

Village of Michiana Away From Lake ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
41-4850-0147-01-3	3838 PONCHARTRAIN DR	10/17/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$335,812
41-4850-0203-00-2	3840 MICHIANA DR	09/16/21	\$995,000	WD	03-ARM'S LENGTH	\$995,000	\$1,540,630
41-4850-0216-00-7	3831 PONCHARTRAIN DR	07/15/22	\$1,810,000	WD	03-ARM'S LENGTH	\$1,810,000	\$1,603,178
41-4850-0267-00-1	46 POKAGON TR	04/19/21	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$453,010
41-4850-0283-00-6	17 POCANTICO TR	06/19/21	\$601,000	WD	03-ARM'S LENGTH	\$601,000	\$531,360
41-4870-0010-00-4	81 POKAGON TR	09/09/21	\$467,000	WD	03-ARM'S LENGTH	\$467,000	\$662,221
41-4870-0046-01-7	1 SIOUX TRL	01/31/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$606,763
41-4870-0110-00-9	4115 PONCHARTRAIN DR	09/09/22	\$862,500	WD	03-ARM'S LENGTH	\$852,500	\$854,596
41-4890-0001-00-0	19 APACHE TR	05/27/22	\$477,000	WD	03-ARM'S LENGTH	\$477,000	\$477,625
41-4920-0038-00-6	4067 HILLSIDE TR	06/04/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$471,510
41-4930-0011-02-4	11 GREENWOOD TRL	10/07/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$884,708
41-4940-0021-00-1	4131 CHEROKEE DR	04/19/22	\$1,750,000	WD	03-ARM'S LENGTH	\$1,720,000	\$1,807,120
41-4940-0041-00-1	4060 CHEROKEE DR	04/30/21	\$708,500	WD	03-ARM'S LENGTH	\$708,500	\$1,455,937
41-4940-0140-04-2	4035 CHOCTAW TR	09/23/22	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$652,208
41-4940-0143-00-9	4039 CHOCTAW TR	08/06/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$904,593
41-4940-0193-02-0	4137 COMANCHE TR	06/24/22	\$560,000	WD	03-ARM'S LENGTH	\$550,000	\$558,634
41-4940-0206-00-1	4043 COMANCHE TR	09/20/21	\$593,000	WD	03-ARM'S LENGTH	\$593,000	\$826,832
41-5050-0016-00-2	124 TAHOMA TR	06/04/21	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$698,306
Totals:			\$13,364,000			\$13,314,000	\$15,325,043

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$102,805	\$227,195	\$100,738	2.255
\$174,616	\$820,384	\$590,581	1.389
\$97,283	\$1,712,717	\$651,057	2.631
\$90,984	\$404,016	\$156,518	2.581
\$71,718	\$529,282	\$198,721	2.663
\$85,444	\$381,556	\$249,363	1.530
\$172,992	\$427,008	\$187,536	2.277
\$125,811	\$726,689	\$315,082	2.306
\$97,126	\$379,874	\$164,505	2.309
\$104,762	\$195,238	\$158,559	1.231
\$318,062	\$556,938	\$244,983	2.273
\$631,517	\$1,088,483	\$508,259	2.142
\$94,392	\$614,108	\$588,649	1.043
\$127,048	\$517,952	\$227,047	2.281
\$64,655	\$560,345	\$363,138	1.543
\$186,787	\$363,213	\$160,764	2.259
\$244,534	\$348,466	\$251,750	1.384
\$178,332	\$491,668	\$224,805	2.187
	\$10,345,132	\$5,342,056	
		E.C.F. =>	1.937
		Ave. E.C.F. =>	2.016