

**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
<b>Totals:</b>			<b>\$2,975,900</b>			<b>\$2,975,900</b>	<b>\$1,197,700</b>		<b>\$2,836,884</b>	<b>\$2,111,045</b>	<b>\$2,154,892</b>			<b>\$104.86</b>			<b>2.6654</b>		
								<b>40.25</b>				<b>E.C.F. =&gt;</b>	<b>0.980</b>			<b>Std. Deviation=&gt;</b>	<b>0.20683515</b>		
								<b>7.96</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.006</b>			<b>Ave. Variance=&gt;</b>	<b>14.4018</b>	<b>Coefficient of Var=&gt;</b>	<b>14.31155995</b>

**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
<b>Totals:</b>			<b>\$378,000</b>			<b>\$1,788,000</b>	<b>\$557,900</b>		<b>\$1,525,913</b>	<b>\$1,594,963</b>	<b>\$1,304,617</b>			<b>\$69.81</b>			<b>10.8432</b>		
								<b>31.20</b>				<b>E.C.F. =&gt;</b>	<b>1.223</b>			<b>Std. Deviation=&gt;</b>	<b>0.14096203</b>		
								<b>3.82</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.114</b>			<b>Ave. Variance=&gt;</b>	<b>10.6821</b>	<b>Coefficient of Var=&gt;</b>	<b>9.587943369</b>

**\*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
<b>Totals:</b>			<b>\$1,385,500</b>			<b>\$1,385,500</b>	<b>\$537,200</b>		<b>\$1,250,349</b>	<b>\$977,253</b>	<b>\$1,127,187</b>			<b>\$100.45</b>			<b>0.1854</b>		
								<b>38.77</b>				<b>E.C.F. =&gt;</b>	<b>0.867</b>			<b>Std. Deviation=&gt;</b>	<b>0.24926414</b>		
								<b>12.40</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.865</b>			<b>Ave. Variance=&gt;</b>	<b>18.4432</b>	<b>Coefficient of Var=&gt;</b>	<b>21.3184235</b>

**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	
<b>Totals:</b>			<b>\$155,000</b>			<b>\$155,000</b>	<b>\$69,400</b>		<b>\$147,238</b>	<b>\$108,389</b>	<b>\$111,808</b>			<b>\$117.30</b>			<b>0.0000</b>		
								<b>44.77</b>				<b>E.C.F. =&gt;</b>	<b>0.969</b>			<b>Std. Deviation=&gt;</b>	<b>#DIV/0!</b>		
								<b>#DIV/0!</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.969</b>			<b>Ave. Variance=&gt;</b>	<b>0.0000</b>	<b>Coefficient of Var=&gt;</b>	<b>0</b>

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**