

**PORTER TOWNSHIP BANKSON LAKE
ECF FOR 2025**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$
80-16-045-023-02	25823 SHORE DR	07/17/23	\$315,000	\$315,000
80-16-155-002-00	80899 CR 652	07/13/23	\$200,000	\$200,000
80-16-200-001-00	83970 WALDRON DR	05/22/23	\$435,000	\$435,000
80-16-200-003-00	83686 WALDRON DR	07/24/23	\$385,000	\$385,000
		Totals:	\$1,335,000	\$1,335,000

Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$114,400	36.32	\$227,596	\$52,500	\$262,500	\$128,464	2.043
\$71,200	35.60	\$141,764	\$80,854	\$119,146	\$44,688	2.666
\$164,900	37.91	\$324,879	\$120,522	\$314,478	\$149,932	2.097
\$147,200	38.23	\$289,788	\$109,790	\$275,210	\$132,060	2.084
\$497,700		\$984,027		\$971,334	\$455,144	
Sale. Ratio =>	37.28				E.C.F. =>	2.134
Std. Dev. =>	1.26				Ave. E.C.F. =>	2.223

USED 2.134

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
1,223	\$214.64	BNKL	17.9369	1 STORY	\$52,500
672	\$177.30	BNKL	44.3415	1 STORY	\$80,700
1,536	\$204.74	BNKL	12.5274	1 STORY	\$115,560
1,146	\$240.15	BNKL	13.8773	1 STORY	\$109,456
\$209.21			8.8622		
Std. Deviation=>		0.29650286			
Ave. Variance=>		22.1708	Coefficient of Var=>	9.974488699	

Land Table	Property Class	Building Depr.
BANKSON LAKE	401	45
BANKSON LAKE	401	45
BANKSON LAKE	401	60
BANKSON LAKE	401	55

