

4004 SECTION 31, 32 (DRY)/ATKINS/BOOTH 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
28-031-1008-000	4410 ATKINS	11/16/22	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$123,000	37.16	\$321,323	\$133,036	\$197,964	\$190,485	1.039	2,354	\$84.10	4004	2.6037	2 STY/BI-LEVEL	RES 1 FAMILY
28-031-1026-000	4488 ATKINS	04/07/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,500	48.52	\$180,496	\$90,388	\$44,612	\$91,202	0.489	892	\$50.01	4004	57.6147	1 STORY	RES 1 FAMILY
28-032-4004-000	4137 ATKINS	09/02/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,500	36.30	\$229,450	\$90,976	\$139,024	\$140,156	0.992	1,460	\$95.22	4004	7.3376	1 STORY	RES 1 FAMILY
28-032-4030-200	3039 BEACH	02/06/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,600	38.67	\$165,694	\$51,561	\$128,439	\$115,519	1.112	1,024	\$125.43	4004	4.6540	1 STORY	RES 1 FAMILY
28-145-0019-000	3175 N RANGE	06/23/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$91,800	39.91	\$216,329	\$64,117	\$165,883	\$154,061	1.077	1,628	\$101.89	4004	1.1437	1 STORY	RES 1 FAMILY
28-320-0002-000	3240 N RANGE	06/14/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$76,200	38.29	\$206,401	\$58,900	\$140,100	\$149,293	0.938	1,620	\$86.48	4004	12.6874	1 STORY	RES 1 FAMILY
28-343-0018-100	3110 HIDDEN VALLEY	08/18/23	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$113,700	41.96	\$273,373	\$51,855	\$219,145	\$224,209	0.977	1,548	\$141.57	4004	8.7884	1 STORY	RES 1 FAMILY
28-345-0003-000	3196 YORKSHIRE	03/26/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$66,400	36.89	\$163,297	\$53,326	\$126,674	\$111,307	1.138	1,008	\$125.67	4004	7.2762	1 STORY	RES 1 FAMILY
28-345-0013-000	3232 BERKSHIRE	01/24/24	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$0	0.00	\$170,989	\$55,294	\$124,606	\$117,100	1.064	1,204	\$103.49	4004	0.1203	1 STORY	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	8.6813	MODULAR	RES 1 FAMILY
28-507-0014-000	3200 N RANGE	05/31/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$70,500	27.12	\$191,660	\$64,252	\$195,748	\$128,955	1.518	1,534	\$127.61	4004	45.2650	1 STORY	RES 1 FAMILY
28-570-0005-000	3354 RICHARDS	09/22/23	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$112,800	42.97	\$269,562	\$51,002	\$211,498	\$221,215	0.956	1,805	\$117.17	4004	10.9224	1 STORY	RES 1 FAMILY
28-570-0013-000	3315 RICHARDS	08/05/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$92,400	39.32	\$251,521	\$45,870	\$189,130	\$208,149	0.909	1,685	\$112.24	4004	15.6672	1 STORY	RES 1 FAMILY
28-768-0003-000	3220 BEACH	11/17/23	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$89,600	30.68	\$219,518	\$70,835	\$221,165	\$150,489	1.470	1,299	\$170.26	4004	40.4343	1 STORY	RES 1 FAMILY
28-768-0037-000	4243 ATKINS	12/08/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,500	43.62	\$242,881	\$87,326	\$147,674	\$157,444	0.938	1,872	\$78.89	4004	12.7356	1 STORY	RES 1 FAMILY
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	0.6505	DUPLEX	RES DUPLEX
28-768-0040-000	4247 ATKINS	09/12/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$77,800	33.11	\$215,316	\$81,642	\$153,358	\$135,298	1.133	1,568	\$97.80	4004	6.8186	1 STORY	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	30.9191	MANUFACTURED	RES 1 FAMILY
28-866-0008-000	3090 BEACH	03/15/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$68,500	31.14	\$161,931	\$54,701	\$165,299	\$108,532	1.523	1,236	\$133.74	4004	45.7738	1 STORY	RES 1 FAMILY
Totals:			\$4,345,400			\$4,345,400	\$1,539,600		\$4,054,903		\$3,018,373	\$2,868,931			\$107.66		1.3211		
							Sale. Ratio =>	35.43				E.C.F. =>	1.052		Std. Deviation=>	0.24808741			
							Std. Dev. =>	10.13				Ave. E.C.F. =>	1.065		Ave. Variance=>	16.8471	Coefficient of Var=>	15.81436492	

2025 SECTION 31, 32 (DRY)/ATKINS/BOOTH ECF: 1.052

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=>	0.14096203			
							Std. Dev. =>	3.82				Ave. E.C.F. =>	1.114		Ave. Variance=>	10.6821	Coefficient of Var=>	9.587943369	

\*USED SINGLE FAMILY ECF FOR DUPLEX+ IN NEIGHBORHOOD  
2025 4004 TOWNHOMES/DUPLEXES ECF: 1.052

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=>	0.24926414			
							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