

4017 EDISON PK/RAVEN'D PK/ST CL BD 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
28-245-0022-000	1049 WISCONSIN	04/14/22	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$50,400	46.67	\$141,908	\$36,188	\$71,812	\$100,019	0.718	1,224	\$58.67	4017	39.2307	1 STORY	RES 1 FAMILY
28-245-0038-001	4240 PEAVEY	07/07/23	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$77,500	36.92	\$181,335	\$11,667	\$198,233	\$160,518	1.235	1,040	\$190.61	4017	12.4663	1 STORY	RES 1 FAMILY
28-742-0007-010	1041 MINNESOTA	06/13/23	\$240,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$240,000	\$105,000	43.75	\$219,921	\$48,179	\$191,821	\$180,023	1.066	1,071	\$179.10	4017	4.4756	1 STORY	RES 1 FAMILY
28-742-0008-000	1035 MINNESOTA	02/07/24	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$90,800	36.32	\$202,568	\$75,088	\$174,912	\$121,215	1.443	1,464	\$119.48	4017	33.2693	MULTI-LEVEL	RES 1 FAMILY
28-742-0009-000	1019 MINNESOTA	07/19/23	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$70,300	42.10	\$163,254	\$43,260	\$123,740	\$113,523	1.090	1,248	\$99.15	4017	2.0294	1 STORY	RES 1 FAMILY
Totals:			\$974,900			\$974,900	\$394,000		\$908,986		\$760,518	\$675,299			\$129.40		1.5903		
								Sale. Ratio =>	40.41					E.C.F. =>	1.126	Std. Deviation=>		0.26577502	
								Std. Dev. =>	4.45					Ave. E.C.F. =>	1.110	Ave. Variance=>		18.2943	Coefficient of Var=> 16.47698785

2025 EDISON PK/RAVEN'D PK/ST CL BD ECF: 1.126

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