

**PORTER TWP GRAVEL LAKE & LAGOON
ECF FOR 2025**

Parcel Number	Street Address	Sale Date
80-16-115-004-00	93284 GRAVEL LAKE DR	05/19/23
80-16-180-033-00	93076 LAKESHORE DR	10/03/22
		Totals:

Sale Price	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
\$700,000	03-ARM'S LENGTH	\$700,000	\$313,200	44.74	\$629,085	\$400,858
\$219,000	03-ARM'S LENGTH	\$215,000	\$110,300	51.30	\$219,776	\$107,644
\$919,000		\$915,000	\$423,500		\$848,861	
			Sale. Ratio =>	46.28		
			Std. Dev. =>	4.64		

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$299,142	\$112,872	2.650	1,120	\$267.09	GRVEL	33.6616
\$107,356	\$54,301	1.977	540	\$198.81	GLL	33.6616
\$406,498	\$167,173			\$232.95		11.7937
	E.C.F. =>	2.432		Std. Deviation=>	0.47604725	
	Ave. E.C.F. =>	2.314		Ave. Variance=>	33.6616	Coefficient of Var=>

USED 2.432

Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.	Characteris
1 STORY	GRAVEL LK WEED	\$392,121	GRAVEL LAKE	401	51	
1 STORY	GRAVEL LK WEED	\$104,715	GRAVEL LAKE	401	45	

14.54906462

Access Water Suppl Sewer erty Restriction Noaterfont ViWaterfrontterfront Narfront Own

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