

**2023 INDIAN LAKE
ECF STUDY**

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
11-33-451-110	7456 N INDIAN LAKE	06/25/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$138,100	40.62	\$293,422	\$167,444	\$172,556	\$127,251	1.356	1,456	\$118.51	IN LK	23.5562	C	
11-33-451-150	7496 N INDIAN LAKE	06/23/20	\$300,000	WD	03-ARM'S LENGTH	\$297,500	\$155,700	52.34	\$343,086	\$192,237	\$105,263	\$152,373	0.691	1,538	\$68.44	IN LK	42.9646	C	
11-33-460-140	7872 N INDIAN LAKE	05/14/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$123,400	41.13	\$262,185	\$146,837	\$153,163	\$116,513	1.315	1,360	\$112.62	IN LK	19.4084	C	
Totals:			\$940,000			\$937,500	\$417,200		\$898,693		\$430,982	\$396,136		\$99.86			3.2508		
								Sale. Ratio =>	44.50			E.C.F. =>	1.088	Std. Deviation=>		0.37266189			
								Std. Dev. =>	6.62			Ave. E.C.F. =>	1.120	Ave. Variance=>		28.6431	Coefficient of Var=>		25.56339992