

4012 SECTION 6-7 S LAP, HOPPS W, N GRISW 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
28-007-2016-000	2327 HOPPS	07/17/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$107,800	44.00	\$227,811	\$48,000	\$197,000	\$178,739	1.102	1,665	\$118.32	4012	9.5862	1 STORY	RES 1 FAMILY
28-250-0016-000	2434 PARTRIDGE	06/20/22	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$69,300	42.65	\$175,125	\$37,416	\$125,084	\$136,888	0.914	1,220	\$102.53	4012	9.2535	1 STORY	RES 1 FAMILY
28-250-0017-000	2422 PARTRIDGE	09/01/23	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$81,100	31.20	\$254,371	\$37,045	\$222,855	\$216,030	1.032	1,260	\$176.87	4012	2.5287	1 STORY	RES 1 FAMILY
28-756-0008-000	4450 WALL	11/18/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$104,800	49.90	\$261,284	\$77,825	\$132,175	\$182,365	0.725	2,627	\$50.31	4012	28.1523	1 STORY	RES 1 FAMILY
28-756-0012-000	2140 N RANGE	10/11/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$71,800	42.24	\$147,500	\$54,240	\$115,760	\$92,704	1.249	1,104	\$104.86	4012	24.2402	1 STORY	RES 1 FAMILY
28-756-0014-100	4451 WALL	08/03/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$178,000	47.47	\$376,241	\$95,837	\$279,163	\$278,824	1.001	1,777	\$157.10	4012	0.5090	1 STORY	RES 1 FAMILY
28-825-0002-000	4265 LAPEER	02/16/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$81,100	28.96	\$186,155	\$45,670	\$234,330	\$333,339	0.703	1,600	\$91.31	4012	2.4124	1 STORY	RES 1 FAMILY
28-825-0020-100	2380 HUELING	03/31/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$72,800	33.86	\$198,740	\$60,278	\$154,722	\$137,636	1.124	1,600	\$96.70	4012	11.7831	1 STORY	RES 1 FAMILY
28-825-0021-000	2328 HUELING	09/21/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$105,800	32.55	\$262,901	\$90,427	\$234,573	\$171,473	1.368	1,824	\$128.60	4012	36.1684	1 STORY	RES 1 FAMILY
28-825-0028-000	2455 PARTRIDGE	07/28/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$82,500	43.42	\$201,046	\$101,489	\$88,511	\$98,963	0.894	1,426	\$62.07	4012	11.1924	MULTI-LEVEL	RES 1 FAMILY
28-825-0035-000	4405 LAPEER	07/14/23	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$66,900	43.16	\$139,463	\$37,451	\$117,549	\$102,216	1.150	888	\$132.38	4012	14.3695	1 STORY	RES 1 FAMILY
28-825-0055-000	2325 HUELING	06/15/23	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$89,000	56.51	\$186,260	\$83,302	\$74,198	\$102,344	0.725	1,395	\$53.19	4012	28.1320	MULTI-LEVEL	RES 1 FAMILY
28-825-0061-000	2455 HUELING	07/21/22	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$86,800	37.58	\$219,987	\$95,875	\$135,125	\$123,372	1.095	1,520	\$88.90	4012	8.8960	MULTI-LEVEL	RES 1 FAMILY
Totals:			\$2,975,900			\$2,975,900	\$1,197,700		\$2,836,884	\$2,111,045	\$2,154,892				\$104.86		2.6654		
							Sale. Ratio =>		40.25			E.C.F. =>	0.980		Std. Deviation=>	0.20683515			
							Std. Dev. =>	7.96				Ave. E.C.F. =>	1.006		Ave. Variance=>	14.4018	Coefficient of Var=>	14.31155995	

2025 SECTION 6-7 LAP, HOPPS W, N GRISW ECF:

0.980

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:

0.980

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

MOBILE HOME

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
15-025-3038-101	3505 LIGHTLE RD	09/16/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$69,400	44.77	\$147,238	\$46,611	\$108,389	\$111,808	0.969	924	\$117.30	RES2	0.0000	MOBILE HOME	
Totals:			\$155,000			\$155,000	\$69,400		\$147,238		\$108,389	\$111,808			\$117.30		0.0000		
							Sale. Ratio =>	44.77				E.C.F. =>	0.969		Std. Deviation=>	#DIV/0!			
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.969		Ave. Variance=>	0.0000	Coefficient of Var=>	0	

NO SALES OF MOBILE HOMES IN TOWNSHIP

USED SALE FROM OTHER UNITS FOR 2024 AND AVERAGING 2024 ECF WITH ECF FROM THAT SALE TO CREATE 2025 TOWNSHIP ECF FOR MOBILE HOMES

2024 ECF 0.716  
AVERAGE BETWEEN 2024/2025 ECFs 0.843  
2025 ECF USED: 0.843