

**4002 CHARMWOOD AREA 2024 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
28-163-0005-000	3217 CHARMWOOD	07/20/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,900	36.45	\$154,374	\$36,241	\$163,759	\$144,417	1.134	1,532	\$106.89	4002	15.3310	1 STORY	RES 1 FAMILY
28-163-0025-000	4440 CAMBRIDGE	03/30/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$74,200	35.33	\$146,836	\$41,411	\$168,589	\$128,881	1.308	1,460	\$115.47	4002	32.7472	1 STORY	RES 1 FAMILY
28-165-0004-000	4685 KINGSBURY	05/31/22	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$89,200	45.28	\$182,353	\$41,946	\$155,054	\$171,647	0.903	1,707	\$90.83	4002	7.7290	1 STORY	RES 1 FAMILY
28-165-0014-000	4680 BUCKINGHAM	07/01/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$76,600	36.48	\$162,021	\$45,700	\$164,300	\$142,202	1.155	1,384	\$118.71	4002	17.4779	TRI-LEVEL	RES 1 FAMILY
28-166-0004-000	4609 BUCKINGHAM	01/24/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$123,800	53.83	\$268,546	\$48,855	\$181,145	\$268,571	0.674	3,036	\$59.67	4002	30.6145	2 STY/BI-LEVEL	RES 1 FAMILY
28-166-0017-000	4607 HUNTINGTON	04/29/21	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$77,600	68.98	\$165,383	\$37,312	\$75,188	\$156,566	0.480	1,571	\$47.86	4002	50.0390	1 STORY	RES 1 FAMILY
28-166-0019-000	4603 HUNTINGTON	04/16/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$83,200	38.70	\$175,915	\$42,132	\$172,868	\$163,549	1.057	1,570	\$110.11	4002	7.6358	1 STORY	RES 1 FAMILY
28-166-0020-000	4602 HUNTINGTON	02/02/22	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$83,300	37.88	\$176,220	\$41,921	\$177,979	\$164,180	1.084	1,447	\$123.00	4002	10.3428	1 STORY	RES 1 FAMILY
28-202-0009-000	3302 E CHARMWOOD	08/19/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$95,900	49.18	\$199,664	\$55,678	\$139,322	\$176,022	0.792	2,078	\$67.05	4002	18.9119	1 STORY	RES 1 FAMILY
28-875-0008-000	3378 CHARMWOOD	10/07/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$63,800	37.75	\$125,785	\$37,459	\$131,541	\$107,978	1.218	1,016	\$129.47	4002	23.7598	1 STORY	RES 1 FAMILY
<b>Totals:</b>			<b>\$1,958,400</b>			<b>\$1,958,400</b>	<b>\$840,500</b>		<b>\$1,757,097</b>		<b>\$1,529,745</b>	<b>\$1,624,012</b>			<b>\$96.91</b>				<b>3.8668</b>
							Sale. Ratio =>	42.92				E.C.F. =>	0.942		Std. Deviation=>	0.2624934			
							Std. Dev. =>	10.76				Ave. E.C.F. =>	0.981		Ave. Variance=>	21.4589	Coefficient of Var=>	21.88292835	

**4002 CHARMWOOD AREA 2024 ECF USED: 0.942**

2023 ECF was 0.818

**TOWNHOMES/DUPLEXES**

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
28-190-0021-000	2580 EVERGREEN	03/24/22	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$42,400	23.57	\$157,352	\$35,208	\$144,692	\$161,566	0.896	2,090	\$69.23	4009	4.3623	DUPLEX	RES DUPLEX
28-750-0063-000	982 25TH	10/25/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,200	27.50	\$136,638	\$19,750	\$148,250	\$154,614	0.959	2,324	\$63.79	2000N	10.6905	DUPLEX +	MULTIPLE RES
28-768-0038-000	4245 PECK	02/08/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$45,900	29.24	\$153,047	\$47,750	\$109,250	\$139,282	0.784	1,880	\$58.11	4004	6.7554	DUPLEX	RES DUPLEX
06-743-1323-000	1118 LAPEER AVE	04/28/22	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$56,100	40.80	\$124,142	\$5,264	\$132,236	\$124,090	1.066	2,150	\$61.51	4-02	21.3712	DUPLEX	RES DUPLEX
06-743-1324-000	1124 LAPEER AVE	04/28/22	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$52,800	38.40	\$116,919	\$5,383	\$132,117	\$116,426	1.135	2,088	\$63.27	4-02	28.2838	DUPLEX	RES DUPLEX
25-013-1006-000	1845 LELAND RD	09/30/21	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$68,600	42.88	\$155,662	\$29,689	\$130,311	\$185,254	0.703	1,966	\$66.28	00008	14.8519	DUPLEX	RES DUPLEX
25-550-0018-000	5115 GRISWOLD RD	06/09/21	\$153,500	LC	03-ARM'S LENGTH	\$153,500	\$103,200	67.23	\$231,902	\$26,114	\$127,386	\$302,629	0.421	2,742	\$46.46	00008	43.1005	DUPLEX	RES DUPLEX
<b>Totals:</b>			<b>\$1,093,400</b>			<b>\$1,093,400</b>	<b>\$415,200</b>		<b>\$1,075,662</b>		<b>\$924,242</b>	<b>\$1,183,861</b>			<b>\$61.24</b>				<b>7.1234</b>
							Sale. Ratio =>	37.97				E.C.F. =>	0.781		Std. Deviation=>	0.2420016			
							Std. Dev. =>	14.60				Ave. E.C.F. =>	0.852		Ave. Variance=>	18.4880	Coefficient of Var=>	21.70111978	

**2024 TOWNHOMES/DUPLEXES ECF: 0.781**

2023 ECF was 0.756

**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
19-013-4003-300	4527 EMMETT	02/03/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$11,600	23.20	\$52,734	\$7,980	\$42,020	\$44,808	0.938	778	\$54.01	4000N	25.5381	MOBILE HOME	RES MOBILE HOME
19-029-4009-000	3720 BREEN	09/28/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$30,200	137.27	\$56,859	\$16,326	\$5,674	\$40,533	0.140	672	\$8.44	4000N	54.2409	MOBILE HOME	RES MOBILE HOME
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	28.7029	MOBILE HOME	RES MOBILE HOME
<b>Totals:</b>			<b>\$227,000</b>			<b>\$227,000</b>	<b>\$111,200</b>		<b>\$256,831</b>		<b>\$156,083</b>	<b>\$197,149</b>			<b>\$59.92</b>				<b>10.9307</b>
							Sale. Ratio =>	48.99				E.C.F. =>	0.792		Std. Deviation=>	0.4700067			
							Std. Dev. =>	60.60				Ave. E.C.F. =>	0.682		Ave. Variance=>	36.1606	Coefficient of Var=>	52.99082296	

NO SALES OF MOBILE HOMES IN TOWNSHIP

USED SALES FROM OTHER UNITS FOR 2024 AND AVERAGING 2023 ECF WITH ECF FROM THOSE SALES

TO CREATE 2024 TOWNSHIP ECF FOR MOBILE HOMES

**2023 ECF 0.640**

**AVERAGE BETWEEN 2023/2024 ECFs 0.716**

**2024 ECF USED: 0.716**