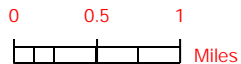
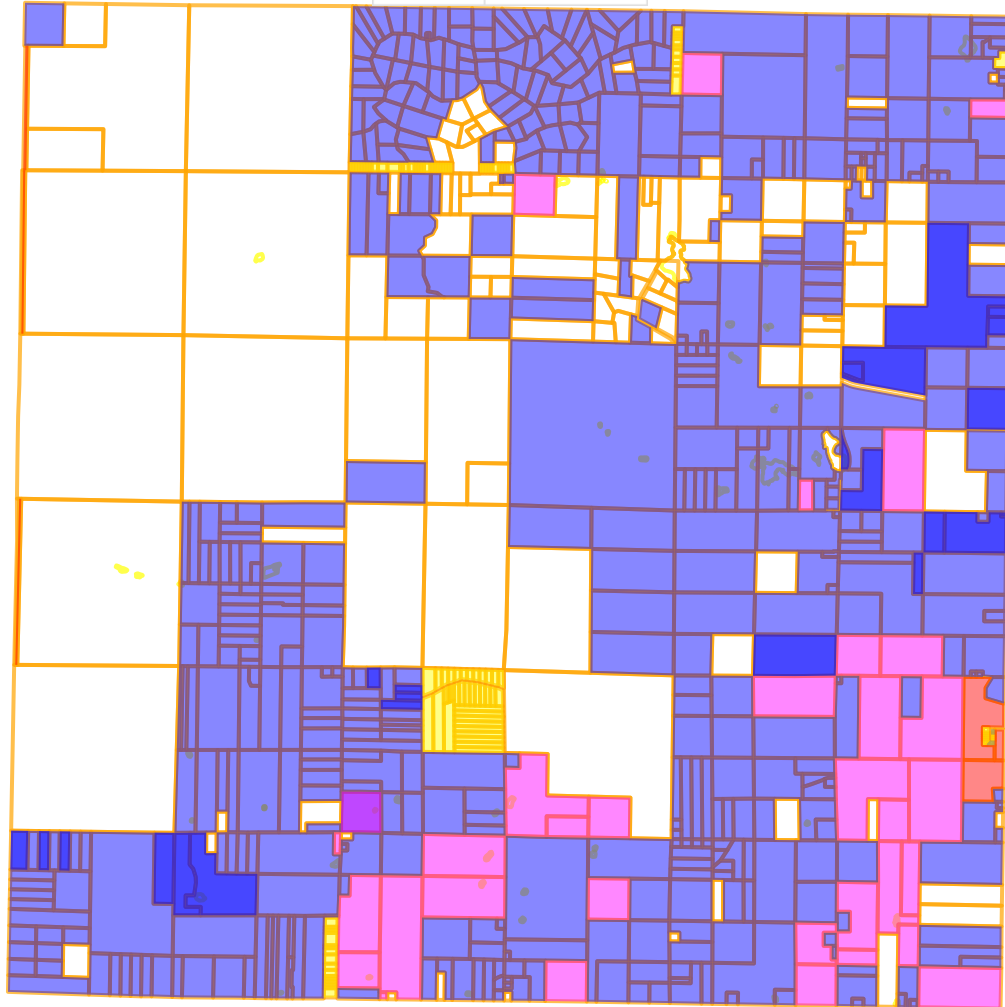


# PINORA E.C.F MAP 2025

Codes for Identification	
White	Exempt
Pink	Agricultural
Blue	Residential
Yellow	Sub-Divisions
Red	Industrial



E.C.F.s for Neighborhood: 3000 '3000 INDUSTRIAL'

Residential : 0.504  
Town Homes/Duplexes: 0.000  
Mobile Homes : 0.000  
Agricultural Bldgs : 0.000  
Commercial Bldgs : 0.000  
Industrial Bldgs : 0.504

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 4000 '4000 AG PARCEL'

Residential : 0.984  
Town Homes/Duplexes: 0.000  
Mobile Homes : 1.044  
Agricultural Bldgs : 0.984  
Commercial Bldgs : 0.000  
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 4020 '4020 RURAL PARCELS UNPLATTED'

Residential : 1.304  
Town Homes/Duplexes: 1.304  
Mobile Homes : 1.044  
Agricultural Bldgs : 1.304  
Commercial Bldgs : 0.000  
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 4030 '4030 RES PLATTED AREAS'

Residential : 1.304  
Town Homes/Duplexes: 1.304  
Mobile Homes : 1.044  
Agricultural Bldgs : 1.304  
Commercial Bldgs : 0.000  
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 9000 '9000 PERSONAL PROPERTY'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

Ag ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.
01-033-012-50	8387 E 7 MILE RD	08/11/23	\$100,000	WD	\$64,000	64.00	\$121,550	\$45,904	\$54,096	\$82,945	0.652	1,044	\$51.82
02-523-004-60	2176 N KINGS HWY	08/25/22	\$97,900	WD	\$32,600	35.09	\$98,060	\$24,668	\$68,232	\$80,474	0.848	783	\$87.14
03-001-007-50	536 W 11 MILE RD	01/11/22	\$185,500	WD	\$64,400	34.72	\$153,899	\$47,269	\$138,231	\$116,919	1.182	896	\$154.28
03-006-014-00	11204 N BROOKS RD	07/13/22	\$139,900	WD	\$52,600	37.60	\$128,574	\$24,411	\$115,489	\$114,214	1.011	1,256	\$91.95
03-007-012-00	10654 N BROOKS RD	07/13/22	\$134,900	WD	\$35,900	26.61	\$91,615	\$19,581	\$115,319	\$78,985	1.460	642	\$179.62
03-007-067-00	5508 W JEFFERS ST	04/14/22	\$112,900	WD	\$32,600	28.88	\$121,504	\$16,461	\$96,439	\$115,179	0.837	1,488	\$64.81
04-012-001-10	10811 N BROOKS RD	05/24/22	\$125,000	WD	\$28,700	22.96	\$83,511	\$10,853	\$114,147	\$79,669	1.433	672	\$169.86
04-022-002-75	8856 W PETERSON RD	06/23/22	\$158,000	M/LC	\$50,800	32.15	\$125,556	\$34,407	\$123,593	\$99,944	1.237	936	\$132.04
04-024-011-50	6662 W WAYWARD CT	03/03/22	\$55,000	WD	\$22,500	40.91	\$86,122	\$7,125	\$47,875	\$86,620	0.553	876	\$54.65
04-027-028-00	8844 W CANYON DR	10/11/23	\$180,000	WD	\$56,400	31.33	\$132,317	\$17,973	\$162,027	\$125,377	1.292	1,000	\$162.03
05-002-062-00	7658 W 5 MILE RD	11/22/23	\$135,000	WD	\$48,900	36.22	\$103,192	\$11,932	\$123,068	\$100,066	1.230	874	\$140.81
05-011-036-00	7177 W 5 MILE RD	07/14/22	\$219,500	WD	\$66,700	30.39	\$151,800	\$14,195	\$205,305	\$150,883	1.361	1,128	\$182.01
06-004-032-00	5247 N ACCESS RD	11/14/22	\$43,000	WD	\$26,600	61.86	\$45,628	\$3,788	\$39,212	\$45,877	0.855	591	\$66.35
06-009-029-85	4792 N PEACOCK TR	01/11/24	\$106,000	WD	\$29,800	28.11	\$79,355	\$12,381	\$93,619	\$73,436	1.275	768	\$121.90
06-009-035-00	3562 W 5 MILE RD	07/27/22	\$268,000	WD	\$57,100	21.31	\$238,807	\$20,995	\$247,005	\$229,454	1.076	1,194	\$206.87
06-012-002-00	30 W OLD M-63	04/19/23	\$179,900	WD	\$113,800	63.26	\$182,876	\$21,161	\$158,739	\$177,319	0.895	2,288	\$69.38
06-013-029-00	389 W 4 MILE RD	09/27/22	\$77,000	WD	\$67,600	87.79	\$92,482	\$22,731	\$54,269	\$76,032	0.714	624	\$86.97
08-013-001-03	11485 E 4 MILE RD	11/23/22	\$158,000	WD	\$55,800	35.32	\$168,019	\$39,623	\$118,377	\$140,785	0.841	1,408	\$84.07
08-013-017-20	11050 E 3 MILE RD	07/11/22	\$168,000	WD	\$61,100	36.37	\$184,137	\$26,702	\$141,298	\$166,683	0.848	1,120	\$126.16
08-014-004-60	3267 N KILGORE RD	05/25/22	\$97,500	WD	\$29,500	30.26	\$95,398	\$51,086	\$46,914	\$48,588	0.955	480	\$96.70
08-014-004-60	3267 N KILGORE RD	09/13/23	\$115,000	WD	\$31,600	27.48	\$95,398	\$51,086	\$63,914	\$48,588	1.315	480	\$133.15
08-023-007-10	2644 N HAWKINS RD	10/31/23	\$113,000	WD	\$36,200	32.04	\$88,604	\$16,879	\$96,421	\$78,646	1.222	528	\$182.05
08-025-017-20	1185 N LAKOLA RD	07/13/22	\$165,900	WD	\$89,000	53.65	\$181,771	\$35,328	\$130,572	\$160,573	0.813	1,548	\$84.35
09-014-017-00	10211 E 16TH ST	01/19/23	\$61,000	WD	\$29,900	49.02	\$70,949	\$22,705	\$44,127	\$59,294	0.744	480	\$91.93
09-028-010-00	10980 E 24TH ST	07/19/22	\$60,000	WD	\$52,600	87.67	\$91,775	\$12,705	\$37,295	\$75,735	0.492	1,012	\$36.85
10-018-004-72	970 E 20TH ST	06/06/22	\$186,500	WD	\$60,400	32.39	\$174,489	\$64,474	\$122,026	\$120,630	1.012	998	\$122.77
10-018-020-10	194 E 20TH ST	10/05/22	\$147,000	WD	\$47,400	32.24	\$149,714	\$12,753	\$134,247	\$150,177	0.894	1,584	\$84.75
10-028-043-00	2980 S FORMAN	06/14/22	\$154,900	WD	\$36,000	23.24	\$132,554	\$35,349	\$119,551	\$106,563	1.122	1,440	\$83.02
10-029-007-50	2013 E 36TH ST	11/09/23	\$164,900	WD	\$28,600	17.34	\$106,646	\$6,422	\$158,478	\$109,895	1.442	1,104	\$143.55
10-035-040-50	4219 E CREEK WOOD DR	09/08/22	\$143,000	WD	\$45,700	31.96	\$148,362	\$62,675	\$80,325	\$93,955	0.855	936	\$85.82
10-035-040-50	4273 E CREEK WOOD DR	07/25/22	\$200,000	WD	\$63,600	31.80	\$166,350	\$35,941	\$164,059	\$142,992	1.147	1,200	\$136.72
11-023-009-01	3487 S MERRILLVILLE RD	02/16/24	\$160,000	WD	\$56,300	40.81	\$153,204	\$25,718	\$134,282	\$139,787	0.961	1,362	\$98.59
11-026-031-00	4656 S MERRILLVILLE RD	10/06/23	\$82,500	WD	\$56,800	68.85	\$109,336	\$20,444	\$62,056	\$97,469	0.637	1,289	\$48.14
13-010-008-85	7420 S EVERGREEN RD	04/04/22	\$89,900	M/LC	\$22,200	24.69	\$79,247	\$5,185	\$84,715	\$81,208	1.043	864	\$98.05
13-027-012-01	15038 S STAR LAKE DR	11/29/22	\$182,000	WD	\$57,300	31.48	\$164,054	\$31,353	\$150,647	\$145,505	1.035	1,208	\$124.71
14-002-069-00	6653 S GROVE ST	10/08/22	\$65,000	WD	\$51,900	79.85	\$111,269	\$13,296	\$51,704	\$107,427	0.481	1,559	\$33.16
14-015-030-00	8773 S M-37	12/05/23	\$100,000	M/LC	\$55,900	55.90	\$102,945	\$2,470	\$97,530	\$110,170	0.885	1,200	\$81.28
14-019-018-00	5447 W 76TH ST	03/06/24	\$105,000	WD	\$37,800	36.00	\$117,899	\$27,961	\$77,039	\$98,616	0.781	1,316	\$58.54
14-022-058-00	9979 S M-37	11/16/23	\$70,000	WD	\$20,400	15.51	\$64,194	\$11,978	\$57,022	\$56,158	1.015	735	\$77.58
15-017-050-00	8865 S NELSON RD	05/27/22	\$119,900	WD	\$18,600	15.14	\$85,885	\$11,801	\$108,099	\$81,211	1.331	720	\$150.14
16-001-011-60	6578 S DEER LAKE RD	06/01/22	\$138,000	WD	\$56,700	41.09	\$136,536	\$5,963	\$132,037	\$143,172	0.922	1,040	\$126.96
16-002-004-50	10207 E 48TH ST	11/29/22	\$190,000	WD	\$83,000	43.68	\$161,207	\$73,805	\$116,195	\$95,836	1.212	1,152	\$100.86
44-018-040-01	6585 E OLD M-63 (V1)	02/21/24	\$37,000	WD	\$39,000	105.41	\$49,265	\$15,426	\$21,574	\$37,104	0.581	448	\$48.16
Totals:			\$5,836,400		\$2,191,800	37.55	\$5,504,166		\$4,711,427	\$4,785,979	0.984		\$104.85
											0.981		\$104.85

Use .984

Ave. E.C.F. =>

Std. Dev. =>

20.06

37.55

\$2,191,800

\$5,836,400

\$5,504,166

\$4,711,427

\$4,785,979

0.984

0.981

Std. Deviation=>

Ave. Variance=>

Industrial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
41-124-009-00	712 MICHIGAN AVE - VOB	06/27/23	\$75,000	WD	\$55,500	74.00	\$12,453	\$62,547	\$124,174	0.504
<b>Totals:</b>			<b>\$75,000</b>		<b>\$55,500</b>	<b>74.00</b>		<b>\$62,547</b>	<b>\$124,174</b>	<b>0.504</b>
					<b>Sale. Ratio =&gt;</b>	<b>#DIV/0!</b>			<b>E.C.F. =&gt;</b>	<b>0.504</b>
					<b>Std. Dev. =&gt;</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.504</b>

