

4003 BRN&MAYWD/E&WLAND/MAES/MCPH/STONY 2025 ECF

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
28-005-1022-000	3547 W WATER	05/26/22	\$205,000	OTH	03-ARM'S LENGTH	\$205,000	\$62,900	30.68	\$187,657	\$58,900	\$146,100	\$131,788	1.109	1,288	\$113.43	4003	5.6608	1 STORY	RES 1 FAMILY
28-150-0005-001	2550 BROWNWOOD	11/06/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$117,000	48.75	\$249,819	\$68,643	\$171,357	\$185,441	0.924	1,900	\$90.19	4003	12.7939	1 STORY	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	21.8785	MANUFACTURED	RES 1 FAMILY
28-764-0055-300	3139 BROWNWOOD	06/05/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$118,700	37.68	\$223,297	\$69,479	\$245,521	\$157,439	1.559	1,412	\$173.88	4003	50.7477	1 STORY	RES 1 FAMILY
28-872-0008-000	2900 EASTLAND	04/28/23	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$163,500	52.91	\$351,279	\$61,147	\$247,853	\$296,962	0.835	2,273	\$109.04	4003	21.7361	MULTI-LEVEL	RES 1 FAMILY
Totals:			\$1,226,500			\$1,226,500	\$530,500		\$1,160,580		\$896,555	\$874,515			\$115.70		2.6787		
								Sale. Ratio ==>					E.C.F. ==>		Std. Deviation==>		0.3050486		
								Std. Dev. ==>	43.25				Ave. E.C.F. ==>	1.025	Ave. Variance==>		22.5634	Coefficient of Var==>	21.44831905
									8.82					1.052					

2025 4003 BRN&MAYWD/E&WLAND/MAES/MCPH/STONY ECF: 1.025

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 ==>					E.C.F. ==>		Std. Deviation==>		0.140962034		
								Std. Dev. ==>	31.20				Ave. E.C.F. ==>	1.223	Ave. Variance==>		10.6821	Coefficient of Var==>	9.587943369
									3.82					1.114					

*USED SINGLE FAMILY ECF FOR DUPLEX+ IN NEIGHBORHOOD
2025 4003 TOWNHOMES/DUPLEXES ECF: 1.025

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 ==>					E.C.F. ==>		Std. Deviation==>		0.249264136		
								Std. Dev. ==>	38.77				Ave. E.C.F. ==>	0.867	Ave. Variance==>		18.4432	Coefficient of Var==>	21.3184235
									12.40					0.865					

2025 MANUFACTURED/MODULAR ECF: 0.867