

Wells Agricultural ECF for 2024

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
022-006-000-1000-00	1/2/2022	\$357,000	\$357,000	\$128,538	\$228,462	\$340,669	0.671	
022-008-000-2100-00	3/28/2022	\$245,000	\$245,000	\$72,659	\$172,341	\$208,957	0.825	
022-016-000-2500-00	8/5/2022	\$190,000	\$190,000	\$78,716	\$111,284	\$137,593	0.809	
003-025-300-0400-01	11/02/21	\$120,000	\$120,000	\$15,624	\$104,376	\$111,427	0.937	
015-016-000-2200-01	05/18/21	\$115,000	\$115,000	\$13,294	\$101,706	\$182,379	0.558	
016-027-000-0550-00	05/07/21	\$135,000	\$135,000	\$64,790	\$70,210	\$80,181	0.876	
017-006-000-0100-01	05/14/21	\$80,000	\$80,000	\$12,146	\$67,854	\$135,916	0.499	
017-009-000-0300-00	07/29/21	\$149,900	\$149,900	\$80,620	\$69,280	\$137,897	0.502	
017-011-000-1400-01	09/27/21	\$65,000	\$65,000	\$7,502	\$57,498	\$138,688	0.415	
021-015-000-1000-01	08/02/21	\$309,000	\$309,000	\$44,690	\$264,310	\$503,867	0.525	
005-030-000-0300-00	01/06/23	\$260,000	\$260,000	\$173,972	\$86,028	\$124,142	0.693	
011-034-000-1500-00	05/05/22	\$460,000	\$460,000	\$243,198	\$216,802	\$292,798	0.740	1600-01, 2000-01
Totals:		\$2,485,900	\$2,485,900		\$1,550,151	\$2,394,514		
							E.C.F. =>	0.647
							Ave. E.C.F. =	0.671

used indicated ECF of 0.647 for 2024

2024 Commercial ECF for Wells Township

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	
007-033-000-1800-00	09/21/21	75,000	75,000	25,716	49,284	94,228	0.523	5,472	\$9.01	
023-024-000-0900-00	07/28/21	225,000	225,000	63,674	161,326	307,760	0.524	4,016	\$40.17	
130-032-200-065-02	10/9/2022	150,000	150,000	52,642	97,358	178,331	0.546	4,600	\$21.16	
140-017-300-010-01	3/31/2022	60,000	60,000	17,245	42,755	69,987	0.611	864	\$49.48	
181-060-000-017-00	11/5/2022	150,000	150,000	30,000	120,000	191,555	0.626	7,800	\$15.38	
050-500-458-0700-00	4/22/2021	29,000	29,000	2,663	26,337	49,798	0.529	1,594	\$16.52	
Totals:		689,000	689,000		497,060	891,659			25.29	
							E.C.F. =>	0.557		
							Ave. E.C.F. =>	0.560		

used indicated ECF of 0.557 for 2024

Wells Industrial ECF for 2024

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Other Parcels in Sale
035-033-000-1500-00	12/01/20	\$412,000	\$412,000	\$78,294	\$333,706	\$792,209	0.421	22,327	\$14.95	
020-015-000-5900-00	04/01/16	\$245,000	\$245,000	\$97,333	\$147,667	\$354,442	0.417	20,738	\$7.12	
035-033-000-4525-00	10/23/19	\$160,000	\$160,000	\$16,646	\$143,354	\$222,108	0.645	7,200	\$19.91	
050-500-126-1000-00	09/15/22	\$350,000	\$350,000	\$46,717	\$303,283	\$468,602	0.647	14,212	\$21.34	
043-500-108-0700-00	10/26/22	\$70,000	\$70,000	\$20,328	\$49,672	\$156,715	0.317	3,462	\$14.35	
020-018-332-0100-00	05/25/17	\$125,002	\$125,002	\$58,487	\$66,515	\$186,777	0.356	12,552	\$5.30	332-0200-00, 332-0300-00
Totals:		\$1,362,002	\$1,362,002		\$1,044,197	\$2,180,853			\$13.83	
							E.C.F.=>	0.479		
							Ave. E.C.F.=>	0.467		

used indicated ECF of 0.479 for 2024

Wells Twp Residential ECF for 2024

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
022-005-000-2100-00	6/17/2022	\$99,000	\$99,000	\$26,949	\$72,051	\$88,528	0.814	864	\$83.39
022-005-000-2200-00	1/21/2022	\$225,000	\$225,000	\$57,000	\$168,000	\$200,113	0.840	1804	\$93.13
022-006-000-0800-01	3/11/2022	\$185,000	\$185,000	\$41,095	\$143,905	\$207,575	0.693	1836	\$78.38
022-010-000-1600-00	1/28/2022	\$125,000	\$125,000	\$24,000	\$101,000	\$123,317	0.819	1456	\$69.37
022-014-000-0100-04	10/21/2021	\$269,000	\$269,000	\$38,630	\$230,370	\$315,679	0.730	1612	\$142.91
022-014-000-1900-02	5/26/2022	\$155,000	\$155,000	\$32,320	\$122,680	\$145,674	0.842	1222	\$100.39
022-015-000-1000-03	9/28/2021	\$196,600	\$196,600	\$57,057	\$139,543	\$196,266	0.711	1492	\$93.53
022-016-000-1100-00	9/24/2021	\$205,000	\$205,000	\$80,410	\$124,590	\$166,063	0.750	960	\$129.78
022-017-000-0700-00	7/16/2021	\$237,000	\$237,000	\$63,581	\$173,419	\$220,607	0.786	1484	\$116.86
022-017-000-3000-00	5/24/2022	\$172,450	\$172,450	\$20,790	\$151,660	\$194,592	0.779	1326	\$114.37
022-018-000-1400-02	9/28/2021	\$176,000	\$176,000	\$42,448	\$133,552	\$171,241	0.780	1188	\$112.42
022-018-000-2030-00	8/9/2022	\$388,000	\$388,000	\$129,701	\$258,299	\$321,967	0.802	1668	\$154.86
022-020-000-0200-00	4/28/2021	\$150,000	\$150,000	\$30,408	\$119,592	\$172,495	0.693	1972	\$60.65
022-020-000-2300-14	12/16/2022	\$233,000	\$233,000	\$25,757	\$207,243	\$261,777	0.792	1795	\$115.46
022-022-000-0200-00	6/24/2022	\$121,900	\$121,900	\$33,740	\$88,160	\$118,501	0.744	1120	\$78.71
022-022-000-0300-00	6/24/2022	\$121,900	\$121,900	\$33,740	\$88,160	\$118,501	0.744	1120	\$78.71
022-022-000-1300-07	2/4/2022	\$168,000	\$168,000	\$59,280	\$108,720	\$161,250	0.674	1680	\$64.71
022-023-000-0200-02	9/19/2022	\$170,000	\$170,000	\$19,898	\$150,102	\$190,134	0.789	1660	\$90.42
022-023-000-1600-01	11/19/2021	\$240,000	\$240,000	\$57,000	\$183,000	\$225,573	0.811	1544	\$118.52
022-027-000-2025-00	1/13/2023	\$55,000	\$55,000	\$22,860	\$32,140	\$34,237	0.939	1008	\$31.88
022-028-000-1900-05	10/6/2022	\$90,000	\$90,000	\$42,462	\$47,538	\$62,516	0.760	1280	\$37.14
022-031-000-0500-00	5/26/2022	\$130,000	\$130,000	\$21,970	\$108,030	\$123,236	0.877	1326	\$81.47
022-031-000-1500-00	2/25/2022	\$170,500	\$170,500	\$8,100	\$162,400	\$192,474	0.844	1536	\$105.73
022-031-000-1800-04	12/28/2022	\$161,500	\$161,500	\$43,678	\$117,822	\$137,761	0.855	1008	\$116.89
022-031-000-1875-00	6/2/2022	\$297,000	\$297,000	\$61,530	\$235,470	\$239,429	0.983	1248	\$188.68
022-032-000-1100-00	10/14/2021	\$281,000	\$281,000	\$97,715	\$183,285	\$253,781	0.722	2528	\$72.50
022-032-000-2100-05	1/27/2023	\$149,900	\$149,900	\$32,664	\$117,236	\$120,526	0.973	1848	\$63.44
022-035-000-0100-02	9/20/2021	\$169,000	\$169,000	\$6,210	\$162,790	\$202,992	0.802	1248	\$130.44
022-036-000-2200-02	2/10/2023	\$635,000	\$635,000	\$563,550	\$71,450	\$88,033	0.812	1080	\$66.16
Totals:		\$5,776,750	\$5,776,750		\$4,002,207	\$5,054,839			\$96.24
							E.C.F. =>	0.792	
							Ave. E.C.F. =	0.799	

used indicated ECF of 0.792 for 2024