

**CARMEL 2024 ECF ANALYSIS  
PAVED ROADS**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
100-001-300-027-01	1200 N WHEATON	09/14/21	\$319,000	\$319,000	\$277,503	\$70,396	\$248,604	\$197,621	1.258	R-01
100-001-300-046-02	1086 N WHEATON	07/02/21	\$261,000	\$261,000	\$276,972	\$54,135	\$206,865	\$212,631	0.973	R-01
100-010-400-070-00	2256 LAWRENCE	09/28/22	\$280,000	\$280,000	\$247,901	\$21,316	\$258,684	\$215,795	1.199	R-01
100-010-400-070-00	2256 LAWRENCE	01/25/22	\$130,000	\$130,000	\$174,033	\$21,301	\$108,699	\$145,459	0.747	R-01
100-011-200-027-18	1379 TORI	07/28/22	\$395,000	\$395,000	\$394,279	\$28,135	\$366,865	\$348,709	1.052	R-03
100-011-300-076-00	1736 LAWRENCE	01/19/23	\$250,000	\$250,000	\$214,396	\$25,518	\$224,482	\$195,729	1.147	R-01
100-012-100-039-00	656 BEECH	10/15/21	\$140,000	\$140,000	\$131,145	\$19,901	\$120,099	\$106,149	1.131	R-01
100-014-200-020-00	1321 LAWRENCE	12/17/21	\$135,000	\$135,000	\$159,553	\$27,122	\$107,878	\$126,125	0.855	R-01
100-015-100-001-00	2945 LAWRENCE	10/08/21	\$140,000	\$140,000	\$135,627	\$19,313	\$120,687	\$110,987	1.087	R-01
100-015-400-070-02	2140 CARLISLE	08/05/22	\$400,000	\$242,900	\$384,423	\$51,853	\$191,047	\$316,733	0.603	R-01
100-016-300-020-04	595 S CHESTER	08/06/22	\$325,000	\$229,000	\$321,352	\$67,635	\$161,365	\$241,635	0.668	R-01
100-021-300-005-00	1567 S CHESTER	06/11/21	\$145,000	\$272,500	\$179,585	\$39,848	\$232,652	\$133,337	1.745	R-01
100-022-100-080-00	2527 CARLISLE	11/04/21	\$272,500	\$215,000	\$220,034	\$48,810	\$166,190	\$163,382	1.017	R-01
100-023-300-003-00	1810 BATTLE CREEK	10/21/21	\$545,000	\$545,000	\$559,875	\$166,055	\$378,945	\$375,782	1.008	R-01
100-026-200-046-00	1259 W KALAMO	08/30/21	\$180,000	\$203,917	\$140,099	\$17,825	\$186,092	\$116,674	1.595	R-01
100-027-200-020-00	2407 W KALAMO	09/24/21	\$203,917	\$136,000	\$190,074	\$23,521	\$112,479	\$158,925	0.708	R-01
100-027-300-076-00	2927 BATTLE CREEK	06/01/22	\$200,000	\$198,900	\$140,438	\$61,629	\$137,271	\$75,056	1.829	R-01
100-032-400-001-03	4050 W 5 POINT	11/23/22	\$175,000	\$265,000	\$180,998	\$21,682	\$243,318	\$171,492	1.419	R-01
100-033-400-020-00	3440 BATTLE CREEK	09/17/21	\$60,000	\$80,000	\$97,924	\$16,188	\$63,812	\$77,992	0.818	R-01
100-045-600-011-00	1079 W KINSEL	06/27/22	\$195,500	\$187,000	\$125,713	\$15,923	\$171,077	\$104,562	1.636	R-01
100-055-700-008-01	1351 BATTLE CREEK	05/26/21	\$261,000	\$200,000	\$187,651	\$30,756	\$169,244	\$149,709	1.130	R-01
100-055-800-034-01	1144 JOAN	05/14/21	\$200,000	\$150,000	\$134,258	\$16,633	\$133,367	\$112,238	1.188	R-01

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**Totals:           \$5,212,917                           \$4,873,833                           \$4,109,722           \$3,856,720**

**Ave. E.C.F. =: 1.128**

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