

12 Indian Lake Lake Front ECF 2023

ECF Table: Pokagon Twp. WFIND.

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-130-149-029-00	55065 INDIAN TRL	06/05/20	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$172,000	41.35	\$340,190	\$126,750	\$289,250	\$186,410	1.552
14-130-030-046-00	54949 HIGHLAND T	07/15/20	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$283,200	53.43	\$560,935	\$162,500	\$367,500	\$347,978	1.056
14-130-031-056-10	55889 FOREST BEA	08/07/20	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$306,500	49.84	\$607,513	\$143,479	\$471,521	\$405,270	1.163
14-110-006-119-00	33362 INN D INN D	10/26/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$158,200	48.68	\$312,254	\$240,800	\$84,200	\$51,148	1.646
14-130-141-004-00	INDIAN TRL	02/17/21	\$420,000	WD	03-ARM'S LENGTH	\$720,000	\$234,500	32.57	\$465,960	\$204,000	\$516,000	\$234,521	2.200
14-130-142-013-40	33536 FOREST BEA	04/30/21	\$975,000	OTH	03-ARM'S LENGTH	\$975,000	\$434,800	44.59	\$862,739	\$350,088	\$624,912	\$458,953	1.362
14-130-375-003-50	54800 INDIAN LAKE	07/26/21	\$796,000	WD	03-ARM'S LENGTH	\$796,000	\$208,700	26.22	\$413,763	\$134,402	\$661,598	\$250,099	2.645
14-130-375-006-00	54764 INDIAN LAKE	09/15/21	\$850,000	LC	03-ARM'S LENGTH	\$850,000	\$385,400	45.34	\$764,730	\$256,558	\$593,442	\$454,944	1.304
Totals:			\$4,927,000			\$5,227,000	\$2,183,300		\$4,328,084		\$3,608,423	\$2,389,324	
								Sale. Ratio =>	41.77			E.C.F. =>	1.510
								Std. Dev. =>	9.17			Ave. E.C.F. =>	1.616
												Use	1.510
Used Lake Front Sales from Silver Creek Township													