

Village of Michiana Away from Lake Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual
41-4870-0048-00-1	HILLSIDE TR	08/07/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$73,161	\$110,000
41-4870-0049-00-8	HILLSIDE TR	08/07/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$34,733	\$110,000
41-4910-0035-00-0	PONCHARTRAIN DR	03/11/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$42,862	\$145,000
41-4940-0017-00-3	CHEROKEE DR	02/07/22	\$74,750	WD	03-ARM'S LENGTH	\$74,750	\$39,167	\$74,750
41-4940-0179-01-1	COMANCHE TR	11/24/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$36,950	\$115,000
41-4940-0201-05-0	4134 CHIPPEWA TR	05/12/21	\$59,900	WD	03-ARM'S LENGTH	\$59,900	\$72,422	\$59,900
41-4940-0210-00-8	COMANCHE TR	04/13/22	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$34,733	\$52,000
41-4940-0217-02-0	CHICKAGAMI TR	03/08/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$60,598	\$90,000
Totals:			\$756,650			\$756,650	\$394,626	\$756,650

Final Conclusion \$1242/FF

Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale	
\$73,161	99.0	166.0	\$1,111	99.00		Away
\$34,733	47.0	139.0	\$2,340	47.00		Away
\$42,862	58.0	138.0	\$2,500	58.00		Away
\$39,167	53.0	249.0	\$1,410	53.00		Away
\$36,950	125.0	100.0	\$920	50.00	41-4940-0180-00-1	Away
\$72,422	98.0	91.0	\$611	98.00		Away
\$34,733	47.0	100.0	\$1,106	47.00		Away
\$60,598	82.0	101.0	\$1,098	82.00		Away
\$394,626	609.0					
Average						
per FF=>	\$1,242					