

Village of Michiana ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
41-4850-0147-01-3	3838 PONCHARTRAIN DR	10/17/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000
41-4850-0196-01-4	3808 MICHIANA DR	10/28/20	\$417,000	WD	03-ARM'S LENGTH	\$417,000
41-4850-0203-00-2	3840 MICHIANA DR	09/16/21	\$995,000	WD	03-ARM'S LENGTH	\$995,000
41-4850-0216-00-7	3831 PONCHARTRAIN DR	07/15/22	\$1,810,000	WD	03-ARM'S LENGTH	\$1,810,000
41-4850-0267-00-1	46 POKAGON TR	04/19/21	\$495,000	WD	03-ARM'S LENGTH	\$495,000
41-4850-0283-00-6	17 POCANTICO TR	06/19/21	\$601,000	WD	03-ARM'S LENGTH	\$601,000
41-4850-0285-00-9	31 POCANTICO TR	07/13/20	\$699,000	WD	03-ARM'S LENGTH	\$699,000
41-4870-0010-00-4	81 POKAGON TR	09/09/21	\$467,000	WD	03-ARM'S LENGTH	\$467,000
41-4870-0046-01-7	1 SIOUX TRL	01/31/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000
41-4870-0098-00-9	29 MOHAWK DR	12/21/20	\$1,425,000	WD	03-ARM'S LENGTH	\$1,425,000
41-4870-0108-00-4	4109 PONCHARTRAIN DR	05/18/20	\$510,000	WD	03-ARM'S LENGTH	\$510,000
41-4870-0110-00-9	4115 PONCHARTRAIN DR	09/09/22	\$862,500	WD	03-ARM'S LENGTH	\$852,500
41-4870-0125-04-0	4191 PONCHARTRAIN DR	06/26/20	\$1,375,000	WD	03-ARM'S LENGTH	\$1,375,000
41-4890-0013-01-6	30 MOHAWK DR	09/29/20	\$793,500	WD	03-ARM'S LENGTH	\$743,500
41-4890-0023-00-3	4034 HILLSIDE TR	06/16/20	\$745,000	WD	03-ARM'S LENGTH	\$725,000
41-4910-0016-01-0	4164 HILLSIDE TR	10/01/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000
41-4910-0017-00-1	4160 HILLSIDE TR	09/22/20	\$675,000	WD	03-ARM'S LENGTH	\$675,000
41-4910-0069-00-1	95 EAST CT	06/26/20	\$445,000	WD	03-ARM'S LENGTH	\$445,000
41-4920-0038-00-6	4067 HILLSIDE TR	06/04/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000
41-4920-0063-01-9	88 DUNE RIDGE DR	01/22/21	\$560,500	WD	03-ARM'S LENGTH	\$545,500
41-4920-0075-00-9	4153 HILLSIDE TR	07/24/20	\$232,000	WD	03-ARM'S LENGTH	\$232,000
41-4920-0132-02-9	44 AVALON CT	10/22/20	\$625,000	WD	03-ARM'S LENGTH	\$625,000
41-4930-0011-02-4	11 GREENWOOD TRL	10/07/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000
41-4930-0038-00-3	4089 BIRCHMONT AVE	03/09/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000
41-4940-0021-00-1	4131 CHEROKEE DR	04/19/22	\$1,750,000	WD	03-ARM'S LENGTH	\$1,720,000
41-4940-0041-00-1	4060 CHEROKEE DR	04/30/21	\$708,500	WD	03-ARM'S LENGTH	\$708,500
41-4940-0078-01-1	4100 CHICKAGAMI TR	07/02/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000
41-4940-0092-00-5	4165 CREEK DR	07/27/20	\$655,000	WD	03-ARM'S LENGTH	\$655,000
41-4940-0094-03-2	4424 GRAND BEACH RD	04/13/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000
41-4940-0117-01-6	4049 CREEK DR	09/24/20	\$575,000	WD	03-ARM'S LENGTH	\$575,000
41-4940-0129-00-6	4054 CHOCTAW TR	10/15/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000
41-4940-0140-04-2	4035 CHOCTAW TR	09/23/22	\$645,000	WD	03-ARM'S LENGTH	\$645,000

41-4940-0143-00-9	4039 CHOCTAW TR	08/06/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000
41-4940-0176-01-2	4160 COMANCHE TR	06/26/20	\$267,500	WD	03-ARM'S LENGTH	\$267,350
41-4940-0193-02-0	4137 COMANCHE TR	06/24/22	\$560,000	WD	03-ARM'S LENGTH	\$550,000
41-4940-0206-00-1	4043 COMANCHE TR	09/20/21	\$593,000	WD	03-ARM'S LENGTH	\$593,000
41-5050-0016-00-2	124 TAHOMA TR	06/04/21	\$670,000	WD	03-ARM'S LENGTH	\$670,000
41-5050-0086-00-1	4110 PONCHARTRAIN DR	11/06/20	\$430,000	WD	03-ARM'S LENGTH	\$429,000
Totals:			\$25,516,500			\$25,380,350

Final Conclusion 2.484

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$227,385	\$62,322	\$267,678	\$108,167	2.475	
\$354,155	\$92,378	\$324,622	\$204,513	1.587	
\$894,180	\$113,533	\$881,467	\$511,564	1.723	
\$797,530	\$33,901	\$1,776,099	\$500,412	3.549	41-4850-0215-00-1
\$222,006	\$28,573	\$466,427	\$126,758	3.680	41-4850-0268-00-7
\$276,043	\$43,406	\$557,594	\$152,449	3.658	
\$299,459	\$90,434	\$608,566	\$163,301	3.727	
\$382,065	\$52,458	\$414,542	\$215,994	1.919	
\$376,043	\$104,038	\$495,962	\$178,247	2.782	
\$516,287	\$125,877	\$1,299,123	\$305,008	4.259	
\$202,971	\$61,070	\$448,930	\$110,860	4.050	
\$523,644	\$76,640	\$775,860	\$292,925	2.649	
\$777,585	\$241,890	\$1,133,110	\$418,512	2.707	
\$594,620	\$164,646	\$578,854	\$335,917	1.723	
\$262,716	\$34,315	\$690,685	\$178,438	3.871	41-4890-0022-00-7
\$203,839	\$60,204	\$214,796	\$112,215	1.914	
\$540,035	\$44,579	\$630,421	\$387,075	1.629	
\$259,843	\$68,187	\$376,813	\$149,731	2.517	
\$197,612	\$63,495	\$236,505	\$87,888	2.691	
\$460,198	\$124,809	\$420,691	\$262,023	1.606	
\$147,671	\$54,408	\$177,592	\$72,862	2.437	41-4920-0076-00-5
\$513,000	\$94,336	\$530,664	\$327,081	1.622	
\$667,469	\$191,778	\$683,222	\$311,724	2.192	
\$389,040	\$55,925	\$594,075	\$218,293	2.721	
\$922,319	\$63,399	\$1,656,601	\$562,857	2.943	41-4940-0022-00-7, 41-4940-0023-00-3, 41-4940-0024-00-0, 4
\$783,617	\$56,164	\$652,336	\$476,706	1.368	
\$243,408	\$39,016	\$360,984	\$159,681	2.261	
\$422,600	\$80,160	\$574,840	\$267,531	2.149	
\$568,847	\$150,017	\$324,983	\$327,211	0.993	
\$532,642	\$77,107	\$497,893	\$355,887	1.399	41-4940-0133-00-3
\$400,459	\$62,425	\$337,575	\$264,089	1.278	
\$634,463	\$77,063	\$567,937	\$365,269	1.555	

\$519,136	\$39,163	\$585,837	\$314,530	1.863	
\$271,958	\$132,283	\$135,067	\$109,121	1.238	
\$347,921	\$111,273	\$438,727	\$155,077	2.829	
\$413,859	\$81,109	\$511,891	\$218,054	2.348	41-4940-0205-00-4, 41-4940-0204-00-8
\$384,377	\$106,532	\$563,468	\$182,074	3.095	
\$173,128	\$46,226	\$382,774	\$99,142	3.861	
\$16,704,130		\$22,175,211	\$9,589,187		
			E.C.F. =>	2.313	
			Ave. E.C.F. =>	2.444	

