Inverness Township

Agricultural - Rural Township Economic Condition Factor for 2026 Values

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.
091-003-405-041-00	2205 MERIDIAN	01/30/24	$175,000	WD	03-ARM'S LENGTH	$175,000	$71,300	40.74	$207,622	$85,709	$89,291	$117,563	0.760
092-019-100-041-00	905 THOMAS	10/25/24	$175,000	WD	03-ARM'S LENGTH	$175,000	$94,200	53.83	$224,709	$16,024	$158,976	$201,239	0.790
091-012-405-048-00	101 VFW	08/21/23	$160,000	WD	03-ARM'S LENGTH	$160,000	$71,200	44.50	$195,705	$18,095	$141,905	$171,273	0.829
092-018-400-002-00	9291 N STRAITS	05/17/24	$193,900	WD	03-ARM'S LENGTH	$193,900	$91,500	47.19	$230,515	$32,429	$161,471	$191,018	0.845
091-026-300-024-00	7342 N STRAITS	06/13/24	$125,000	WD	03-ARM'S LENGTH	$125,000	$30,500	24.40	$130,622	$98,537	$26,463	$30,940	0.855
091-025-100-004-01	841 FOOTE	03/27/24	$118,000	WD	03-ARM'S LENGTH	$118,000	$0	0.00	$135,276	$15,364	$102,636	$115,634	0.888
091-021-200-002-05	8623 KATE HANSEN	07/18/24	$300,000	WD	03-ARM'S LENGTH	$300,000	$139,100	46.37	$334,393	$35,460	$264,540	$288,267	0.918
091-024-300-002-00	981 INDIAN TRAIL	09/15/23	$125,000	WD	03-ARM'S LENGTH	$125,000	$50,700	40.56	$120,760	$31,414	$93,586	$101,530	0.922
091-025-100-004-00	841 FOOTE	03/27/24	$118,000	WD	03-ARM'S LENGTH	$118,000	$50,000	42.37	$127,511	$11,550	$106,450	$111,824	0.952
092-M16-000-001-00	7836 GOLFVIEW	11/25/24	$460,000	WD	03-ARM'S LENGTH	$460,000	$209,800	45.61	$422,170	$57,120	$402,880	$405,466	0.994
092-M16-000-002-00	7840 GOLFVIEW	11/25/24	$460,000	WD	03-ARM'S LENGTH	$460,000	$209,800	45.61	$422,170	$57,120	$402,880	$405,466	0.994
091-016-300-007-00	3713 RIGGSVILLE	06/25/24	$272,900	WD	03-ARM'S LENGTH	$272,900	$125,500	45.99	$273,531	$18,117	$254,783	$246,301	1.034
091-012-200-004-04	10801 TOWNLINE	05/22/24	$335,000	WD	03-ARM'S LENGTH	$335,000	$137,600	41.07	$330,372	$44,948	$290,052	$275,240	1.054
091-024-300-002-01	981 INDIAN TRAIL	09/15/23	$125,000	WD	03-ARM'S LENGTH	$125,000	$0	0.00	$119,922	$15,339	$109,661	$100,851	1.087
092-018-400-016-06	670 CINDY	07/25/24	$340,470	WD	03-ARM'S LENGTH	$340,470	$110,700	32.51	$326,049	$96,435	$244,035	$221,421	1.102
091-034-400-004-00	6167 N STRAITS	08/22/24	$340,000	WD	03-ARM'S LENGTH	$340,000	$125,400	36.88	$320,853	$48,063	$291,937	$263,057	1.110
091-015-300-002-00	2980 KITCHEN	07/11/23	$257,000	WD	03-ARM'S LENGTH	$257,000	$90,700	35.29	$241,060	$38,805	$218,195	$195,039	1.119
092-018-400-016-05	680 CINDY	09/06/24	$349,000	WD	03-ARM'S LENGTH	$349,000	$112,700	32.29	$329,900	$99,949	$249,051	$221,746	1.123
091-011-400-007-00	1363 RIGGSVILLE	06/26/24	$259,900	WD	03-ARM'S LENGTH	$259,900	$99,700	38.36	$236,857	$43,118	$216,782	$186,826	1.160
091-015-112-120-00	2835 KITCHEN	12/13/23	$378,700	WD	03-ARM'S LENGTH	$378,700	$129,400	34.17	$340,064	$41,477	$337,223	$287,933	1.171
091-021-200-002-05	8623 KATE HANSEN	11/26/24	$375,000	WD	03-ARM'S LENGTH	$375,000	$139,100	37.09	$334,393	$35,460	$339,540	$288,267	1.178
091-020-300-002-02	4775 RIGGSVILLE	10/17/24	$232,000	WD	03-ARM'S LENGTH	$232,000	$84,600	36.47	$204,160	$16,467	$215,533	$180,996	1.191
091-023-400-017-00	8161 MULLETT LAKE	07/24/24	$220,000	WD	03-ARM'S LENGTH	$220,000	$79,900	36.32	$187,394	$17,442	$202,558	$163,888	1.236
091-024-111-101-00	8626 WING	04/04/24	$205,000	WD	03-ARM'S LENGTH	$205,000	$72,400	35.32	$173,196	$12,217	$192,783	$155,235	1.242
091-024-300-002-01	981 INDIAN TRAIL	02/08/24	$142,000	WD	03-ARM'S LENGTH	$142,000	$0	0.00	$119,922	$15,339	$126,661	$100,851	1.256
091-033-400-001-00	3524 INDIAN TRAIL	08/01/23	$133,369	WD	03-ARM'S LENGTH	$133,369	$40,600	30.44	$111,644	$17,286	$116,083	$90,991	1.276
091-024-100-009-00	790 INDIAN TRAIL	09/20/23	$227,000	WD	03-ARM'S LENGTH	$227,000	$68,300	30.09	$186,720	$25,825	$201,175	$155,154	1.297
091-027-309-081-03	7150 KATE HANSON	04/14/23	$180,000	WD	03-ARM'S LENGTH	$180,000	$47,300	26.28	$148,520	$36,320	$143,680	$108,197	1.328
091-023-400-006-02	1454 SAND	08/16/24	$354,000	WD	03-ARM'S LENGTH	$354,000	$0	0.00	$279,204	$39,242	$314,758	$231,400	1.360
092-M16-000-009-00	7910 GOLFVIEW	09/27/23	$490,000	WD	03-ARM'S LENGTH	$490,000	$147,400	30.08	$372,157	$23,183	$466,817	$336,523	1.387
091-027-400-003-00	2304 POLISH LINE	08/02/24	$205,000	WD	03-ARM'S LENGTH	$205,000	$67,400	32.88	$158,337	$39,085	$165,915	$114,997	1.443
091-024-100-004-02	660 LAPERELL	02/13/25	$380,000	WD	03-ARM'S LENGTH	$380,000	$120,600	31.74	$282,357	$51,853	$328,147	$222,280	1.476
091-027-300-006-01	2706 INDIAN TRAIL	04/19/24	$440,000	WD	03-ARM'S LENGTH	$440,000	$137,200	31.18	$323,641	$57,634	$382,366	$256,516	1.491
091-027-400-004-00	2282 POLISH LINE	08/31/23	$83,500	WD	03-ARM'S LENGTH	$83,500	$29,400	35.21	$65,779	$36,300	$47,200	$28,427	1.660
091-033-400-001-00	3524 INDIAN TRAIL	12/23/24	$170,000	WD	03-ARM'S LENGTH	$170,000	$45,200	26.59	$111,644	$17,286	$152,714	$90,991	1.678
091-027-400-004-01	2282 POLISH LINE	08/31/23	$83,500	WD	03-ARM'S LENGTH	$83,500	$0	0.00	$64,795	$35,316	$48,184	$28,427	1.695
		Totals:	**$8,988,239**			**$8,988,239**	**$3,029,200**		**$8,193,924**		**$7,606,911**	**$6,691,777**	
							Sale. Ratio =>	**33.70**				**E.C.F. =>**	**1.137**
							Std. Dev. =>	**14.53**				**Ave. E.C.F. =>**	**1.164**