

4008 SECTION 5,6/BEACH/MICH & RANGE-N 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
28-005-1014-000	3741 W WATER	04/08/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$62,200	32.74	\$149,327	\$58,946	\$131,054	\$90,124	1.454	1,104	\$118.71	4008	44.1974	MULTI-LEVEL	RES 1 FAMILY
28-006-1006-000	4379 W WATER	12/12/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$145,600	53.93	\$330,211	\$112,243	\$157,757	\$217,316	0.726	1,650	\$95.61	4008	28.6243	1 STORY	RES 1 FAMILY
28-006-1012-000	4281 W WATER	11/16/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$76,600	36.48	\$171,244	\$41,229	\$168,771	\$129,626	1.302	1,176	\$143.51	4008	28.9806	1 STORY	RES 1 FAMILY
28-006-2009-000	4165 W WATER	01/04/24	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$57,900	34.67	\$132,061	\$59,585	\$107,415	\$72,259	1.487	890	\$120.69	4008	47.4346	1 STORY	RES 1 FAMILY
28-006-2019-000	2801 BEACH	10/27/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$72,700	39.30	\$175,207	\$71,334	\$113,666	\$103,562	1.098	1,126	\$100.95	4008	8.5385	1 STORY	RES 1 FAMILY
28-006-2020-000	2980 BEACH	01/22/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$0	0.00	\$227,151	\$69,000	\$156,000	\$157,678	0.989	1,536	\$101.56	4008	2.2819	1 STORY	RES 1 FAMILY
28-006-2022-000	2894 BEACH	06/06/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$196,000	67.59	\$408,843	\$94,455	\$195,545	\$313,448	0.624	2,284	\$85.62	4008	38.8325	MULTI-LEVEL	RES 1 FAMILY
28-006-2027-000	2864 BEACH	09/28/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,200	45.94	\$167,245	\$93,328	\$61,672	\$73,696	0.837	930	\$66.31	4008	17.5333	1 STORY	RES 1 FAMILY
28-006-2033-000	4075 W WATER	05/11/23	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$102,700	53.77	\$231,702	\$90,265	\$100,735	\$141,014	0.714	1,942	\$51.87	4008	29.7815	2 STY/BI-LEVEL	RES 1 FAMILY
28-006-2035-000	4041 W WATER	07/06/22	\$178,900	WD	03-ARM'S LENGTH	\$178,900	\$90,700	50.70	\$228,671	\$119,260	\$59,640	\$109,084	0.547	1,441	\$41.39	4008	46.5441	1 STORY	RES 1 FAMILY
28-006-2040-000	2961 MICHIGAN	08/03/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$0	0.00	\$269,448	\$60,043	\$174,957	\$208,779	0.838	2,106	\$83.08	4008	17.4174	1 STORY	RES 1 FAMILY
28-006-2061-000	2767 BEACH	12/09/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$83,500	41.77	\$207,740	\$75,227	\$124,673	\$132,117	0.944	1,040	\$119.88	4008	6.8518	1 STORY	RES 1 FAMILY
28-006-4026-000	2668 N RANGE	10/05/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$94,100	37.64	\$209,254	\$59,910	\$190,090	\$148,897	1.277	2,311	\$82.25	4008	26.4475	MULTI-LEVEL	RES 1 FAMILY
28-130-0008-000	2878 MICHIGAN	12/09/22	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$107,000	45.73	\$259,081	\$46,828	\$187,172	\$211,618	0.884	1,812	\$103.30	4008	12.7697	1 STORY	RES 1 FAMILY
28-130-0014-000	2846 MICHIGAN	06/09/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$100,600	41.06	\$243,378	\$58,532	\$186,468	\$184,293	1.012	1,512	\$123.33	4008	0.0376	1 STORY	RES 1 FAMILY
28-277-0008-000	2628 MICHIGAN	03/16/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$58,400	34.37	\$141,254	\$55,555	\$114,345	\$85,443	1.338	680	\$168.15	4008	32.6089	1 STORY	RES 1 FAMILY
28-277-0018-000	2532 MICHIGAN	07/19/22	\$155,900	WD	03-ARM'S LENGTH	\$155,900	\$59,000	37.84	\$141,651	\$34,870	\$121,030	\$106,462	1.137	1,040	\$116.38	4008	12.4665	1 STORY	RES 1 FAMILY
Totals:			\$3,551,600			\$3,551,600	\$1,378,200		\$3,693,468		\$2,350,990	\$2,485,415			\$101.33		6.6262		
									Sale. Ratio ==>	38.81			E.C.F. ==>	0.946			Std. Deviation==>	0.28767455	
									Std. Dev. ==>	17.00			Ave. E.C.F. ==>	1.012			Ave. Variance==>	23.6087	Coefficient of Var==> 23.32468507

2025 SECTION 5,6.BEACH/MICH/& RANGE-N ECF: 0.946

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
28-007-3005-200	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 TOWNHOMES/DUPLEXES ECF: 0.946

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