

**CARMEL TOWNSHIP
2024 COMMERCIAL ECF ANALYSIS**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Manual \$	E.C.F.
200-000-024-050-00	113 W LAWRENCE AVE	02/10/22	\$125,000	\$125,000	\$7,555	\$117,445	\$140,990	0.833
200-006-300-221-00	505 E PACKARD HWY	09/02/20	\$457,200	\$457,200	\$80,458	\$376,742	\$473,654	0.795
200-013-100-442-00	110 S LINCOLN ST	11/22/21	\$496,780	\$496,780	\$242,917	\$253,863	\$387,997	0.654
200-044-001-110-00	519 S ROBINSON ST	03/18/21	\$130,000	\$130,000	\$27,097	\$102,903	\$118,670	0.867
		Totals:	\$1,208,980	\$1,208,980		\$850,953	\$1,121,311	
Ave. E.C.F. =>			0.759			USE	0.750	