

2023 INDIAN LAKE BACK LOTS ECF

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-130-030-014-00	09/01/20	\$38,000	WD	\$38,000	\$16,500	43.42	\$32,794	\$20,725	\$17,275	\$13,005	1.328
14-130-330-045-00	09/25/20	\$155,000	QC	\$155,000	\$50,700	32.71	\$99,732	\$16,800	\$138,200	\$116,478	1.186
14-130-330-051-00	09/21/21	\$274,000	WD	\$274,000	\$113,300	41.35	\$223,968	\$36,800	\$237,200	\$233,960	1.014
14-130-415-004-00	03/05/21	\$425,000	WD	\$425,000	\$184,000	43.29	\$364,381	\$59,000	\$366,000	\$320,442	1.142
14-130-360-023-02	11/12/21	\$230,000	WD	\$230,000	\$88,600	38.52	\$175,325	\$50,600	\$179,400	\$155,906	1.151
14-130-325-007-00	03/15/21	\$53,000	WD	\$53,000	\$21,100	39.81	\$49,322	\$15,200	\$37,800	\$35,250	1.072
Totals:		\$1,175,000		\$1,175,000	\$474,200		\$945,522		\$975,875	\$875,041	
						Sale. Ratio =>	40.36			E.C.F. =>	1.115
						Std. Dev. =>	3.99			Ave. E.C.F. =>	1.149

USED 1.115