

Village of Michiana Lake View ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
41-4850-0070-00-2	3927 LAKE SHORE DR	05/13/21	\$1,695,000	OTH	03-ARM'S LENGTH	\$1,695,000	\$1,842,456	\$190,069
41-4850-0071-00-9	3935 LAKE SHORE DR	10/18/21	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$781,540	\$338,382
41-4850-0077-00-7	3957 LAKE SHORE DR	05/26/22	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$944,749	\$404,502
41-4850-0172-00-0	3777 LAKE SHORE DR	09/08/21	\$1,700,000	WD	03-ARM'S LENGTH	\$1,525,000	\$1,514,429	\$444,041
41-5050-0010-00-4	4071 LAKE SHORE DR	08/26/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$895,660	\$403,917
41-5050-0101-00-0	4260 PONCHARTRAIN DR	04/07/22	\$2,210,000	WD	03-ARM'S LENGTH	\$2,010,000	\$2,336,892	\$293,767
Totals:			\$8,755,000			\$8,380,000	\$8,315,726	

Final Conclusion 2.944

Bldg. Residual	Cost Man. \$	E.C.F.
\$1,504,931	\$567,051	2.654
\$661,618	\$152,079	4.350
\$745,498	\$185,397	4.021
\$1,080,959	\$367,326	2.943
\$596,083	\$168,752	3.532
\$1,716,233	\$701,141	2.448
\$6,305,322	\$2,141,746	
	E.C.F. =>	2.944
	Ave. E.C.F. =>	3.325