

4014 E SIDE 36TH TO 32ND & 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
28-195-0024-000	2422 27TH	11/04/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$27,300	27.30	\$74,792	\$16,320	\$83,680	\$68,468	1.222	848	\$98.68	4014	11.2683	1 STORY	RES 1 FAMILY
28-272-0044-000	3262 LITTLE	07/05/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$19,800	38.08	\$46,128	\$2,313	\$49,687	\$51,306	0.968	644	\$77.15	4014	14.1036	1 STORY	RES 1 FAMILY
28-272-0047-000	3338 LITTLE	02/21/24	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$17,800	14.35	\$41,420	\$3,646	\$120,354	\$44,232	2.721	629	\$191.34	4014	161.1493	1 STORY	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	69.1240	MANUFACTURED	RES 1 FAMILY
28-280-0004-000	3369 CLEVELAND	05/15/23	\$0	WD	03-ARM'S LENGTH	\$60,000	\$29,800	49.67	\$68,722	\$9,106	\$50,894	\$69,808	0.729	972	\$52.36	4014	38.0430	1 STORY	RES 1 FAMILY
28-282-0001-000	3215 GLEN	12/04/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$39,800	28.43	\$92,715	\$4,543	\$135,457	\$103,246	1.312	1,484	\$91.28	4014	20.2497	1 STORY	RES 1 FAMILY
28-758-0002-000	2406 PETIT	12/21/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$28,300	43.54	\$65,397	\$10,313	\$54,687	\$64,501	0.848	864	\$63.30	4014	26.1642	1 STORY	RES 1 FAMILY
28-772-0007-000	2416 UPTON	07/20/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,700	42.47	\$146,422	\$17,249	\$132,751	\$151,256	0.878	2,544	\$52.18	4014	13.6359	2 STY/BI-LEVEL	RES 1 FAMILY
28-840-0014-000	3342 CLEVELAND	05/15/23	\$0	WD	03-ARM'S LENGTH	\$60,000	\$24,800	41.33	\$58,038	\$10,159	\$49,841	\$56,064	0.889	2,544	\$19.59	4014	22.0492	2 STY/BI-LEVEL	RES 1 FAMILY
Totals:			\$691,000			\$811,000	\$289,800		\$686,607		\$719,428	\$709,485			\$76.00		9.5473		
								Sale. Ratio =>	35.73			E.C.F. =>	1.014		Std. Deviation=>	0.658014343			
								Std. Dev. =>	14.33			Ave. E.C.F. =>	1.109		Ave. Variance=>	41.7541	Coefficient of Var=>	37.63372123	

2025 E SIDE 36TH TO 32ND & 24TH ECF: 1.014

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: 1.014

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 RAVENSWOC	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

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