

4007 STRAW/MUELLER/WATER ST 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
28-355-0024-000	2425 STRAWBERRY	09/15/23	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$81,600	52.31	\$199,419	\$67,006	\$88,994	\$132,678	0.671	1,992	\$44.68	4007	35.4611	1 STORY	RES 1 FAMILY
28-540-0003-000	3211 WALDHEIM	10/25/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$119,200	35.06	\$336,835	\$102,578	\$237,422	\$234,726	1.011	2,208	\$107.53	4007	1.3878	1 STORY	RES 1 FAMILY
28-540-0006-000	3025 WALDHEIM	07/15/22	\$326,500	WD	03-ARM'S LENGTH	\$326,500	\$120,600	36.94	\$293,794	\$110,718	\$215,782	\$183,443	1.176	2,295	\$94.02	4007	15.0928	1 STORY	RES 1 FAMILY
28-540-0017-000	2595 WALDHEIM	12/27/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$79,500	32.45	\$201,544	\$77,523	\$167,477	\$124,270	1.348	1,649	\$101.56	4007	32.2330	MULTI-LEVEL	RES 1 FAMILY
28-540-0040-000	2770 WALDHEIM	07/06/22	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$108,100	32.37	\$265,488	\$70,365	\$263,635	\$195,514	1.348	2,440	\$108.05	4007	32.3059	2 STY/BI-LEVEL	RES 1 FAMILY
28-540-0052-000	3551 STRAWBERRY	07/06/23	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$83,900	34.97	\$198,591	\$56,730	\$183,170	\$142,145	1.289	1,504	\$121.79	4007	26.3250	1 STORY	RES 1 FAMILY
28-766-0013-100	3129 STRAWBERRY	05/11/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$92,600	45.17	\$222,371	\$86,783	\$118,217	\$135,860	0.870	1,776	\$66.56	4007	15.5221	1 STORY	RES 1 FAMILY
28-766-0019-000	3135 STRAWBERRY	01/17/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$168,800	51.15	\$417,896	\$170,295	\$159,705	\$248,097	0.644	4,338	\$36.82	4007	38.1642	MULTI-LEVEL	RES 1 FAMILY
28-766-0081-100	2737 STRAWBERRY	10/05/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$133,600	44.53	\$331,968	\$80,465	\$219,535	\$252,007	0.871	2,210	\$99.34	4007	15.4215	2 STY/BI-LEVEL	RES 1 FAMILY
Totals:			\$2,476,400			\$2,476,400	\$987,900		\$2,467,906		\$1,653,937	\$1,648,740			\$86.70		2.2210		
								Sale. Ratio =>	39.89					E.C.F. =>	1.003	Std. Deviation=>	0.2783459		
								Std. Dev. =>	7.86					Ave. E.C.F. =>	1.025	Ave. Variance=>	23.5459	Coefficient of Var=>	22.9635443

2025 STRAW/MUELLER/WATER ST 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=>	0.24926414		
								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