

4015 GRISW S TO RAVN'WD RURAL 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
28-019-1027-000	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	15.9262	MODULAR	RES 1 FAMILY
28-019-3013-000	1155 MICHIGAN	06/13/23	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$48,500	37.89	\$98,850	\$53,214	\$74,786	\$61,092	1.224	816	\$91.65	4015	22.8155	1 STORY	RES 1 FAMILY
28-019-3026-000	4006 RAVENSWOOD	01/10/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$64,600	34.00	\$160,387	\$60,203	\$129,797	\$134,115	0.968	1,085	\$119.63	4015	2.8189	1 STORY	RES 1 FAMILY
28-020-4004-000	3711 MOAK	10/02/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$141,900	37.84	\$330,909	\$118,768	\$256,232	\$283,991	0.902	2,802	\$91.45	4015	9.3736	2 STY/BI-LEVEL	RES 1 FAMILY
28-020-4032-000	3846 RAVENSWOOD	07/26/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$65,100	31.76	\$164,986	\$65,390	\$139,610	\$128,134	1.090	1,449	\$96.35	4015	9.3569	1 STORY	RES 1 FAMILY
28-761-0021-000	1822 N RANGE	08/28/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,400	37.60	\$132,971	\$71,947	\$78,053	\$81,692	0.955	852	\$91.61	4015	4.0538	1 STORY	RES 1 FAMILY
Totals:			\$1,173,000			\$1,173,000	\$440,900		\$1,002,960		\$772,019	\$800,818			\$97.82		3.1953		
								Sale. Ratio =>	37.59			E.C.F. =>	0.964		Std. Deviation=>	0.1395697			
								Std. Dev. =>	6.88			Ave. E.C.F. =>	0.996		Ave. Variance=>	10.7241	Coefficient of Var=>	10.76730722	

2025 GRISW S TO RAVN'WD RURAL ECF: 0.964

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	MANUFACTURE	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	MANUFACTURE	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	MANUFACTURE	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	MANUFACTURE	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=>	0.2492641			
								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