Inverness Township

Commercial/Industrial 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.
092-007-200-044-00	989 E VFW	08/18/23	$252,800	WD	03-ARM'S LENGTH	$252,800	$99,700	39.44	$252,321	$161,782	$91,018	$92,861	0.980
092-007-400-009-01	874 E VFW	05/31/23	$260,000	WD	03-ARM'S LENGTH	$260,000	$95,400	36.69	$221,545	$137,489	$122,511	$113,283	1.081
092-007-400-011-01	10385 N STRAITS	10/01/24	$250,000	WD	03-ARM'S LENGTH	$250,000	$129,000	51.60	$281,286	$226,019	$23,981	$56,684	0.423
092-007-400-011-02		05/31/23	$260,000	WD	03-ARM'S LENGTH	$260,000	$95,400	36.69	$221,545	$137,489	$122,511	$113,283	1.081
092-018-200-009-00	9721 N STRAITS	08/19/24	$165,000	WD	03-ARM'S LENGTH	$165,000	$91,600	55.52	$212,151	$104,790	$60,210	$110,114	0.547
092-018-400-006-00	9535 N STRAITS	06/09/23	$180,000	WD	03-ARM'S LENGTH	$180,000	$61,300	34.06	$185,443	$118,818	$61,182	$68,333	0.895
		Totals:	**$1,367,800**			**$1,367,800**	**$572,400**		**$1,374,291**		**$481,413**	**$554,558**	
							Sale. Ratio =>	**41.85**				**E.C.F. =>**	**0.868**
							Std. Dev. =>	**8.95**				**Ave. E.C.F. =>**	**0.835**