

RES/ PLATTED 2026

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liberty Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprmnts Value
Vacant	13-024-006-10	6288 W 76th St	5/16/2024	\$12,000	no	454/1661	0.6	26,136			3310.56
Vacant	13-027-019-50		3/20/2024	\$12,800	no	451/1715	0.698	30,405			3300
Vacant	10-022-012-90		11/27/2024	\$8,500	no	458/1823	1	43,560			0
Vacant	14-024-008-00	9453 S Utopia St	11/15/2024	\$14,000	no	458/1999	1	43,560			14157
Vacant	11-027-013-00		10/31/2023	\$12,000	no	450/845	1.25	54,450			5445
Vacant	14-002-070-00		5/15/2024	\$7,109	no	455/726	1.3	56,628			5445
Vacant	03-005-004-25		8/19/2024	\$47,500	no	456/1929	1.6	69,696			16552.8
Vacant	14-011-015-00	7284 S James Rd	4/29/2024	\$20,000	no	454/650	2	87,120			4356
Vacant	08-012-009-15		3/21/2025	\$29,000	no	461/770	2.2	95,832			10759.32
Vacant	03-018-008-02	5115 W 9 1/2 Mile Rd	11/14/2024	\$24,000	no	460/277	2.4	104,544			0
Vacant	02-005-005-10	2852 E 11 Mile Rd	8/10/2023	\$22,000	no	448/1193	2.5	108,900			10857
Vacant	05-017-002-50	10019 W Saublewood Dr	10/16/2023	\$40,000	no	450/505	2.5	108,900			20691
Vacant	10-022-008-00		2/13/2024	\$22,500	no	452/484	2.5	108,900			5445
Vacant	11-026-006-00		3/8/2024	\$16,500	no	453/216	2.5	108,900			2722.5
Vacant	03-012-043-01		12/12/2024	\$35,000	no	459/813	2.5	108,900			10890
Vacant	03-032-016-01		9/5/2024	\$37,900	no	457/538	2.5	108,900			0
Vacant	03-032-016-05		5/12/2024	\$30,000	no	457/626	2.5	108,900			5445
Vacant	10-033-017-00	5974 N Irens Rd	3/28/2025	\$27,000	no	455/1497	4.2	182,972			0
Vacant	13-023-039-60		5/9/2024	\$18,000	no	454/1127	2.56	111,514			12632.4
Vacant	14-005-004-65		9/1/2023	\$82,900	no	449/122	3.151	137,258			10230
Vacant	06-016-011-50	8918 Peacock Tr	10/31/2024	\$40,000	no	458/999	3.8	165,528			4138.2
Vacant	15-017-046-10		8/17/2024	\$32,900	no	456/1926	3.8	165,528			8145.72
Vacant	15-017-046-15		7/26/2024	\$32,900	no	456/503	3.8	165,528			8058.6
Vacant	01-001-006-01		8/12/2024	\$26,500	no	455/1497	4.2	182,972			24068.64
Vacant	10-035-039-05		8/1/2024	\$34,500	no	456/750	4.55	198,198			11848.32
Vacant	09-010-013-00	4152 E Creek Wood Dr	6/14/2023	\$15,000	no	447/653	4.826	210,221			30426
Vacant	10-033-002-10		3/28/2025	\$44,900	no	461/1063	4.9	213,444			10977.12
Vacant	15-013-040-00	8618 S Queens Hwy	3/25/2025	\$38,900	no	461/672	4.9	213,444			4138.2
Vacant	15-009-027-00		5/12/2023	\$10,000	no	446/1017	5	217,800			5445
Vacant	10-032-016-00		10/20/2023	\$34,000	no	450/731	5	217,800			31581
Vacant	11-016-061-00		12/20/2023	\$32,000	no	451/970	5	217,800			108999
Vacant	10-028-033-00		1/18/2024	\$36,000	no	451/1780	5	217,800			10890
Vacant	14-001-034-00		2/7/2024	\$32,000	no	452/348	5	217,800			10890
Vacant	09-004-014-00		11/27/2024	\$19,900	no	459/1341	5	217,800			29795.04
Vacant	10-028-047-06		4/21/2024	\$35,000	no	454/823	5	217,800			10890
Vacant	10-032-038-00	2319 E 38th St	4/21/2024	\$42,000	no	455/1815	5	217,800			35719.2
Vacant	11-012-002-10	3858 E 44th St	4/6/2024	\$34,000	no	453/1804	5	217,800			11664.24
Vacant	13-020-005-25		11/8/2024	\$50,000	no	458/1650	5	217,800			38550.6
Vacant	15-013-025-00		12/11/2024	\$19,000	no	459/1855	5	217,800			5445
Vacant	15-013-054-00		1/29/2025	\$18,000	no	460/1654	5	217,800			5445
Vacant	10-028-014-15		5/22/2023	\$39,900	no	446/1270	5.014	218,410			10944.12
Vacant	08-015-004-01		5/29/2024	\$42,900	no	455/1539	5.1	222,156			9016.32
Vacant	11-011-016-20	1584 W 12th St	7/15/2024	\$25,000	no	456/78	5.1	222,156			11151.36
Vacant	05-001-002-41	6518 W 6Mile Rd	9/22/2023	\$48,900	no	449/1487	5.22	227,383			15787.86
Vacant	14-011-027-01	1921 N Industrial Dr	6/20/2024	\$26,000	no	455/1537	5.4	235,224			0
Vacant	08-015-004-45		5/3/2023	\$41,900	no	446/797	5.511	240,059			20150.79
Vacant	16-034-006-00		5/8/2023	\$41,900	no	446/787	5.559	242,150			16703.61
Vacant	05-025-003-30		11/17/2023	\$35,000	no	450/1868	6.25	245,025			16335
Vacant	11-035-003-30		7/1/2024	\$45,000	no	455/1640	6.81	296,644			21827.12
Vacant	11-030-009-00		12/13/2024	\$40,000	no	459/697	7.6	331,056			11880
Vacant	08-007-002-15		4/12/2023	\$42,000	no	445/1484	9.418	410,248			31435.8
Vacant	11-012-002-30		7/1/2024	\$45,000	no	456/445	9.6	418,176			19471.32
Vacant	09-035-004-40		10/24/2023	\$75,000	no	450/659	9.628	419,396			35166.45
Vacant	03-017-003-00		7/14/2023	\$49,900	no	447/1713	9.88	430,373			0
Vacant	03-017-003-02		4/12/2024	\$47,500	no	454/238	9.9	431,244			0
Vacant	11-019-009-00		9/18/2023	\$45,000	no	449/1114	10	435,600			0.25
Vacant	06-007-013-00		12/13/2023	\$53,500	no	451/720	10	435,600			10890
Vacant	04-011-005-20		2/8/2024	\$51,000	no	452/391	10	435,600			10890
Vacant	08-017-005-60	7583 E 3 Mile Rd	10/18/2024	\$28,900	no	459/701	10	435,600			21780
Vacant	10-015-012-00		11/25/2024	\$54,000	no	459/470	10	435,600			10890
Vacant	14-034-028-50	8502 W 96th St	7/25/2024	\$20,000	no	456/458	10	435,600			10890
Vacant	16-030-002-35		3/5/2025	\$35,000	no	461/714	10	435,600			0
Vacant	16-030-002-40	10264 S State Rd	11/13/2024	\$35,000	no	458/1786	10	435,600			0
Vacant	16-036-004-00	11341 S Lakota Rd	10/11/2024	\$50,000	no	458/648	10	435,600			10890
Vacant	14-014-005-50		9/29/2023	\$30,000	no	449/1467	10.005	435,818			20460
Vacant	01-036-030-90		12/8/2023	\$63,000	no	451/646	10.01	436,036			10890
Vacant	14-012-013-00		9/5/2024	\$41,900	no	449/1111	10.02	436,471			22176
Vacant	14-012-011-00	7712 S Merrillville Rd	7/30/2024	\$53,000	no	456/604	10.02	436,471			20473.2
Vacant	09-004-028-00		6/16/2023	\$40,000	no	447/593	10.023	436,602			41376.72
Vacant	16-023-009-10		3/13/2024	\$36,000	no	452/1867	10.03	436,907			21846
Vacant	04-003-021-30		2/19/2025	\$40,000	no	460/1457	10.04	437,342			10933.56
Vacant	11-022-056-15		1/17/2024	\$26,000	no	452/42	10.045	437,560			10956
Vacant	06-033-022-75		5/3/2023	\$48,000	no	446/699	10.099	439,912			10956
Vacant	09-035-004-90		5/18/2023	\$35,000	no	446/1150	10.1	439,566			10950.06
Vacant	10-026-004-50		8/25/2023	\$52,000	no	449/1146	10.1	439,956			10911.45
Vacant	09-035-004-90	10483 E Lucas Tr	11/14/2024	\$48,500	no	458/1611	10.1	439,956			4965.84
Vacant	11-025-001-01	4025 S Foreman Rd	7/19/2024	\$55,000	no	456/338	10.1	439,956			4965.84
Vacant	13-010-014-30		10/4/2024	\$56,000	no	458/600	10.1	439,956			10890
Vacant	13-010-014-40	7561 S Mac Rd	10/17/2024	\$59,000	no	456/597	10.1	439,956			19471.32
Vacant	13-035-008-48	12264 Star Lake Dr	7/2/2024	\$52,000	no	456/211	10.1	439,956			21692.88
Vacant	06-032-001-09		5/12/2023	\$52,900	no	446/1052	10.11	440,392			53526
Vacant	03-004-003-05	3437 W Happy Trl	7/27/2023	\$58,000	no	448/559	10.26	446,926			11169.51
Vacant	03-004-003-20	3243 W Happy Trl	11/27/2023	\$90,000	no	451/1	10.264	447,300			11334.51
Vacant	13-005-004-80		12/21/2023	\$55,000	no	451/1193	12	522,720			13068
Vacant	08-004-012-85		7/19/2023	\$74,900	no	448/555	12.537	546,112			12947.68
Vacant	01-025-009-40	11273 E R Mile Rd	2/22/2025	\$85,000	no	460/1744	17.99	783,644			13111.5
Vacant	11-014-014-03	2406 S James Rd	11/25/2024	\$60,000	no	459/90	18.8	818,228			12290.88
Vacant	14-012-006-10		4/28/2023	\$99,800	no	446/659	19.249	838,486			0
Vacant	13-013-025-05		1/26/2024	\$82,999	no	452/299	19.822	863,446			0
Vacant	08-027-003-20		5/19/2023	\$74,000	no	446/1365	20	871,200			21780
Vacant	03-029-010-00		7/1/2024	\$35,000	no	455/1732	20	871,200			21780
Vacant	06-020-014-00		11/19/2024	\$45,000	no	458/1856	20	871,200			0
Vacant	08-032-025-50		7/23/2024	\$86,000	no	456/596	20.3	894,268			22084.92
Vacant	08-027-003-10		5/19/2023	\$80,000	no	446/1810	25	1,089,000			21780
Vacant	08-002-009-50	5700 N Karley Ct	4/18/2024	\$78,000	no	454/257	25.63	1,116,443			155247.84
Vacant	08-028-001-10	8795 E Old M-63	5/17/2024	\$110,000	no	454/1484	26.9	1,171,764			22084.92
Vacant	16-029-001-04		9/22/2023	\$127,500	no	449/1090	28.447	1,239,151			33064.15
Vacant	15-024-003-48		5/27/2023	\$150,000	no	446/1029	30.466	1,377,099			39306.64
Vacant	14-027-013-00		7/25/2023	\$125,000	no	448/740	31.35	1,365,606			20361
Vacant	02-020-004-10		10/6/2024	\$32,500	no	461/1163	32.5	1,415,700			17685.36
Vacant	08-002-005-00		5/16/2023	\$125,000	no	446/1734	40	1,742,400			43560
Vacant	02-007-009-00		1/5/2024	\$75,000	no	451/1364	40	1,742,400			0
Vac											

AG LAND 2026

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Libert/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprmts Value	Other Parcels in Sale	Comments	Use? 1=Yes, 0=No
Vacant	01-024-014-01	11676 E 8 Mile	8/8/2022	\$227,500	No	441/1415	70	3,049,200	990	32670	\$0			1
Abstraction	02-501-007-05	5228 E 5 Mile Rd	4/20/2022	\$185,000	No	438/1192	19.82	863,359	661.25	21821.23	\$122,534		Sold With 02-501-007-01	0
Vacant	02-524-001-02	2957 N State Rd	2/9/2022	\$100,000	No	435/900	10	435,600	540	17820	\$0		Marajuanna sale	0
Abstraction	02-524-001-05	N State Rd	2/9/2022	\$200,000	No	435/880	64.98	2,830,529	343	11319	\$11,977			1
Vacant	08-020-010-50	V/L	11/13/2023	\$125,000	No	451/290	40	1,742,400	0	0	\$0			1
Abstraction	08-021-005-00	8256 E Old W-63	10/28/2022	\$183,500	No	442/0300	40	1,742,400	1320	43560	\$5,269			0
Vacant	08-024-005-00	V/L	1/17/2022	\$140,000	No	434/1284	70	3,049,200	0	0	\$0			1
Vacant	16-013-008-01	8713 S Lakolla Rd	2/16/2022	\$60,000	No	435/0533	40	1,742,400	1320	43560	\$0			1
Abstraction	16-024-007-01	11138 E 80th St	12/4/2023	\$315,000	No	451/694	76.33	3,324,935	3460	113091	\$144,488			1
Abstraction	16-026-007-00	10368 E 88th St	9/22/2022	\$91,500	No	441/169	80	3,484,800	1320	43560	\$7,205			1
Vacant	015-008-002-50		01/05/24	\$75,000	No	2024R00516	40.000	1,742,400	1320	43560	\$0		Mason	1
Vacant	013-027-007-00		08/05/22	\$208,000	No	2022R05311	75.000	3,267,000	10890	0	\$0		Mason	1
Vacant	015-012-008-20		11/21/22	\$98,000	No	2022R07181	33.000	1,437,480	0	0	\$0		Mason	1
Vacant	011-005-001-00		03/28/23	\$215,000	No	2023P01652	40.000	1,742,400	87120	0	\$0		Mason	0
Vacant	015-018-002-00		07/17/23	\$220,000	No	2023R03458	38.600	1,681,416	36285.48	0	\$0		Mason	0
Vacant	005-030-008-10		10/13/23	\$60,000	No	2023R05207	33.380	1,454,033	23086.8	0	\$0		Mason	1
Vacant	015-018-015-01		11/16/22	\$142,860	No	2022R07308	59.525	2,592,909	653.4	0	\$0		Mason	1
Vacant	013-028-009-00		11/29/23	\$104,000	No	2023R05930	42.700	1,860,012	0	0	\$0		Mason	1
Vacant	013-028-013-00		11/29/23	\$208,000	No	2023R05928	80.000	3,484,800	43560	0	\$0		Mason	1
Vacant	006-026-005-00		10/07/22	\$95,500	No	2022R06441	29.800	1,295,088	87120	0	\$0		Mason	1
Vacant	05-08-200-002		10/15/2021	\$97,500	No	485-9796	40	1,742,400	43560	0	\$0		Newwaygo	1
Vacant	08-27-100-006		8/3/2023	\$175,000	No	493-6871	59.992	2,613,252	19550.48	0	\$0		Newwaygo	1
Vacant	16-20-200-028		4/4/2023	\$110,000	No	492-3830	37.525	1,634,589	29795.04	0	\$0		Newwaygo	1
Vacant	16-034-006-00		11/17/2023	\$25,000	no	450/1868	5.625	245,025	16335	0	\$0			1
Vacant	08-012-004-15		3/22/2023	\$20,000	no	445/737	5.83	253,955	13985.07	0	\$0			1
Vacant	03-026-005-07		2/9/2023	\$43,900	no	444/617	6.69	291,416	11596.2	0	\$0			0
Vacant	05-025-003-30		1/9/2023	\$36,000	no	443/1189	6.81	296,644	25090.56	0	\$0			1
Vacant	11-027-002-04		5/6/2022	\$36,000	no	437/1243	7.35	320,166	10695.63	0	\$0			1
Vacant	04-007-009-05		9/30/2022	\$45,900	no	441/1038	8	348,480	12801.03	0	\$0			1
Vacant	08-007-002-15		4/12/2023	\$42,000	no	445/1484	9.418	410,248	31435.8	0	\$0		Sold with 09-035-004-30	1
Vacant	09-035-004-40		10/24/2023	\$25,000	no	450/659	9.628	419,396	0	0	\$0			1
Vacant	03-017-003-12		7/14/2023	\$49,900	no	447/1713	9.88	430,373	35166.45	0	\$0			1
Vacant	11-008-002-50		7/12/2022	\$59,900	no	439/600	9.93	432,551	0	0	\$0			1
Vacant	11-023-039-05		5/26/2022	\$39,900	no	438443	9.996	435,426	10999.23	0	\$0			0
Vacant	04-011-005-20		2/8/2024	\$51,000	no	452/391	10	435,600	10890	0	\$0			1
Vacant	06-007-013-00		12/13/2023	\$53,500	no	451/720	10	435,600	10890	0	\$0			1
Vacant	10-028-049-01		7/27/2022	\$31,000	no	439/1289	10	435,600	42471	0	\$0			1
Vacant	11-027-021-00		1/25/2023	\$41,500	no	443/1927	10	435,600	21780	0	\$0			1
Vacant	13-024-018-00		4/25/2022	\$55,500	no	437/0540	10	435,600	10890	0	\$0			1
Vacant	16-019-009-00		9/18/2023	\$45,000	no	449/1114	10	435,600	10890	0	\$0			1
Vacant	02-501-007-15		3/8/2025	\$64,384	No	461/586	19.8	862,488	21780	0	\$0		02-501-007-10	1
Vacant	13-017-003-02		12/18/2024	\$93,555	No	459/1352	58.5	2,548,260	49222.8	0	\$0			1

ACRE	PER ACRE	TCV
1.0	\$ 8,844	\$ 8,844
1.5	\$ 7,769	\$ 11,654
2.0	\$ 7,087	\$ 14,174
2.5	\$ 6,599	\$ 16,498
3.0	\$ 6,226	\$ 18,678
4.0	\$ 5,679	\$ 22,716
5.0	\$ 5,288	\$ 26,440
7.0	\$ 4,749	\$ 33,243
10.0	\$ 4,237	\$ 42,370
15.0	\$ 3,722	\$ 55,830
20.0	\$ 3,395	\$ 67,900
25.0	\$ 3,162	\$ 79,050
30.0	\$ 2,983	\$ 89,490
40.0	\$ 2,721	\$ 108,840
50.0	\$ 2,534	\$ 126,700
110.0	\$ 2,030	\$ 223,300

COM/IND LAND 2026

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW [Sq Ft]	Imprvmts Value
Abstraction	01-023-017-00	10978 E 8 mile Rd	1/19/2024	\$71,000	No	451/1752	0.5	21,780	132	4356	\$56,927
Allocation	01-023-017-00	10978 E 8 mile Rd	1/19/2024	\$71,000	No	451/1752	0.5	21,780	132	4356	\$0
Abstraction	02-007-005-01	10555 N Twin Creek Rd	2/22/2022	\$172,500	No	435/923	5	217,800	324.57	10672.2	\$159,765
Allocation	02-007-005-01	10555 N Twin Creek Rd	2/22/2022	\$172,500	No	435/923	5	217,800	324.57	10672.2	\$0
Abstraction	03-007-003-01	5482 W 10 1/2 mile Rd	7/1/2023	\$101,000	No	447/1183	1.68	73,181	222	7326	\$79,470
Allocation	03-007-003-01	5482 W 10 1/2 mile Rd	7/1/2023	\$101,000	No	447/1183	1.68	73,181	222	7326	\$0
Abstraction	04-027-010-10	8887 W 8 Mile Rd	12/11/2023	\$32,000	No	451/494	0.95	41,382	200	6600	\$15,564
Allocation	04-027-010-10	8887 W 8 Mile Rd	12/11/2023	\$32,000	No	451/494	0.95	41,382	200	6600	\$0
Abstraction	04-028-002-50	7969 N Bass Lake Rd	4/29/2022	\$100,000	No	437/932	2.37	103,237	380	23565.96	\$74,226
Allocation	04-028-002-50	7969 N Bass Lake Rd	4/29/2022	\$100,000	No	437/932	2.37	103,237	380	23565.96	\$0
Vacant	10-032-124-00	1972 E US 10	1/3/2023	\$42,000	No	443/1851	4.81	209,524	665	56730	\$0
Abstraction	11-010-011-00	1928 S M-37	10/10/2022	\$185,000	No	441/1136	8.39	365,468	961	30927.6	\$145,810
Allocation	11-010-011-00	1928 S M-37	10/10/2022	\$185,000	No	441/1136	8.39	365,468	961	30927.6	\$0
Abstraction	11-022-034-50	3360 S M-37	8/1/2022	\$320,000	No	439/1459	8.95	389,862	294	9702	\$279,012
Allocation	11-022-034-50	3360 S M-37	8/1/2022	\$320,000	No	439/1459	8.95	389,862	294	9702	\$0
Abstraction	11-034-004-00	5408 S M-37	1/17/2023	\$130,000	No	443/1345	3.464	150,892	328	16400	\$87,960
Allocation	11-034-004-00	5408 S M-37	1/17/2023	\$130,000	No	443/1345	3.464	150,892	328	16400	\$0
Abstraction	12-019-009-00	11971 W US-10	1/10/2023	\$20,000	No	443/1020	1.23	53,579	100	3300	\$0
Allocation	12-019-011-00	11987 W US-10	5/11/2023	\$50,000	No	446/899	0.26	11,326	100	3795	\$42,163
Abstraction	12-019-011-00	11987 W US-10	5/11/2023	\$50,000	No	446/899	0.26	11,326	100	3795	\$0
Abstraction	14-015-005-10	8222 S M-37	9/15/2023	\$70,000	No	449/1204	1.47	64,033	231	7623	\$47,532
Allocation	14-015-005-10	8222 S M-37	9/15/2023	\$70,000	No	449/1204	1.47	64,033	231	7623	\$0
Abstraction	14-015-005-15	8320 S M-37	4/29/2022	\$94,000	No	437/1036	0.51	22,216	81	2673	\$80,431
Allocation	14-015-005-15	8320 S M-37	4/29/2022	\$94,000	No	437/1036	0.51	22,216	81	2673	\$0
Vacant	14-022-053-00	2645 W 76th St	5/1/2023	\$35,000	No	446/1106	3	130,680	264	8712	\$0
Abstraction	14-022-057-00	9815 S M-37	11/2/2023	\$115,000	No	438/1114	4.06	176,854	271.89	8968.28	\$61,604
Allocation	14-022-057-00	9815 S M-37	11/2/2023	\$115,000	No	438/1114	4.06	176,854	271.89	8968.28	\$0
Abstraction	15-716-029-00	6701 S Tacoma	11/20/2023	\$47,500	No	451/79	0.23	10,019	100	0	\$38,424
Allocation	15-716-029-00	6701 S Tacoma	11/20/2023	\$47,500	No	451/79	0.23	10,019	100	0	\$0
Abstraction	16-024-002-20	9425 S Lakola Rd	8/19/2022	\$95,000	No	440/590	5.17	225,205	500	16500	\$39,721
Allocation	16-024-002-20	9425 S Lakola Rd	8/19/2022	\$95,000	No	440/590	5.17	225,205	500	16500	\$0
Abstraction	16-108-001-00	6915 S Depot St	12/6/2023	\$7,500	No	451/944	0.435606	18,975	165	0	\$0
Abstraction	41-124-009-00	712 Michigan Ave	6/27/2023	\$75,000	No	447/1000	0.35	15,246	101	0	\$65,027
Allocation	41-124-009-00	712 Michigan Ave	6/27/2023	\$75,000	No	447/1000	0.35	15,246	101	0	\$0
Abstraction	44-210-006-00	300 State St	8/11/2023	\$20,000	No	448/1065	0.18	7,841	60	0	\$12,814
Allocation	44-210-006-00	300 State St	8/11/2023	\$20,000	No	448/1065	0.18	7,841	60	0	\$0
Abstraction	02-511-009-00	4191 E 5 Mile Rd	7/25/2024	\$95,000	No	459/1394	10	435,600	335.61	21344.4	\$51,641
Allocation	02-511-009-00	4191 E 5 Mile Rd	7/25/2024	\$95,000	No	459/1394	10	435,600	335.61	21344.4	\$0
Abstraction	04-001-017-10	6856 w 11 1/2 Mile Rd	3/28/2025	\$250,000	No	461/898	4.4	191,664	580.87	19176.2	\$221,137
Allocation	04-001-017-10	6856 w 11 1/2 Mile Rd	3/28/2025	\$250,000	No	461/898	4.4	191,664	580.87	19176.2	\$0
Abstraction	11-034-001-01	2240 W Wonderland St	5/17/2024	\$464,600	No	454/1486	60.46	2,633,638	1731.28	75576.6	\$207,115
Allocation	11-034-001-01	2240 W Wonderland St	5/17/2024	\$464,600	No	454/1486	60.46	2,633,638	1731.28	75576.6	\$0
Vacant	14-022-022-04	9430 S M-37	5/13/2024	\$50,000	No	455/463	4.882	212,660	616	26112.824	\$0
Abstraction	15-422-011-00	880 E M L King Dr	10/21/2024	\$87,500	No	458/1081	0.3	13,068	53	0	\$44,675
Allocation	15-422-011-00	880 E M L King Dr	10/21/2024	\$87,500	No	458/1081	0.3	13,068	53	0	\$0
Abstraction	41-113-015-50	880 Michigan Ave	8/1/2024	\$160,000	No	456/813	0.08	3,485	22	0	\$155,667
Allocation	41-113-015-50	880 Michigan Ave	8/1/2024	\$160,000	No	456/813	0.08	3,485	22	0	\$0
Abstraction	41-203-001-00	585 Sixth St	5/31/2024	\$75,000	No	455/126	0.4	17,424	125	0	\$65,921
Allocation	41-203-001-00	585 Sixth St	5/31/2024	\$75,000	No	455/126	0.4	17,424	125	0	\$0
Vacant	03-026-005-01	M-37	10/12/2024	\$39,900	No	458/493	2.7	117,612	816.76	17031.96	\$0
Vacant	03-026-005-05	M-37	7/5/2024	\$54,900	No	455/1707	5.7	248,292	351.33	10707	\$0
Vacant	05-011-043-00	7093 W 5 Mile Rd	11/29/2024	\$39,900	No	459/450	3.29	143,312	300	9900	\$0

USED	ACRE	SQ FT	\$/SQ FT	TCV 2026	TCV 2025
0.057	2500	2.14	\$ 5,350	\$ 3,068	0.07
0.115	5000	1.48	\$ 7,400	\$ 4,628	0.11
0.172	7500	1.19	\$ 8,925	\$ 5,886	0.14
0.230	10000	1.02	\$ 10,200	\$ 6,982	0.16
0.287	12500	0.91	\$ 11,375	\$ 7,900	0.18
0.344	15000	0.82	\$ 12,300	\$ 8,880	0.20
0.459	20000	0.71	\$ 14,200	\$ 10,532	0.24
0.574	25000	0.63	\$ 15,750	\$ 12,023	0.28
0.689	30000	0.57	\$ 17,100	\$ 13,396	0.31
0.918	40000	0.49	\$ 19,600	\$ 15,888	0.36
1.148	50000	0.43	\$ 21,500	\$ 18,136	0.42
1.377	60000	0.39	\$ 23,400	\$ 20,208	0.46
2.000	87120	0.32	\$ 27,878	\$ 25,211	0.58
3.000	130680	0.26	\$ 33,977	\$ 32,065	0.74
4.000	174240	0.22	\$ 38,333	\$ 38,031	0.87
5.000	217800	0.20	\$ 43,560	\$ 43,413	1.00
10.000	435600	0.14	\$ 60,984	\$ 65,490	1.50
15.000	653400	0.11	\$ 71,874	\$ 83,295	1.91
20.000	871200	0.09	\$ 78,408	\$ 98,793	2.27
25.000	1089000	0.08	\$ 87,120	\$ 112,774	2.59

AG-ECF 2026

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asst. when Sold	Asst./Adj. Sale	Cur. Appraisal	Land Acq. Yr.	Blg. Residual	Cost Man. \$	E.C.F.				
11-006-081-00	4656 S MERRILLVILLE RD	10/06/23	\$82,500	WD	03-ARMY'S LENGTH	\$82,500	\$56,800	68.85	\$124,423	\$23,345	\$59,155	\$102,722	0.576				
01-083-012-50	8887 E 7 MILE	01/11/23	\$100,000	WD	03-ARMY'S LENGTH	\$100,000	\$64,000	64.00	\$133,861	\$49,504	\$50,496	\$85,729	0.589				
10-032-096-11	5843 S JASPER	01/17/25	\$90,000	WD	03-ARMY'S LENGTH	\$90,000	\$39,200	43.56	\$110,794	\$48,527	\$41,473	\$66,425	0.606				
14-019-018-00	5447 W 76TH ST	01/06/24	\$105,000	WD	03-ARMY'S LENGTH	\$105,000	\$37,800	36.00	\$132,646	\$31,701	\$73,759	\$103,095	0.716				
09-035-019-00	5850 S HAWKINS RD	01/30/24	\$60,000	WD	03-ARMY'S LENGTH	\$60,000	\$27,000	45.00	\$72,211	\$46,684	\$33,316	\$46,267	0.720				
05-008-005-00	10355 W 5 MILE RD	01/31/24	\$100,000	WD	03-ARMY'S LENGTH	\$100,000	\$70,300	70.30	\$114,373	\$46,905	\$51,095	\$66,533	0.768				
16-009-006-00	7449 S SADDLER RD	06/20/24	\$140,000	WD	03-ARMY'S LENGTH	\$140,000	\$67,700	48.36	\$156,647	\$76,705	\$63,295	\$81,242	0.779				
06-012-002-00	30 W OLD M-63	01/19/23	\$179,900	WD	03-ARMY'S LENGTH	\$179,900	\$137,000	63.26	\$208,764	\$24,791	\$185,109	\$186,964	0.830				
11-035-013-02	4038 S MERRILLVILLE RD	10/31/24	\$250,000	WD	19-MULTI PARCEL ARMY'S LENGTH	\$250,000	\$137,000	54.80	\$280,826	\$64,944	\$185,056	\$219,392	0.843				
14-015-030-00	8773 S M-37	11/05/23	\$100,000	M/LC	03-ARMY'S LENGTH	\$100,000	\$55,900	55.90	\$114,981	\$2,693	\$97,307	\$114,114	0.853				
13-035-006-33	11954 S STAR LAKE	01/31/24	\$320,000	WD	19-MULTI PARCEL ARMY'S LENGTH	\$320,000	\$155,900	48.72	\$399,879	\$112,836	\$207,164	\$240,243	0.862				
11-023-009-91	3487 S MERRILLVILLE RD	01/16/24	\$160,000	WD	03-ARMY'S LENGTH	\$160,000	\$65,300	40.81	\$172,653	\$29,585	\$130,415	\$145,394	0.897				
16-002-010-50	10158 E US 10	11/15/24	\$230,000	WD	03-ARMY'S LENGTH	\$230,000	\$104,700	45.52	\$243,316	\$45,815	\$184,185	\$200,712	0.918				
03-007-052-90	10277 N IRONS RD	07/10/24	\$95,000	WD	03-ARMY'S LENGTH	\$95,000	\$36,200	38.11	\$99,540	\$12,958	\$82,042	\$87,990	0.932				
13-013-014-80	8525 S STAR LAKE	07/22/24	\$180,000	WD	03-ARMY'S LENGTH	\$180,000	\$95,600	53.11	\$186,424	\$49,504	\$130,496	\$139,146	0.938				
13-001-006-50	6423 W SHERWOOD	07/12/24	\$79,900	WD	03-ARMY'S LENGTH	\$79,900	\$50,700	63.45	\$82,501	\$19,130	\$60,770	\$64,401	0.944				
14-022-058-00	9979 S M-37	11/16/23	\$70,000	WD	03-ARMY'S LENGTH	\$70,000	\$20,400	29.14	\$71,919	\$15,579	\$54,421	\$57,256	0.950				
11-070-006-00	4136 W 32ND ST	11/12/24	\$164,900	WD	03-ARMY'S LENGTH	\$164,900	\$65,700	39.84	\$169,820	\$23,666	\$141,234	\$148,530	0.951				
09-019-002-70	5867 W 9 MILE RD	01/01/24	\$122,000	WD	03-ARMY'S LENGTH	\$122,000	\$58,500	47.95	\$122,935	\$55,526	\$66,474	\$68,505	0.970				
09-006-014-00	11204 N BROOKS RD	01/07/25	\$187,000	WD	03-ARMY'S LENGTH	\$187,000	\$78,100	41.76	\$189,233	\$27,522	\$159,478	\$164,340	0.970				
16-003-006-00	9311 E 48TH ST	11/11/24	\$150,000	WD	03-ARMY'S LENGTH	\$150,000	\$87,000	58.00	\$150,428	\$18,458	\$131,542	\$134,116	0.981				
13-013-014-70	8589 S STAR LAKE DR	01/29/24	\$176,000	WD	03-ARMY'S LENGTH	\$176,000	\$53,400	30.34	\$175,883	\$51,852	\$124,148	\$126,048	0.985				
Totals:												\$3,142,200	\$1,541,000	\$1,541,057	\$2,282,470	\$2,651,165	0.861
Sale Ratio =>												49.04	E.C.F. =>	0.861			
Std. Dev. =>												11.86	Avg. E.C.F. =>	0.844			

USED

RES- ECF 2026

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.
16-025-011-00	11604 E 88TH ST	06/16/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$190,100	50.69	\$402,268	\$120,840	\$254,160	\$244,083	1.041
16-001-017-00	6767 S LAKOLA RD	03/28/25	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$96,700	55.26	\$176,817	\$17,378	\$157,622	\$138,282	1.140
16-003-009-46	6944 S SADDLER RD	06/03/24	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$64,800	32.42	\$188,742	\$20,736	\$179,164	\$156,722	1.143
16-014-009-00	8710 S HAWKINS RD	07/21/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$70,200	40.11	\$176,103	\$15,748	\$159,252	\$139,076	1.145
16-003-014-00	6308 S SADDLER RD	12/20/24	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$42,000	31.34	\$126,840	\$23,734	\$110,266	\$96,181	1.146
16-003-007-28	9125 E 48TH ST	06/28/24	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$57,300	33.71	\$161,249	\$39,754	\$130,246	\$113,335	1.149
16-014-006-14	10219 E 64TH ST	08/23/24	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$0	0.00	\$158,328	\$26,394	\$138,606	\$114,427	1.211
16-015-002-10	9637 E 64TH ST	04/01/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$71,900	31.96	\$196,891	\$21,261	\$203,739	\$163,834	1.244
16-028-006-17	10249 S WRIGHT ST	04/25/24	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$87,700	40.23	\$192,447	\$42,264	\$175,736	\$140,096	1.254
16-024-001-70	11577 E 72ND ST	01/16/25	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$71,900	37.84	\$166,372	\$50,448	\$139,552	\$108,138	1.290
16-024-009-50	11614 E 80TH ST	07/26/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$61,000	24.40	\$226,202	\$26,985	\$223,015	\$172,781	1.291
16-005-010-15	7136 E US-10 HWY	12/08/23	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$49,500	41.42	\$101,907	\$29,335	\$90,165	\$67,698	1.332
16-018-008-05	8801 S BONNEY RD	04/25/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$162,100	27.95	\$517,469	\$223,712	\$356,288	\$254,776	1.398
16-011-013-50	7446 S HAWKINS RD	04/13/23	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$69,700	32.57	\$179,398	\$50,779	\$163,221	\$111,552	1.463
16-003-011-50	9484 E US-10 HWY	08/01/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$88,100	25.70	\$225,890	\$83,218	\$181,782	\$123,740	1.469
16-016-003-40	8917 E 64TH ST	06/14/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$56,700	31.15	\$146,388	\$50,948	\$131,052	\$89,030	1.472
<b>Totals:</b>						<b>\$3,637,400</b>	<b>\$1,219,700</b>		<b>\$3,343,311</b>		<b>\$2,793,866</b>	<b>\$2,233,751</b>	
							<b>Sale. Ratio =&gt;</b>	<b>33.53</b>				<b>E.C.F. =&gt;</b>	<b>1.251</b>
							<b>Std. Dev. =&gt;</b>	<b>12.25</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.262</b>
												<b>USED</b>	<b>1.251</b>

# MOBILE ECF 2026

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.
16-011-001-10	7137 S DEER LAKE RD	10/13/23	\$25,000	PTA	03-ARM'S LENGTH	\$25,000	\$11,100	44.40	\$31,111	\$10,592	\$14,408	\$19,141	0.753
16-003-009-46	6944 S SADDLER RD	06/03/24	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$64,800	32.42	\$188,742	\$20,736	\$179,164	\$156,722	1.143
16-003-014-00	6308 S SADDLER RD	12/20/24	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$42,000	31.34	\$126,840	\$23,734	\$110,266	\$96,181	1.146
16-028-006-17	10249 S WRIGHT ST	04/25/24	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$87,700	40.23	\$192,447	\$42,264	\$175,736	\$140,096	1.254
<b>Totals:</b>			<b>\$576,900</b>			<b>\$576,900</b>	<b>\$205,600</b>		<b>\$539,140</b>		<b>\$479,574</b>	<b>\$412,140</b>	
							<b>Sale. Ratio =&gt;</b>	<b>35.64</b>				<b>E.C.F. =&gt;</b>	<b>1.164</b>
							<b>Std. Dev. =&gt;</b>	<b>6.28</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.074</b>

USED 1.164

# COMM & IND - ECF 2026

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.
44-210-006-00	300 STATE ST (VL)	08/11/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$11,100	55.50	\$23,659	\$12,926	\$7,074	\$13,903	0.509
01-023-017-00	10978 E 8 MILE RD	01/19/24	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$7,400	10.42	\$77,706	\$21,727	\$49,273	\$72,512	0.680
03-007-003-01	5482 W 10 1/2 MILE RD	07/01/23	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$54,200	53.66	\$108,700	\$31,451	\$69,549	\$100,063	0.695
41-124-009-00	712 MICHIGAN AVE - VOB	06/27/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$55,500	74.00	\$80,653	\$14,399	\$60,601	\$85,821	0.706
41-203-001-00	585 SIXTH	05/31/24	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$33,800	45.07	\$79,144	\$13,464	\$61,536	\$85,078	0.723
04-001-017-10	6856 W 11 1/2 MILE RD	03/28/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$78,600	31.44	\$259,891	\$42,765	\$207,235	\$281,251	0.737
41-113-015-50	880 MICHIGAN AVE - VOB	08/01/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$33,200	20.75	\$161,825	\$6,794	\$153,206	\$200,817	0.763
43-113-008-00	201 STATE ST (VL)	08/25/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$27,800	15.89	\$171,513	\$6,836	\$168,164	\$213,312	0.788

Totals: \$927,000

\$927,000	\$301,600	\$963,091	\$776,638	\$1,052,758
Sale. Ratio =>	32.54	E.C.F. =>	0.738	
Std. Dev. =>	22.32	Ave. E.C.F. =>	0.700	

USED 0.738