

4009 THE CAMPAU 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
28-170-0013-000	1804 HENRY	01/26/23	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$74,100	47.84	\$188,647	\$61,883	\$93,017	\$131,226	0.709	1,472	\$63.19	4009	16.2017	1 STORY	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	11.2867	MODULAR	RES 1 FAMILY
28-170-0027-000	2604 HENRY	11/22/23	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$95,700	87.80	\$202,391	\$55,523	\$53,477	\$152,037	0.352	2,206	\$24.24	4009	51.9113	MULTI-LEVEL	RES 1 FAMILY
28-172-0008-000	1615 HENRY	06/14/22	\$147,900	WD	03-ARM'S LENGTH	\$147,900	\$73,000	49.36	\$185,535	\$58,401	\$89,499	\$131,609	0.680	2,506	\$35.71	4009	19.0811	2 STY/BI-LEVEL	RES 1 FAMILY
28-172-0022-000	2019 HENRY	01/30/23	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$43,700	52.02	\$118,189	\$59,898	\$24,102	\$60,343	0.399	696	\$34.63	4009	47.1431	1 STORY	RES 1 FAMILY
28-178-0006-000	1603 CAMPAU	11/21/23	\$94,500	WD	03-ARM'S LENGTH	\$94,500	\$71,000	75.13	\$150,742	\$34,930	\$59,570	\$119,888	0.497	1,607	\$37.07	4009	37.3970	MULTI-LEVEL	RES 1 FAMILY
28-178-0015-025	1771 CAMPAU	05/06/22	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$88,300	38.73	\$217,993	\$35,942	\$192,058	\$188,459	1.019	1,328	\$144.62	4009	14.8250	1 STORY	RES 1 FAMILY
28-178-0023-000	1886 CAMPAU	06/17/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$56,500	28.97	\$143,777	\$40,452	\$154,548	\$106,962	1.445	1,040	\$148.60	4009	57.4041	1 STORY	RES 1 FAMILY
28-178-0027-001	1938 CAMPAU	02/23/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$18,400	8.56	\$216,789	\$40,497	\$174,503	\$182,497	0.956	1,176	\$148.39	4009	8.5348	1 STORY	RES 1 FAMILY
28-178-0036-100	2439 CAMPAU	08/29/23	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$80,200	92.18	\$169,848	\$40,594	\$46,406	\$133,803	0.347	1,934	\$23.99	4009	52.4027	1 STORY	RES 1 FAMILY
28-178-0039-000	2500 CAMPAU	03/27/23	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$45,800	35.78	\$117,285	\$37,849	\$90,151	\$82,232	1.096	948	\$95.10	4009	22.5453	1 STORY	RES 1 FAMILY
28-520-0004-000	2761 LEWIS	02/15/23	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$71,400	38.18	\$177,753	\$42,610	\$144,390	\$139,491	1.035	1,708	\$84.54	4009	16.4271	1 STORY	RES 1 FAMILY
28-525-0001-000	2771 CAMPAU	06/02/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$64,400	33.03	\$166,883	\$52,916	\$142,084	\$117,978	1.204	1,122	\$126.63	4009	33.3474	1 STORY	RES 1 FAMILY
28-525-0005-000	2800 CAMPAU	04/13/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$63,800	67.16	\$135,533	\$35,603	\$59,397	\$103,447	0.574	1,333	\$44.56	4009	29.6673	1 STORY	RES 1 FAMILY
28-700-0013-000	2719 LEWIS	03/14/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$74,400	29.76	\$184,032	\$41,564	\$208,436	\$147,482	1.413	1,987	\$104.90	4009	54.2444	2 STY/BI-LEVEL	RES 1 FAMILY
28-700-0018-000	2620 LEWIS	08/11/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$64,400	41.55	\$140,934	\$41,279	\$113,721	\$103,163	1.102	1,252	\$90.83	4009	23.1498	1 STORY	RES 1 FAMILY
28-700-0049-000	2546 ROBBINS	05/13/22	\$168,900	WD	03-ARM'S LENGTH	\$168,900	\$66,100	39.14	\$165,786	\$46,633	\$122,267	\$123,347	0.991	1,232	\$99.24	4009	12.0396	1 STORY	RES 1 FAMILY
Totals:			\$2,717,200			\$2,717,200	\$1,121,700		\$2,868,226		\$1,920,288	\$2,179,152			\$84.22		1.0359		
							Sale. Ratio ==>	41.28				E.C.F. ==>	0.881		Std. Deviation==>	0.351757441			
							Std. Dev. ==>	22.12				Ave. E.C.F. ==>	0.871		Ave. Variance==>	29.8593	Coefficient of Var==>	34.28757184	

2025 THE CAMPAU ECF: 0.881

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==>	0.140962034			
							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: 0.881

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==>	0.249264136			
							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