

2025 ECF FOR MODULAR/MANUFACTURED HOMES, BUPLEX/TOWNHOMES AND MOBILE HOMES

3 Duplex/Quad-plex sales within township  
2 are commercial, 1 residential.

RESIDENTIAL TOWNHOMES/DUPLEXES WITHIN TOWNSHIP																			
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.	ECF Area	Dev. by Mean (%)	Building Style	Use Code
28-006-2026-000	2870 BEACH	12/29/22	\$0	MLC	03-ARM'S LENGTH	\$1,410,000	\$437,900	31.06	\$1,222,151	\$104,397	\$1,305,603	\$1,024,522	1.274	18,540	\$70.42	2200	16.0232		MULTIPLE RESIDENCES
28-750-0063-000	982 25TH	10/25/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,200	27.50	\$131,215	\$21,389	\$146,611	\$145,272	1.009	2,324	\$63.09	2000N	10.4907	DUPLEX +	MULTIPLE RESIDENCES
28-768-0038-000	4245 PECK	02/06/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$73,800	35.14	\$172,547	\$67,251	\$142,749	\$134,822	1.059	1,880	\$75.93	4004	5.5325	DUPLEX	RES DUPLEX
Totals:			\$378,000			\$1,788,000	\$557,900		\$1,525,913		\$1,594,963	\$1,304,617			\$69.81		10.8432		
				Sale. Ratio =>				31.20	E.C.F. =>				1.223	Std. Deviation=>				0.140962034	
				Std. Dev. =>				3.82	Ave. E.C.F. =>				1.114	Ave. Variance=>				10.6821	Coefficient of Var=> 9.587943369

\*USED THE SINGLE FAMILY ECF FOR EACH SPECIFIC NEIGHBORHOOD  
THAT HAS TOWNHOMES/DUPLEXES FOR 2025 ECFS

COMMERCIAL TOWNHOMES/DUPLEXES WITHIN TOWNSHIP																			
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.	ECF Area	Dev. by Mean (%)	Building Style	Use Code
28-006-2026-000	2870 BEACH	12/29/22	\$0	MLC	03-ARM'S LENGTH	\$1,410,000	\$437,900	31.06	\$1,314,712	\$107,470	\$1,302,530	\$1,106,547	1.177	18,540	\$70.26	2200	28.4620		MULTIPLE RESIDENCES
28-750-0063-000	982 25TH	10/25/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,200	27.50	\$152,704	\$21,389	\$146,611	\$315,812	0.464	2,324	\$63.09	2000N	46.4235	DUPLEX +	MULTIPLE RESIDENCES
06-150-0028-000	2455 MILITARY	12/16/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$112,300	37.43	\$293,447	\$12,073	\$287,927	\$298,699	0.964	6,988	\$41.20	2100M	3.9462		MULTIPLE RESIDENCES
06-734-0101-000	1016 13TH ST	05/04/22	\$260,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$260,000	\$60,000	23.08	\$189,919	\$6,831	\$253,169	\$262,437	0.965	3,174	\$79.76	2000N	96.4686		MULTIPLE RESIDENCES
Totals:			\$728,000			\$2,138,000	\$656,400		\$1,950,782		\$1,990,237	\$1,983,495			\$63.58		11.0907		
				Sale. Ratio =>				30.70	E.C.F. =>				1.003	Std. Deviation=>				0.302615833	
				Std. Dev. =>				6.06	Ave. E.C.F. =>				0.892	Ave. Variance=>				43.8251	Coefficient of Var=> 49.10413398

2 Sales within township for study timeframe  
included Multiple Residence sales within St Clair County

2025 COMMERCIAL TOWNHOMES/DUPLEXES ECF: 1.003

MANUFACTURED/MODULAR SALE WITHIN TOWNSHIP																			
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.	ECF Area	Dev. by Mean (%)	Building Style	Use Code
28-007-3005-200	4056 TARABROOK	09/21/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$82,700	45.94	\$180,483	\$28,547	\$151,453	\$203,668	0.744	1,420	\$106.66	4013	12.1501	MANUFACTURED	RES 1 FAMILY
28-019-1027-000	1251 MINNESOTA	07/20/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,400	51.52	\$114,857	\$31,459	\$93,541	\$111,794	0.837	972	\$96.24	4015	2.8400	MODULAR	RES 1 FAMILY
28-170-0022-100	2200 HENRY	11/10/22	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$70,500	31.61	\$186,109	\$70,338	\$152,662	\$155,189	0.984	1,217	\$125.44	4009	11.8587	MODULAR	RES 1 FAMILY
28-245-0027-000	4212 RAVENSWOOD	09/23/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$50,700	28.17	\$124,784	\$33,509	\$146,491	\$122,353	1.197	1,152	\$127.16	4017	33.2157	MODULAR	RES 1 FAMILY
28-272-0055-000	3505 LITTLE	08/02/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$38,500	64.17	\$92,973	\$17,923	\$42,077	\$100,603	0.418	1,104	\$38.11	4014	44.6882	MANUFACTURED	RES 1 FAMILY
28-505-0003-000	4171 MAES	03/11/24	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$68,400	43.43	\$148,528	\$71,776	\$85,724	\$102,885	0.833	932	\$91.98	4003	3.1925	MANUFACTURED	RES 1 FAMILY
28-507-0013-000	3192 N RANGE	05/26/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$63,200	28.73	\$163,327	\$59,223	\$160,777	\$139,550	1.152	1,248	\$128.83	4004	28.6984	MODULAR	RES 1 FAMILY
28-768-0063-000	4425 ATKINS	04/22/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$98,800	41.17	\$239,288	\$95,472	\$144,528	\$191,147	0.756	1,620	\$89.21	4004	10.9020	MANUFACTURED	RES 1 FAMILY
Totals:			\$1,385,500			\$1,385,500	\$537,200		\$1,250,349		\$977,253	\$1,127,187			\$100.45		0.1854		
				Sale. Ratio =>				38.77	E.C.F. =>				0.867	Std. Deviation=>				0.249264136	
				Std. Dev. =>				12.40	Ave. E.C.F. =>				0.865	Ave. Variance=>				18.4432	Coefficient of Var=> 21.3184235

2025 MANUFACTURED/MODULAR ECF: 0.867

MOBILE HOME																			
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.	ECF Area	Dev. by Mean (%)	Building Style	Use Code
15-025-3038-101	3505 LIGHTLE RD	09/16/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$69,400	44.77	\$147,238	\$46,611	\$108,389	\$111,808	0.969	924	\$117.30	RES2	0.0000	MOBILE HOME	
Totals:			\$155,000			\$155,000	\$69,400		\$147,238		\$108,389	\$111,808			\$117.30		0.0000		
				Sale. Ratio =>				44.77	E.C.F. =>				0.969	Std. Deviation=>				#DIV/0!	
				Std. Dev. =>				#DIV/0!	Ave. E.C.F. =>				0.969	Ave. Variance=>				0.0000	Coefficient of Var=> 0

NO SALES OF MOBILE HOMES IN TOWNSHIP  
USED SALE FROM OTHER UNIT FOR 2024 AND AVERAGING 2024 ECF WITH ECF FROM THAT SALE  
TO CREATE 2025 TOWNSHIP ECF FOR MOBILE HOMES

2024 ECF 0.716  
AVERAGE BETWEEN 2024/2025 ECFS 0.843  
2025 ECF USED: 0.843