

**Benton Township
Manufactured housing
Economic Condition Factor for 2024**

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.
101-035-100-007-00	4076 US 23	02/15/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$52,800	22.47	\$207,302	\$56,497	\$178,503	\$177,418	1.006
102-027-100-003-01	9430 US 23	05/27/21	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$35,900	39.45	\$130,263	\$10,000	\$81,000	\$141,486	0.572
102-027-100-003-01	9430 US 23	12/09/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$37,500	26.80	\$130,263	\$10,000	\$129,900	\$141,486	0.918
104-019-400-035-00	8275 CARTER	05/27/21	\$244,500	WD	03-ARM'S LENGTH	\$244,500	\$74,600	30.51	\$262,561	\$40,500	\$204,000	\$261,248	0.781
105-C11-000-170-00	14341 SCENIC	10/04/21	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$32,500	43.92	\$118,801	\$6,375	\$67,625	\$132,266	0.511
105-C11-000-252-00	14210 CEDARWOOD	02/18/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$34,700	23.93	\$120,593	\$10,788	\$134,212	\$129,182	1.039
105-C13-000-642-00	14131 HELMOND	10/26/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$39,400	23.88	\$137,148	\$11,712	\$153,288	\$147,572	1.039
105-O37-000-047-00	2111 S SHANE	09/23/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$40,300	26.87	\$131,668	\$10,988	\$139,012	\$141,976	0.979
105-S60-000-020-00	2632 CARDINAL	04/21/21	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$67,600	34.14	\$226,536	\$7,000	\$191,000	\$258,278	0.740
105-S60-000-044-00	2605 CARDINAL	12/30/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$39,000	29.10	\$128,633	\$10,922	\$123,078	\$138,484	0.889
Totals:			\$1,576,400			\$1,576,400	\$454,300		\$1,593,768		\$1,401,618	\$1,669,395	
								Sale. Ratio =>	28.82			E.C.F. =>	0.840
								Std. Dev. =>	7.09			Ave. E.C.F. =>	0.847