08/23/23	WD	03-ARM'S LENGTH	\$103,000	\$71,700	69.61	\$22,544	\$80,456	\$142,243	0.566	1,828	\$44.01		
010-0-034-100-040-00	4149 WORTH RD	07/22/24	WD	03-ARM'S LENGTH	\$120,000	\$51,500	42.92	\$18,359	\$101,641	\$164,583	0.618	1,215	\$83.66		
010-0-034-300-015-02	4446 BAY ARENAC LINE RD	10/28/24	WD	03-ARM'S LENGTH	\$255,000	\$116,700	45.76	\$47,492	\$207,508	\$259,265	0.800	1,800	\$115.28		
011-0-006-400-015-05	2559 SHAFFER RD	12/01/23	WD	03-ARM'S LENGTH	\$71,000	\$34,500	48.59	\$12,384	\$58,616	\$84,384	0.695	780	\$75.15		
011-0-008-100-025-00	2297 N LENTNER RD	08/01/23	WD	03-ARM'S LENGTH	\$111,500	\$54,600	48.97	\$18,890	\$92,610	\$131,775	0.703	1,290	\$71.79		
011-0-009-100-015-00	2269 SHENFIELD RD	06/03/24	WD	03-ARM'S LENGTH	\$128,000	\$47,200	36.88	\$7,769	\$120,231	\$167,919	0.716	1,474	\$81.57		
011-0-019-100-005-05	394 E SWARTZ RD	11/30/23	WD	03-ARM'S LENGTH	\$128,000	\$55,000	42.97	\$29,408	\$98,592	\$121,611	0.811	1,323	\$74.52		
011-0-034-400-020-00	1865 E BESSINGER RD	06/15/23	WD	03-ARM'S LENGTH	\$300,000	\$154,700	51.57	\$130,644	\$169,356	\$253,871	0.667	2,018	\$83.92		
<b>Totals:</b>					<b>\$4,251,455</b>	<b>\$1,971,900</b>			<b>\$3,344,484</b>	<b>\$4,885,904</b>			<b>\$73.45</b>		
<b>COUNTY-WIDE AGRICULTURAL ECF</b>						<b>Sale. Ratio =&gt;</b>		<b>46.38</b>			<b>Ave. E.C.F. =&gt;</b>		<b>0.679</b>		
						<b>Std. Dev. =&gt;</b>		<b>16.18</b>			<b>2025 ECF =&gt;</b>	<b>0.67</b>	<b>2026 ECF =&gt;</b>	<b>0.670</b>	