Inverness Township
Manufactured Housing 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.
091-003-200-003-03	2140 MERIDIAN	05/23/23	$222,500	WD	03-ARM'S LENGTH	$222,500	$84,200	37.84	$242,380	$37,351	$185,149	$207,100	0.894
091-003-400-003-03	11485 INVERNESS TRAIL	10/23/24	$173,000	WD	03-ARM'S LENGTH	$173,000	$54,600	31.56	$142,621	$12,911	$160,089	$131,020	1.222
091-012-300-012-01	10200 WING	11/13/24	$130,000	WD	03-ARM'S LENGTH	$130,000	$0	0.00	$198,096	$42,613	$87,387	$157,054	0.556
091-012-400-012-00	10235 TOWNLINE	10/18/24	$130,000	LC	03-ARM'S LENGTH	$130,000	$47,600	36.62	$123,804	$12,795	$117,205	$112,130	1.045
091-023-100-004-00	8810 INVERNESS TRAIL	07/22/24	$165,000	WD	03-ARM'S LENGTH	$165,000	$78,900	47.82	$207,182	$13,518	$151,482	$195,620	0.774
091-023-305-041-03	1921 KELLY LYNN	08/03/23	$189,900	WD	03-ARM'S LENGTH	$189,900	$58,100	30.60	$166,646	$27,272	$162,628	$140,782	1.155
091-023-400-001-05	1181 INDIAN TRAIL	08/11/23	$155,000	WD	03-ARM'S LENGTH	$155,000	$0	0.00	$169,475	$17,203	$137,797	$153,810	0.896
091-025-100-007-00	7862 MULLETT LAKE	09/25/24	$184,000	WD	03-ARM'S LENGTH	$184,000	$57,700	31.36	$150,470	$5,765	$178,235	$146,167	1.219
091-026-200-011-01	7690 N STRAITS	02/15/24	$178,000	WD	03-ARM'S LENGTH	$178,000	$52,800	29.66	$150,907	$5,281	$172,719	$147,097	1.174
091-033-200-002-01	3025 POLISH LINE	06/23/23	$195,000	WD	03-ARM'S LENGTH	$195,000	$77,900	39.95	$220,972	$16,037	$178,963	$207,005	0.865
091-033-309-081-03	3407 INDIAN TRAIL	11/21/24	$185,000	WD	03-ARM'S LENGTH	$185,000	$0	0.00	$235,183	$29,332	$155,668	$207,930	0.749
		Totals:	**$1,907,400**			**$1,907,400**	**$511,800**		**$2,007,736**		**$1,687,322**	**$1,805,715**	
							Sale. Ratio =>	**26.83**				**E.C.F. =>**	**0.934**
							Std. Dev. =>	**17.45**				**Ave. E.C.F. =>**	**0.959**