

2023 Penn Township Com ECF																							
Map #	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Land Value	Appr. Date	Parcels in Land Table	Property Class		
6	14-041-112-003-00	208 E STATE - Cassopolis	02/05/21	\$175,000	LC	03-ARM'S	\$175,000	\$47,500	27.14	\$204,856	\$53,565	\$121,435	\$236,762	0.513	1,955	\$62.12	2001	4.0101	\$17,028	/ /	COMM VIL	201	
7	14-041-115-004-00	308 E STATE ST - Cassopolis	09/30/20	\$70,000	WD	03-ARM'S	\$70,000	\$25,200	36.00	\$77,892	\$26,144	\$43,856	\$80,983	0.542	1,680	\$26.10	2001	1.1453	\$12,281	/ /	COMM VIL	201	
8	14-100-171-007-01	21550 SHORE ACRES RD - Penn	06/10/21	\$100,000	WD	03-ARM'S	\$100,000	\$33,400	33.40	\$97,992	\$21,206	\$78,794	\$120,166	0.656	1,374	\$57.35	2001	#REF!	\$17,697	05/13/22	COM & INI	201	
9	14-110-015-255-20	58011 M 51 - Pokagon	10/28/21	\$355,000	WD	19-MULTI	\$355,000	\$112,100	31.58	\$403,854	\$137,646	\$217,354	\$338,925	0.641	20,800	\$10.45	2001	#REF!	\$88,245	05/18/22	14-110-01	COM & INI	201
10	14-110-100-026-01	60893 M 51 - Pokagon	08/31/21	\$125,000	WD	19-MULTI	\$125,000	\$37,200	29.76	\$138,749	\$60,187	\$64,813	\$127,723	0.507	3,661	\$17.70	2001	#REF!	\$40,933	10/18/22	14-110-02	COM & INI	201
<b>Totals:</b>				<b>\$825,000</b>			<b>\$825,000</b>	<b>\$255,400</b>		<b>\$923,343</b>	<b>\$526,252</b>	<b>\$904,559</b>			<b>\$34.74</b>		<b>0.9996</b>						
									<b>Sale. Ratio =&gt;</b>	<b>30.96</b>	<b>E.C.F. =&gt;</b>		<b>0.582</b>	<b>Std. Deviation</b>	<b>0.07141</b>								
									<b>Std. Dev. =&gt;</b>	<b>3.39</b>	<b>Ave. E.C.F. =&gt;</b>		<b>0.572 &lt;TWP</b>	<b>Ave. Variance</b>	<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>							
												Removed #8	0.553	<Village Vandalia									

2023 Penn Twp Land Value																						
										Land Imp	Land	Bldg	Land Value	Acres	Frnt Ft	Per/AC	Per/FF					
7	14-041-115-004-00	308 E STATE ST - Cassopolis	09/30/20	\$70,000	WD	03-ARM'S	\$70,000	\$25,200	36.00	\$6,239	\$2,575	\$50,400	\$13,361	0.250	66	\$3,444	202					
8	14-100-171-007-01	21550 SHORE ACRES RD - Penn	06/10/21	\$100,000	WD	03-ARM'S	\$100,000	\$33,400	33.40	\$6,041	\$65,000	\$33,400	\$60,559	0.400	100	151,397	605	Back Lot to Diamond Lake				
10	14-110-100-026-01	60893 M 51 - Pokagon	08/31/21	\$125,000	WD	19-MULTI	\$125,000	\$37,200	29.76	\$3,428	\$5,900	\$74,400	\$47,172	0.400	121	117,930	390					
<b>Totals:</b>				<b>\$295,000</b>			<b>\$295,000</b>	<b>\$95,800</b>		<b>\$15,708</b>	<b>\$158,200</b>	<b>\$121,092</b>			<b>295</b>		<b>437.83</b>					
																	<b>Ave. Land Value</b>	<b>410</b>				

Diamond Lk influence																						
8	14-100-171-007-01	21550 SHORE ACRES RD - Penn	06/10/21	\$100,000	WD	03-ARM'S	\$100,000	\$33,400	33.40	\$97,992	\$21,206	\$78,794	\$120,166	0.656	1,374	\$57.35	2001	#REF!	\$17,697	05/13/22	COM & INI	201

Questionable for LV																					
11	14-041-136-003-10	970 E STATE ST - Cassopolis	09/01/20	\$120,000	WD	19-MULTI	\$120,000	\$61,900	51.58	\$36,885	\$8,364	\$61,900	\$21,215	0.810	196	26,191	108				