

4010 RES LAPEER/HOWARD & 24TH 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
28-190-0046-000	3220 LAPEER	01/01/23	\$68,000	LC	03-ARM'S LENGTH	\$68,000	\$44,800	65.88	\$123,751	\$49,170	\$18,830	\$82,319	0.229	1,218	\$15.46	4010	67.5921	1 STORY	RES 1 FAMILY
28-190-0082-000	3765 LAPEER	08/01/22	\$0	MLC	03-ARM'S LENGTH	\$85,000	\$46,800	55.06	\$122,488	\$58,990	\$26,010	\$70,086	0.371	982	\$26.49	4010	53.3550	1 STORY	RES 1 FAMILY
28-253-0013-000	2504 GRISWOLD	10/25/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$33,200	30.18	\$101,005	\$27,026	\$82,974	\$81,655	1.016	1,224	\$67.79	4010	11.1494	MULTI-LEVEL	RES 1 FAMILY
28-253-0045-000	1703 27TH	08/15/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$36,100	27.77	\$115,139	\$34,554	\$95,446	\$88,946	1.073	857	\$111.37	4010	16.8414	1 STORY	RES 1 FAMILY
28-253-0061-000	2526 OAK	09/29/23	\$0	MLC	03-ARM'S LENGTH	\$169,900	\$48,200	28.37	\$113,679	\$21,638	\$148,262	\$101,591	1.459	1,561	\$94.98	4010	55.4743	2 STY/BI-LEVEL	RES 1 FAMILY
28-253-0080-000	2417 DIVISION	12/15/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$32,500	30.95	\$103,902	\$25,827	\$79,173	\$86,176	0.919	1,109	\$71.39	4010	1.4076	1 STORY	RES 1 FAMILY
28-253-0092-000	2506 DIVISION	12/12/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$23,900	19.59	\$99,929	\$21,638	\$100,362	\$86,414	1.161	1,085	\$92.50	4010	25.6745	MULTI-LEVEL	RES 1 FAMILY
28-253-0093-000	2510 DIVISION	11/16/22	\$109,500	WD	03-ARM'S LENGTH	\$109,500	\$36,100	32.97	\$108,012	\$25,473	\$84,027	\$91,103	0.922	1,594	\$52.71	4010	1.7668	MULTI-LEVEL	RES 1 FAMILY
28-253-0094-000	2514 DIVISION	02/03/23	\$127,900	WD	03-ARM'S LENGTH	\$127,900	\$27,000	21.11	\$100,805	\$21,638	\$106,262	\$87,381	1.216	1,106	\$96.08	4010	31.1414	MULTI-LEVEL	RES 1 FAMILY
28-253-0098-000	2519 MINNIE	02/24/23	\$124,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$124,900	\$45,100	36.11	\$110,491	\$29,730	\$95,170	\$93,258	1.021	1,205	\$78.98	4010	11.5842	MULTI-LEVEL	RES 1 FAMILY
28-253-0134-000	1912 27TH	07/11/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$39,400	65.67	\$97,144	\$25,651	\$34,349	\$78,911	0.435	1,169	\$29.38	4010	46.9375	1 STORY	RES 1 FAMILY
28-360-0005-000	2417 CHESTNUT	07/18/22	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$24,700	72.65	\$65,624	\$10,352	\$23,648	\$61,007	0.388	755	\$31.32	4010	51.7035	1 STORY	RES 1 FAMILY
28-664-0007-000	3895 LAPEER	02/21/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$77,200	32.85	\$164,066	\$39,141	\$195,859	\$137,886	1.420	1,387	\$141.21	4010	51.5773	1 STORY	RES 1 FAMILY
28-750-0047-000	2444 HOWARD	05/06/22	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$32,000	29.91	\$98,072	\$35,065	\$71,935	\$69,544	1.034	1,130	\$63.66	4010	12.9714	1 STORY	RES 1 FAMILY
Totals:			\$1,333,300			\$1,588,200	\$547,000		\$1,524,107		\$1,162,307	\$1,216,274			\$69.52		5.0964		
							Sale. Ratio =>		34.44			E.C.F. =>	0.956		Std. Deviation=>		0.3958818		
							Std. Dev. =>		17.69			Ave. E.C.F. =>	0.905		Ave. Variance=>		31.3697	Coefficient of Var=>	34.675521

2025 RES LAPEER/HOWARD & 24TH ECF: 0.956

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 TOWNHOMES/DUPLEXES ECF: 0.956

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