

4013 MICH S LAP/N GRISW AREA 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	10.0173	1 STORY	RES 1 FAMILY
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	25.8367	MANUFACTURED	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	\$180,431	\$42,722	\$119,778	\$136,888	0.875	1,220	\$98.18	4012	12.6986	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	\$259,677	\$42,351	\$217,549	\$216,030	1.007	1,260	\$172.66	4012	0.5037	1 STORY	RES 1 FAMILY
28-450-0007-000	3862 KNAPP	04/28/23	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$60,600	32.77	\$121,707	\$38,420	\$146,480	\$98,565	1.486	1,298	\$112.85	4013	48.4138	1 STORY	RES 1 FAMILY
28-450-0013-000	2060 MICHIGAN	04/08/22	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$58,200	33.64	\$118,649	\$32,289	\$140,711	\$102,201	1.377	1,200	\$117.26	4013	37.4809	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	27.7212	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	0.0779	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	\$207,374	\$68,912	\$146,088	\$137,636	1.061	1,600	\$91.31	4012	5.9411	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	\$274,368	\$101,894	\$223,106	\$171,473	1.301	1,824	\$122.32	4012	29.9121	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	\$215,157	\$115,600	\$74,400	\$98,963	0.752	1,426	\$52.17	4012	25.0201	MULTI-LEVEL	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	\$197,945	\$94,987	\$62,513	\$102,344	0.611	1,395	\$44.81	4012	39.1183	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	\$233,710	\$109,598	\$121,402	\$123,372	0.984	1,520	\$79.87	4012	1.7962	MULTI-LEVEL	RES 1 FAMILY
Totals:			\$2,908,800			\$2,908,800	\$1,179,400		\$2,854,837		\$2,011,818	\$2,031,066			\$101.83		1.1472		
								Sale. Ratio =>	40.55			E.C.F. =>	0.991		Std. Deviation=>	0.26670945			
								Std. Dev. =>	7.93			Ave. E.C.F. =>	1.002		Ave. Variance=>	20.3491	Coefficient of Var=>	20.30853411	

Minimal sales in neighborhood, Included sales from similar areas

2025 MICH S LAP/N GRISW AREA ECF: 0.991

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: 0.991

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