

**PORTER TOWNSHIP CEDAR LAKE
ECF FOR 2025**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$
80-16-040-041-00	90174 BLUFF DR	09/01/23	\$320,000	\$320,000
80-16-060-015-01	29054 CEDARAMA DR	04/17/23	\$780,000	\$780,000
80-16-060-015-20	29028 CEDARAMA DR	05/24/23	\$780,000	\$780,000
80-16-225-002-00	91209 M 40 HWY	05/23/23	\$530,000	\$480,710
80-16-225-003-00	91201 M 40 HWY	12/08/23	\$350,000	\$301,000
		Totals:	\$2,760,000	\$2,661,710

Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$146,600	45.81	\$286,763	\$68,745	\$251,255	\$136,261	1.844
\$288,300	36.96	\$563,911	\$120,732	\$659,268	\$276,987	2.380
\$353,200	45.28	\$696,376	\$248,186	\$531,814	\$280,119	1.899
\$298,700	62.14	\$589,161	\$170,665	\$310,045	\$261,560	1.185
\$155,200	51.56	\$305,858	\$132,237	\$168,763	\$108,513	1.555
\$1,242,000		\$2,442,069		\$1,921,145	\$1,063,440	
Sale. Ratio =>	46.66				E.C.F. =>	1.807
Std. Dev. =>	9.30				Ave. E.C.F. =>	1.773

USED 1.807

Floor Area	\$/Sq.Ft.	% by Mean	Building Styl	Land Value	Land Table	Property Class
768	\$327.15	7.1283	1 STORY	\$66,245	CEDAR LAKE	401
2,100	\$313.94	60.7503	2 STORY	\$115,837	CEDAR LAKE	401
784	\$678.33	12.5892	2 STORY	\$199,250	CEDAR LAKE	401
2,232	\$138.91	58.7270	2 STORY	\$161,203	CEDAR LAKE	401
1,152	\$146.50	21.7407	1 STORY	\$99,927	CEDAR LAKE	401

\$320.97 3.3900

Std. Deviation=>

Ave. Variar Coefficient 18.15773





