2026 Powell Township
Lake Independence ECF
Includes all other inland Lakes

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.	Floor Area	$/Sq.Ft.	Dev. by Mean (%	Land Value	Other Parcels in Sale	Property Class	Waterfront Name
52-11-163-031-00		07/05/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$44,700	11.18	$408,461	$300,426	$99,574	$68,290	1.458	448	$222.26	23.1336	$286,080	No	401	LAKE INDEPENDENCE
52-11-164-020-00	3395 CO RD KCB	10/03/23	$525,000	WD	03-ARM'S LENGTH	$525,000	$175,700	33.47	$525,718	$334,596	$190,404	$120,810	1.576	1,338	$142.30	11.3382	$332,400	No	401	LAKE INDEPENDENCE
52-11-164-021-10	3387 CO RD KCB	06/14/24	$435,000	WD	03-ARM'S LENGTH	$435,000	$134,400	30.90	$378,698	$130,102	$304,898	$157,140	1.940	1,372	$222.23	25.0853	$116,340	No	401	LAKE INDEPENDENCE
52-11-164-024-00	3423 CO RD KCB	06/05/24	$230,100	WD	03-ARM'S LENGTH	$230,100	$64,900	28.21	$194,572	$118,351	$111,749	$48,180	2.319	882	$126.70	62.9960	$117,448	No	401	LAKE INDEPENDENCE
52-11-164-029-10	3475 Co Rd KCB	07/12/24	$470,000	WD	03-ARM'S LENGTH	$470,000	$206,500	43.94	$548,581	$123,161	$346,839	$268,913	1.290	1,584	$218.96	39.9656	$116,340	No	401	LAKE INDEPENDENCE
52-11-165-005-10	3769 CO RD KCB	10/31/24	$465,000	WD	03-ARM'S LENGTH	$465,000	$138,800	29.85	$458,471	$130,668	$334,332	$207,208	1.614	1,166	$286.73	7.5929	$99,720	No	401	LAKE INDEPENDENCE
52-11-165-012-00	3639 CO RD KCB	02/05/24	$350,000	WD	03-ARM'S LENGTH	$350,000	$97,600	27.89	$305,978	$111,319	$238,681	$123,046	1.940	1,380	$172.96	25.0330	$110,800	No	401	LAKE INDEPENDENCE
52-11-165-023-00	3673 CO RD KCB	08/16/23	$370,000	WD	03-ARM'S LENGTH	$370,000	$80,900	21.86	$358,632	$197,565	$172,435	$101,812	1.694	1,104	$156.19	0.4218	$193,900	No	401	LAKE INDEPENDENCE
52-11-165-031-10	329 BENSINGER	08/10/23	$318,000	WD	03-ARM'S LENGTH	$318,000	$110,400	34.72	$369,758	$112,618	$205,382	$162,541	1.264	1,500	$136.92	42.5869	$110,800	No	401	LAKE INDEPENDENCE
52-11-165-034-10	313 BENSINGER	07/21/23	$597,000	WD	03-ARM'S LENGTH	$597,000	$217,100	36.37	$628,001	$128,242	$468,758	$315,903	1.484	1,797	$260.86	20.5573	$111,908	No	401	LAKE INDEPENDENCE
52-11-172-040-00	3296 D. ROAD	08/15/23	$247,000	WD	03-ARM'S LENGTH	$247,000	$89,800	36.36	$261,958	$112,782	$134,218	$94,296	1.423	720	$186.41	26.6067	$110,800	No	401	LAKE INDEPENDENCE
52-11-173-002-00	202 CO RD KS	05/15/24	$293,000	WD	03-ARM'S LENGTH	$293,000	$81,100	27.68	$241,601	$123,737	$169,263	$74,503	2.272	672	$251.88	58.2452	$114,124	No	401	LAKE INDEPENDENCE
		Totals:	**$4,700,100**			**$4,700,100**	**$1,441,900**		**$4,680,429**		**$2,776,533**	**$1,742,644**			**$198.70**	**9.6151**				
							Sale. Ratio =>	**30.68**				**E.C.F. =>**	**1.593**	***Applied for 2026***	**Std. Deviation=>**	**0.35521929**				
							Std. Dev. =>	**8.22**				**Ave. E.C.F. =>**	**1.689**		**Ave. Variance=>**	**28.6302**	**Coefficient of Var=>**	**16.94657929**		