

**Commercial & Industrial Economic Condition factor for 2024  
Inverness Township**

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.
091-011-400-003-00	1462 RIGGSVILLE	02/18/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$46,900	26.20	\$140,583	\$36,082	\$142,918	\$154,816	0.923
091-035-100-001-01	6947 N STRAITS	03/03/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$56,400	56.40	\$181,492	\$78,709	\$21,291	\$152,271	0.140
092-006-313-130-01	11151 N STRAITS	03/10/23	\$350,000	LC	03-ARM'S LENGTH	\$350,000	\$0	0.00	\$235,439	\$52,657	\$297,343	\$270,788	1.098
092-007-200-029-00	11028 N STRAITS	09/14/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,700	38.69	\$140,588	\$97,824	\$77,176	\$61,091	1.263
092-007-414-135-00	10175 N STRAITS	09/22/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$90,800	36.32	\$260,045	\$64,497	\$185,503	\$289,701	0.640
092-017-100-001-00	9916 N STRAITS	08/12/21	\$120,000	LC	03-ARM'S LENGTH	\$120,000	\$73,300	61.08	\$198,954	\$67,385	\$52,615	\$194,917	0.270
092-017-100-001-00	9916 N STRAITS	09/29/22	\$265,000	LC	03-ARM'S LENGTH	\$265,000	\$77,200	29.13	\$198,954	\$67,385	\$197,615	\$194,917	1.014
092-018-200-013-01	9597 N STRAITS	05/26/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$107,300	40.49	\$247,661	\$100,652	\$164,348	\$217,791	0.755
<b>Totals:</b>			<b>\$1,704,000</b>			<b>\$1,704,000</b>	<b>\$519,600</b>		<b>\$1,603,716</b>		<b>\$1,138,809</b>	<b>\$1,536,293</b>	
								<b>Sale. Ratio =&gt;</b>	<b>30.49</b>			<b>E.C.F. =&gt;</b>	<b>0.741</b>
								<b>Std. Dev. =&gt;</b>	<b>18.94</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.763</b>