

**CARMEL 2024 ECF ANALYSIS
AGRICULTURAL**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
100-001-300-027-01	1200 N WHEATON	09/14/21	\$319,000	\$319,000	\$266,377	\$52,623	\$13,787	3.817
100-007-200-100-00	579 N AINGER	07/07/22	\$90,000	\$90,000	\$161,240	(\$71,240)	\$6,580	(10.827)
100-011-300-001-00	482 MILLERBURG	09/17/21	\$55,000	\$55,000	\$72,916	(\$17,916)	\$5,789	(3.095)
100-016-300-004-02	3448 COUSINS	06/17/22	\$125,000	\$125,000	\$208,918	(\$83,918)	\$18,848	(4.452)
100-016-300-020-04	595 S CHESTER	08/06/22	\$325,000	\$325,000	\$308,913	\$16,087	\$15,414	1.044
100-018-200-001-00	5471 LAWRENCE	09/03/21	\$384,900	\$384,900	\$366,155	\$18,745	\$11,343	1.653
100-021-300-005-00	1567 S CHESTER	06/11/21	\$145,000	\$145,000	\$167,241	(\$22,241)	\$15,296	(1.454)
100-023-200-066-01	1266 BATTLE CREEK	04/29/22	\$315,000	\$315,000	\$301,001	\$13,999	\$1,387	10.096
100-025-100-030-00	761 W KALAMO	05/27/22	\$235,000	\$235,000	\$150,514	\$84,486	\$17,209	4.909
100-027-200-025-00	2501 W KALAMO	05/03/22	\$136,000	\$136,000	\$154,305	(\$18,305)	\$7,658	(2.390)
100-029-200-061-01	4448 COLE	05/26/21	\$150,000	\$150,000	\$123,868	\$26,132	\$18,654	1.401
100-031-100-060-01	3425 S BRADLEY	03/09/22	\$210,000	\$210,000	\$108,435	\$101,565	\$11,047	9.194
Totals:			\$2,489,900	\$2,489,900		\$100,017	\$143,012	
							E.C.F. =>	0.699
							USE	0.700