

4800W RES WATERFRONT 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
28-006-2019-000	2801 BEACH	10/27/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$72,700	39.30	\$175,207	\$71,334	\$113,666	\$103,562	1.098	1,126	\$100.95	4008	6.1242	1 STORY	RES 1 FAMILY
28-006-2020-000	2980 BEACH	01/22/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$0	0.00	\$227,151	\$69,000	\$156,000	\$157,678	0.989	1,536	\$101.56	4008	4.6961	1 STORY	RES 1 FAMILY
28-006-2022-000	2894 BEACH	06/06/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$196,000	67.59	\$408,843	\$94,455	\$195,545	\$313,448	0.624	2,284	\$85.62	4008	41.2467	MULTI-LEVEL	RES 1 FAMILY
28-006-2027-000	2864 BEACH	09/28/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,200	45.94	\$167,245	\$93,328	\$61,672	\$73,696	0.837	930	\$66.31	4008	19.9475	1 STORY	RES 1 FAMILY
28-006-2061-000	2767 BEACH	12/09/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$83,500	41.77	\$207,740	\$75,227	\$124,673	\$132,117	0.944	1,040	\$119.88	4008	9.2661	1 STORY	RES 1 FAMILY
28-031-1008-000	4410 ATKINS	11/16/22	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$123,000	37.16	\$321,323	\$133,036	\$197,964	\$190,485	1.039	2,354	\$84.10	4004	0.2945	2 STY/BI-LEVEL	RES 1 FAMILY
28-031-1026-000	4488 ATKINS	04/07/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,500	48.52	\$180,496	\$90,388	\$44,612	\$91,202	0.489	892	\$50.01	4004	54.7165	1 STORY	RES 1 FAMILY
28-032-4004-000	4137 ATKINS	09/02/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,500	36.30	\$229,450	\$90,976	\$139,024	\$140,156	0.992	1,460	\$95.22	4004	4.4395	1 STORY	RES 1 FAMILY
28-032-4030-200	3039 BEACH	02/06/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,600	38.67	\$165,694	\$51,561	\$128,439	\$115,519	1.112	1,024	\$125.43	4004	7.5522	1 STORY	RES 1 FAMILY
28-345-0003-000	3196 YORKSHIRE	03/26/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$66,400	36.89	\$163,297	\$53,326	\$126,674	\$111,307	1.138	1,008	\$125.67	4004	10.1744	1 STORY	RES 1 FAMILY
28-355-0024-000	2425 STRAWBERRY	09/15/23	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$81,600	52.31	\$183,882	\$51,469	\$104,531	\$132,678	0.788	1,992	\$52.48	4007	24.8466	1 STORY	RES 1 FAMILY
28-540-0003-000	3211 WALDHEIM	10/25/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$119,200	35.06	\$313,210	\$78,953	\$261,047	\$234,726	1.112	2,208	\$118.23	4007	7.5814	1 STORY	RES 1 FAMILY
28-540-0006-000	3025 WALDHEIM	07/15/22	\$326,500	WD	03-ARM'S LENGTH	\$326,500	\$120,600	36.94	\$268,480	\$85,404	\$241,096	\$183,443	1.314	2,295	\$105.05	4007	27.7965	1 STORY	RES 1 FAMILY
28-540-0017-000	2595 WALDHEIM	12/27/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$79,500	32.45	\$183,644	\$59,623	\$185,377	\$124,270	1.492	1,649	\$112.42	4007	45.5414	MULTI-LEVEL	RES 1 FAMILY
28-540-0040-000	2770 WALDHEIM	07/06/22	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$108,100	32.37	\$249,986	\$54,863	\$279,137	\$195,514	1.428	2,440	\$114.40	4007	19.3389	2 STY/BI-LEVEL	RES 1 FAMILY
28-540-0052-000	3551 STRAWBERRY	07/06/23	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$83,900	34.97	\$185,437	\$43,576	\$196,324	\$142,145	1.381	1,504	\$130.53	4007	34.4831	1 STORY	RES 1 FAMILY
28-540-0071-000	2630 WOODLAND	05/15/23	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$138,000	35.20	\$299,869	\$116,116	\$275,884	\$194,037	1.422	2,280	\$121.00	4800W	38.5493	2 STY/BI-LEVEL	RES 1 FAMILY
28-680-0004-000	3039 LINDSAY	01/20/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$125,700	42.61	\$286,449	\$57,356	\$237,644	\$264,847	0.897	1,882	\$126.27	4001	13.9033	1 STORY	RES 1 FAMILY
28-680-0010-000	3097 LINDSAY	12/16/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$127,400	46.33	\$289,216	\$84,821	\$190,179	\$236,295	0.805	1,565	\$121.52	4001	23.1481	1 STORY	RES 1 FAMILY
28-680-0017-000	3163 LINDSAY	10/11/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$115,800	41.36	\$263,245	\$53,156	\$226,844	\$242,877	0.934	1,585	\$143.12	4001	10.2334	1 STORY	RES 1 FAMILY
28-764-0003-000	3623 STRAWBERRY	09/08/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$149,700	34.41	\$317,705	\$87,503	\$347,497	\$243,086	1.430	2,140	\$162.38	4800W	39.3207	1 STORY	RES 1 FAMILY
28-766-0013-100	3129 STRAWBERRY	05/11/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$92,600	45.17	\$202,767	\$67,179	\$137,821	\$135,860	1.014	1,776	\$77.60	4007	2.1883	1 STORY	RES 1 FAMILY
28-766-0019-000	3135 STRAWBERRY	01/17/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$168,800	51.15	\$378,410	\$130,809	\$199,191	\$248,097	0.803	4,338	\$45.92	4007	23.3444	MULTI-LEVEL	RES 1 FAMILY
28-766-0040-000	3204 STRAWBERRY	04/13/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$231,500	46.30	\$517,560	\$337,577	\$162,423	\$190,056	0.855	1,444	\$112.48	4800W	18.1713	MULTI-LEVEL	RES 1 FAMILY
28-766-0081-100	2737 STRAWBERRY	10/05/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$133,600	44.53	\$313,460	\$61,957	\$238,043	\$252,007	0.945	2,210	\$107.71	4007	9.1730	MULTI-LEVEL	RES 1 FAMILY
28-768-0003-000	3220 BEACH	11/17/23	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$89,600	30.68	\$219,518	\$70,835	\$221,165	\$150,489	1.470	1,299	\$170.26	4004	43.3325	1 STORY	RES 1 FAMILY
28-768-0037-000	4243 ATKINS	12/08/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,500	43.62	\$242,881	\$87,326	\$147,674	\$157,444	0.938	1,872	\$78.89	4004	9.8375	1 STORY	RES 1 FAMILY
28-768-0040-000	4247 ATKINS	09/12/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$77,800	33.11	\$215,316	\$81,642	\$153,358	\$135,298	1.133	1,568	\$97.80	4004	9.7168	1 STORY	RES 1 FAMILY
28-866-0008-000	3090 BEACH	03/15/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$68,500	31.14	\$161,931	\$54,701	\$165,299	\$108,532	1.523	1,236	\$133.74	4004	48.6719	1 STORY	RES 1 FAMILY
28-866-0018-000	4033 ELAINE	12/21/23	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$64,300	66.98	\$165,584	\$84,444	\$11,556	\$79,627	0.145	1,118	\$10.34	4005	89.1193	MULTI-LEVEL	RES 1 FAMILY
Totals:			\$7,842,300			\$7,842,300	\$3,110,100		\$7,504,996	\$5,270,359	\$5,080,498			\$103.23			0.1051		
								Sale. Ratio =>					E.C.F. =>	1.037		Std. Deviation=>	0.315526367		
								Std. Dev. =>	11.89				Ave. E.C.F. =>	1.036		Ave. Variance=>	23.8852	Coefficient of Var=>	23.04808499

Only 3 sales in residential waterfront neighborhood. All 3 sales were in 2023, no sales for 2022 or 2024.

Added houses from adjacent neighborhoods on same roads as waterfront parcels to establish an ECF for 2025

2025 RES WATERFRONT ECF: 1.037

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=>	0.249264136		
								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