

**Inverness Township  
Manufactured Housing  
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.
101-035-100-007-00	4076 US 23	02/15/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$52,800	22.47	\$207,302	\$56,497	\$178,503	\$177,418	1.006
102-027-100-003-01	9430 US 23	05/27/21	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$35,900	39.45	\$130,263	\$10,000	\$81,000	\$141,486	0.572
102-027-100-003-01	9430 US 23	12/09/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$37,500	26.80	\$130,263	\$10,000	\$129,900	\$141,486	0.918
104-019-400-035-00	8275 CARTER	05/27/21	\$244,500	WD	03-ARM'S LENGTH	\$244,500	\$74,600	30.51	\$262,561	\$40,500	\$204,000	\$261,248	0.781
105-C11-000-170-00	14341 SCENIC	10/04/21	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$32,500	43.92	\$118,801	\$6,375	\$67,625	\$132,266	0.511
105-C11-000-252-00	14210 CEDARWOOD	02/18/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$34,700	23.93	\$120,593	\$10,788	\$134,212	\$129,182	1.039
105-C13-000-642-00	14131 HELMOND	10/26/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$39,400	23.88	\$137,148	\$11,712	\$153,288	\$147,572	1.039
105-O37-000-047-00	2111 S SHANE	09/23/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$40,300	26.87	\$131,668	\$10,988	\$139,012	\$141,976	0.979
105-S60-000-020-00	2632 CARDINAL	04/21/21	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$67,600	34.14	\$226,536	\$7,000	\$191,000	\$258,278	0.740
105-S60-000-044-00	2605 CARDINAL	12/30/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$39,000	29.10	\$128,633	\$10,922	\$123,078	\$138,484	0.889
091-024-300-014-00	832 FOOTE	07/22/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$42,600	31.56	\$129,613	\$12,624	\$122,376	\$148,087	0.826
091-024-300-014-01	832 FOOTE	07/22/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$0	0.00	\$101,633	\$10,844	\$124,156	\$141,196	0.879
091-026-200-011-01	7690 N STRAITS	10/07/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$38,000	54.29	\$119,296	\$2,900	\$67,100	\$147,337	0.455
092-007-100-006-00	10660 TOWNLINE	05/01/21	\$35,000	LC	03-ARM'S LENGTH	\$35,000	\$24,600	70.29	\$91,988	\$8,136	\$26,864	\$106,142	0.253
092-A02-000-005-00	6900 BAIER	10/25/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$42,700	61.00	\$136,377	\$13,076	\$56,924	\$156,077	0.365
<b>Totals:</b>			#####			#####	<b>\$602,200</b>		<b>\$2,172,675</b>		<b>\$1,799,038</b>	<b>\$2,368,234</b>	
								<b>Sale. Ratio =&gt;</b>	<b>29.79</b>			<b>E.C.F. =&gt;</b>	<b>0.760</b>
								<b>Std. Dev. =&gt;</b>	<b>17.36</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.750</b>