

Village of Michiana ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
41-4850-0070-00-2	3927 LAKE SHORE DR	05/13/21	\$1,695,000	OTH	03-ARM'S LENGTH	\$1,695,000
41-4850-0172-00-0	3777 LAKE SHORE DR	09/08/21	\$1,700,000	WD	03-ARM'S LENGTH	\$1,525,000
41-5050-0003-01-6	4059 LAKE SHORE DR	07/09/20	\$940,000	WD	03-ARM'S LENGTH	\$940,000
41-5050-0094-00-3	4226 PONCHARTRAIN DR	03/16/21	\$1,800,000	WD	03-ARM'S LENGTH	\$1,800,000
41-5050-0101-00-0	4260 PONCHARTRAIN DR	04/07/22	\$2,210,000	WD	03-ARM'S LENGTH	\$2,010,000
Totals:			\$8,345,000			\$7,970,000

Final Conclusion 3.284

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$2,178,343	\$190,001	\$1,504,999	\$527,132	2.855	41-4850-0052-00-4
\$1,583,154	\$295,107	\$1,229,893	\$341,476	3.602	
\$1,402,052	\$386,528	\$553,472	\$269,227	2.056	
\$1,974,562	\$293,461	\$1,506,539	\$445,679	3.380	
\$2,750,523	\$292,175	\$1,717,825	\$651,736	2.636	41-5050-0117-00-3
\$9,888,634		\$6,512,728	\$2,235,250		
			E.C.F. =>	2.914	
			Ave. E.C.F. =>	2.906	