

2026 Agricultural ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
001-036-037-00	8977 BORDMAN RD	11/27/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$609,341	\$237,000	\$358,000	\$396,107	0.904	
002-014-007-00	2951 SLATTERY RD	07/18/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$318,357	\$91,155	\$288,845	\$241,704	1.195	
002-022-032-50	4662 LUM RD	01/19/24	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$412,195	\$122,064	\$287,936	\$308,650	0.933	
005-012-005-00	8636 BROOKS RD	05/25/23	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$208,813	\$26,584	\$233,316	\$193,861	1.204	
006-003-001-00	1920 CASTLE	03/03/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$512,250	\$304,344	\$180,656	\$221,177	0.817	
011-010-004-05	655 N DORAN RD	02/09/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$191,937	\$25,912	\$211,088	\$176,622	1.195	
011-014-006-00	160 DORROW	11/17/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$550,682	\$229,642	\$300,358	\$341,532	0.879	
011-015-009-00	91 N DORAN RD	03/25/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$302,654	\$64,130	\$310,870	\$253,749	1.225	
016-027-012-01	4840 LK PLEASANT RD	02/26/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$398,829	\$197,322	\$202,578	\$214,369	0.945	
017-006-021-00	3589 CATLIN RD	08/25/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$435,914	\$183,654	\$231,346	\$268,362	0.862	
018-011-009-00	2233 MURPHY LAKE	08/25/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$515,282	\$307,600	\$182,400	\$220,938	0.826	
Totals:			\$4,576,800			\$4,576,800	\$4,456,254		\$2,787,393	\$2,837,071		
											E.C.F. =>	0.98
											Ave. E.C.F. =>	0.999

Summary:

No sales within Metamora Township for Agricultural class since prior to April 2021, information gathered from County Study.
 Indicated ECF for Agricultural Class:

2026 ECF
0.98

SFR buildings in Ag class take ECF from midrange township acreage ECF study result-1.02 for 2026