

4006 SECTION 33 OAKWOOD/W WATER AREA 2025 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code
28-100-0028-010	2864 OAKWOOD	09/12/22	\$296,200	WD	03-ARM'S LENGTH	\$296,200	\$25,400	8.58	\$331,120	\$56,921	\$239,279	\$275,577	0.868	1,475	\$162.22	4006	29.7481	1 STORY	RES 1 FAMILY
28-275-0017-000	2435 SHARON	10/20/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,400	44.00	\$172,208	\$52,110	\$132,890	\$120,702	1.101	1,334	\$99.62	4006	6.4784	1 STORY	RES 1 FAMILY
28-425-0013-001	2906 PINewood	11/27/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$95,900	39.96	\$203,865	\$47,662	\$192,338	\$156,988	1.225	1,637	\$117.49	4006	5.9412	1 STORY	RES 1 FAMILY
28-425-0018-000	2950 PINewood	06/22/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$85,800	31.78	\$212,027	\$55,236	\$214,764	\$157,579	1.363	1,646	\$130.48	4006	19.7134	1 STORY	RES 1 FAMILY
28-425-0022-000	2980 PINewood	08/18/23	\$236,900	WD	03-ARM'S LENGTH	\$236,900	\$92,900	39.21	\$197,268	\$49,272	\$187,628	\$148,740	1.261	1,593	\$117.78	4006	9.5687	1 STORY	RES 1 FAMILY
28-744-0004-000	3050 OAKWOOD	07/08/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$77,500	36.90	\$190,474	\$60,787	\$149,213	\$130,339	1.145	1,238	\$120.53	4006	2.0955	1 STORY	RES 1 FAMILY
28-744-0016-100	2943 OAKWOOD	02/28/23	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$112,600	44.17	\$282,157	\$65,677	\$189,223	\$217,568	0.870	1,690	\$111.97	4006	29.6045	1 STORY	RES 1 FAMILY
28-764-0027-000	3196 OAKWOOD	05/05/23	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$72,400	37.71	\$154,658	\$79,414	\$112,586	\$75,622	1.489	1,056	\$106.62	4006	32.3033	1 STORY	RES 1 FAMILY
28-764-0040-000	3064 LAUREL	01/09/23	\$270,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$270,000	\$86,100	31.89	\$209,424	\$74,515	\$195,485	\$135,587	1.442	1,426	\$137.09	4006	27.6004	1 STORY	RES 1 FAMILY
28-764-0052-020	3406 W WATER	07/29/22	\$347,900	WD	03-ARM'S LENGTH	\$347,900	\$44,600	12.82	\$372,973	\$72,569	\$275,331	\$301,914	0.912	1,624	\$169.54	4006	25.3812	1 STORY	RES 1 FAMILY
28-764-0067-000	3220 W WATER	11/30/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$89,400	39.04	\$212,559	\$121,943	\$107,057	\$91,071	1.176	1,075	\$99.59	4006	0.9764	1 STORY	RES 1 FAMILY
28-766-0007-000	3157 OAKWOOD	11/01/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$91,400	41.55	\$199,203	\$54,301	\$165,699	\$145,630	1.138	2,384	\$69.50	4006	2.7958	1 STORY	RES 1 FAMILY
Totals:			\$2,951,900			\$2,951,900	\$955,400		\$2,737,936		\$2,161,493	\$1,957,316			\$120.20		6.1450		
							Sale. Ratio =>	32.37				E.C.F. =>	1.104		Std. Deviation=>	0.20848954			
							Std. Dev. =>	11.58				Ave. E.C.F. =>	1.166		Ave. Variance=>	16.0172	Coefficient of Var=>	13.739683	

2025 SECTION 33 OAKWOOD/W WATER AREA ECF: 1.104

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	Curr. 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