

4002 CHARMWOOD AREA 2026 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		
28-163-0013-000	4459 CAMBRIDGE	07/19/24	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$86,500	33.02	\$205,905	\$53,670	\$208,330	\$144,848	1.438	1,524	\$136.70	4002	28.1665	1 STORY	RES 1 FAMILY		
28-164-0013-000	4672 W WATER	09/30/24	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$87,100	36.37	\$209,128	\$62,649	\$176,851	\$139,371	1.269	1,580	\$111.93	4002	11.2318	1 STORY	RES 1 FAMILY		
28-164-0028-000	3122 S CHARMWOOD	10/06/23	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$109,900	35.80	\$269,820	\$59,797	\$247,203	\$199,832	1.237	2,340	\$105.64	4002	8.0453	2 STY/BI-LEVEL	RES 1 FAMILY		
28-165-0002-000	4686 KINGSBURY	06/15/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$84,000	40.98	\$200,460	\$61,531	\$143,469	\$132,187	1.085	1,228	\$116.83	4002	7.1258	1 STORY	RES 1 FAMILY		
28-166-0020-000	4602 HUNTINGTON	11/21/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$98,300	38.55	\$233,528	\$60,394	\$194,606	\$164,733	1.181	1,447	\$134.49	4002	2.4741	1 STORY	RES 1 FAMILY		
28-166-0032-000	4614 KINGSBURY	08/07/24	\$285,900	WD	03-ARM'S LENGTH	\$285,900	\$100,900	35.29	\$238,871	\$61,751	\$224,149	\$168,525	1.330	1,374	\$163.14	4002	17.3459	1 STORY	RES 1 FAMILY		
28-202-0002-000	3313 E CHARMWOOD	05/19/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$106,200	50.57	\$263,453	\$60,777	\$149,223	\$192,841	0.774	2,029	\$73.55	4002	38.2790	1 STORY	RES 1 FAMILY		
28-204-0009-000	3289 W CHARMWOOD	02/07/25	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$112,100	45.38	\$266,431	\$66,523	\$180,477	\$190,207	0.949	1,794	\$100.60	4002	20.7760	1 STORY	RES 1 FAMILY		
28-204-0016-000	3261 W CHARMWOOD	04/24/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$141,000	39.17	\$335,194	\$60,111	\$299,889	\$261,735	1.146	2,474	\$121.22	4002	1.0828	2 STY/BI-LEVEL	RES 1 FAMILY		
Totals:			\$2,371,400			\$2,371,400	\$926,000		\$2,222,790		\$1,824,197	\$1,594,279			\$118.23		1.2389				
									Sale. Ratio =>	39.05				E.C.F. =>	1.144	Std. Deviation=>		0.20124957			
									Std. Dev. =>	5.52				Ave. E.C.F. =>	1.157	Ave. Variance=>		14.9475	Coefficient of Var=>		12.92360113

4002 CHARMWOOD AREA 2025 ECF: 1.051

4002 CHARMWOOD AREA 2026 ECF USED: 1.144

TOWNHOMES/DUPLEXES WITHIN ST CLAIR COUNTY

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		
28-768-0038-000	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	2.9190	DUPLEX	RES DUPLEX		
15-013-3003-200	4634 KEEWAHDIN RD	05/01/24	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$263,400	57.26	\$519,930	\$58,971	\$401,029	\$487,224	0.823	2,720	\$147.44	RES	#REF!	DUPLEX			
20-756-0002-000	2627 KEEWAHDIN RD 26	08/25/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$84,500	38.41	\$183,216	\$41,234	\$178,766	\$179,044	0.998	1,892	\$94.49	4070	99.8447	2.00-STORY	RES DUPLEX		
30-955-0006-000	1795 PUG RD	10/28/23	\$395,000	WD	08-ESTATE	\$395,000	\$158,700	40.18	\$339,268	\$34,539	\$360,461	\$349,060	1.033	1,635	\$220.47	SUB	0.3057	DUPLEX			
30-955-0018-000	1865 PUG RD	07/15/24	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$151,800	38.05	\$296,467	\$34,539	\$364,461	\$300,032	1.215	1,635	\$222.91	SUB	18.5134	DUPLEX			
30-955-0028-000	1931 PUG RD	10/05/23	\$375,000	WD	08-ESTATE	\$375,000	\$148,400	39.57	\$317,637	\$34,553	\$340,447	\$324,266	1.050	1,634	\$208.35	SUB	2.0295	DUPLEX			
Totals:			\$2,059,000			\$2,059,000	\$880,600		\$1,829,065		\$1,787,913	\$1,774,448			\$161.60		2.2018				
									Sale. Ratio =>	42.77				E.C.F. =>	1.008	Std. Deviation=>		0.12583155			
									Std. Dev. =>	7.95				Ave. E.C.F. =>	1.030	Ave. Variance=>		#REF!	Coefficient of Var=>		#REF!

4002 TOWNHOMES/DUPLEXES 2025 ECF: 1.051

4002 TOWNHOMES/DUPLEXES 2026 ECF USED: 1.008