

**Inverness Township
M & J Storage
Economic Condition Factor for 2024**

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-M65-000-013-00		06/08/20	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$0	0.00	\$52,224	\$1,000	\$41,500	\$20,985	1.978
092-M65-000-016-00		09/11/20	\$54,900	WD	03-ARM'S LENGTH	\$54,900	\$0	0.00	\$54,895	\$1,743	\$53,157	\$21,775	2.441
Totals:			\$97,400			\$97,400	\$0		\$107,119		\$94,657	\$42,760	
								Sale. Ratio =>	0.00			E.C.F. =>	2.214
								Std. Dev. =>	0.00			Ave. E.C.F. =>	2.209