

4003 BRN&MAYWD/E&WLAND/MAES/MCPH/STONY 2024 ECF

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Solc | Asd/Adj. Sale | Cur. Appraisal | Land + Yarc | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | | | |
|-----------------|----------------|-----------|--------------------|--------|------------------------------|--------------------|------------------|---------------|--------------------|-------------|--------------------|--------------------|---|----------------|-----------------|------------------------------------|------------------|----------------------|-------------|--|--|
| 28-005-1022-000 | 3547 W WATER | 05/26/22 | \$205,000 | OTH | 03-ARM'S LENGTH | \$205,000 | \$62,900 | 30.68 | \$179,078 | \$58,800 | \$146,200 | \$128,777 | 1.135 | 1,288 | \$113.51 | 4003 | 8.5676 | 1 STORY | | | |
| 28-006-1015-101 | 2857 PARTRIDGE | 12/23/21 | \$329,900 | QC | 19-MULTI PARCEL ARM'S LENGTH | \$329,900 | \$165,600 | 50.20 | \$374,229 | \$52,258 | \$277,642 | \$373,950 | 0.742 | 3,168 | \$87.64 | 4003 | 30.7160 | 2 STY/BI-LEVEL | | | |
| 28-150-0002-000 | 2486 BROWNWOOD | 11/12/21 | \$229,000 | WD | 03-ARM'S LENGTH | \$229,000 | \$76,800 | 33.54 | \$235,471 | \$95,050 | \$133,950 | \$149,647 | 0.895 | 1,890 | \$70.87 | 4003 | 15.4512 | 1 STORY | | | |
| 28-505-0006-000 | 4201 MAES | 11/01/21 | \$185,000 | WD | 03-ARM'S LENGTH | \$185,000 | \$65,700 | 35.51 | \$187,138 | \$75,064 | \$109,936 | \$119,994 | 0.916 | 1,144 | \$96.10 | 4003 | 13.3435 | 1 STORY | | | |
| 28-505-0012-000 | 4238 MAES | 11/23/21 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$45,600 | 30.40 | \$120,559 | \$28,628 | \$121,372 | \$98,427 | 1.233 | 1,200 | \$101.14 | 4003 | 18.3497 | 1 STORY | | | |
| 28-512-0007-000 | 2780 MAYWOOD | 03/11/22 | \$269,900 | WD | 03-ARM'S LENGTH | \$269,900 | \$74,300 | 27.53 | \$201,407 | \$68,861 | \$201,039 | \$141,912 | 1.417 | 1,925 | \$104.44 | 4003 | 36.7026 | 1 STORY | | | |
| 28-870-0008-000 | 2884 WESTLAND | 04/12/21 | \$205,000 | WD | 03-ARM'S LENGTH | \$205,000 | \$69,400 | 33.85 | \$186,178 | \$56,100 | \$148,900 | \$139,270 | 1.069 | 1,300 | \$114.54 | 4003 | 1.9530 | 1 STORY | | | |
| 28-870-0008-000 | 2884 WESTLAND | 04/12/21 | \$225,500 | LC | 03-ARM'S LENGTH | \$225,500 | \$69,400 | 30.78 | \$186,178 | \$56,100 | \$169,400 | \$139,270 | 1.216 | 1,300 | \$130.31 | 4003 | 16.6727 | 1 STORY | | | |
| 28-872-0008-000 | 2900 EASTLAND | 04/28/23 | \$309,000 | WD | 03-ARM'S LENGTH | \$309,000 | \$163,500 | 52.91 | \$343,066 | \$58,297 | \$250,703 | \$304,892 | 0.822 | 2,273 | \$110.30 | 4003 | 22.7349 | MULTI-LEVEL | | | |
| Totals: | | | \$2,108,300 | | | \$2,108,300 | \$793,200 | | \$2,013,304 | | \$1,559,142 | \$1,596,139 | | | \$103.20 | | | 7.2796 | | | |
| | | | | | | | | | | | | Sale. Ratio => | 37.62 | E.C.F. => | 0.977 | Std. Deviation=> | 0.22125002 | | | | |
| | | | | | | | | | | | | Std. Dev. => | 9.06 | Ave. E.C.F. => | 1.050 | Ave. Variance=> | 18.2768 | Coefficient of Var=> | 17.41282145 | | |
| | | | | | | | | | | | | | 2024 4003 BRN&MAYWD/E&WLAND/MAES/MCPH/STONY ECF: 0.977 | | | 1 STY/MULTI-LEVEL/TRI-LEVEL | | | | | |

1 Sale from 2021 for 2 sty shows ECF of 0.742

There are no other 2 sty sales in 2023, only 1 multi-story which shows 0.813 ECF

Used 2023 ECF for 2 Sty/Bi-Level of 0.810 for 2024

2023 ECF was 0.934

Multi-Level sale after study time frame

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Solc | Asd/Adj. Sale | Cur. Appraisal | Land + Yarc | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | | | |
|-----------------|----------------|-----------|------------------|--------|-----------------|------------------|------------------|---------------|------------------|-------------|------------------|------------------|---|----------------|-----------------|------------------|------------------|----------------------|-------------|--|--|
| 28-872-0008-000 | 2900 EASTLAND | 04/28/23 | \$309,000 | WD | 03-ARM'S LENGTH | \$309,000 | \$163,500 | 52.91 | \$345,833 | \$61,064 | \$247,936 | \$304,892 | 0.813 | 2,273 | \$109.08 | 4003 | 26.2889 | MULTI-LEVEL | | | |
| Totals: | | | \$864,000 | | | \$864,000 | \$399,200 | | \$813,315 | | \$664,905 | \$657,623 | | | \$124.40 | | | 6.5009 | | | |
| | | | | | | | | | | | | Sale. Ratio => | 46.20 | E.C.F. => | 1.011 | Std. Deviation=> | 0.3842032 | | | | |
| | | | | | | | | | | | | Std. Dev. => | 7.87 | Ave. E.C.F. => | 1.076 | Ave. Variance=> | 29.3951 | Coefficient of Var=> | 27.31678411 | | |
| | | | | | | | | | | | | | Used 2023 ECF for 2 Sty/Bi-Level of 0.810 for 2024 | | | | | | | | |

TOWNHOMES/DUPLEXES

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Solc | Asd/Adj. Sale | Cur. Appraisal | Land + Yarc | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | | | |
|-----------------|------------------|-----------|--------------------|--------|-----------------|--------------------|------------------|---------------|--------------------|-------------|------------------|--------------------|---|----------------|----------------|------------------|------------------|----------------------|-------------|--|--|
| 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 | | | |
| 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 + | | | |
| 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 | | | |
| 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 | | | |
| 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 | | | |
| 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 | | | |
| 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 | | | |
| Totals: | | | \$1,093,400 | | | \$1,093,400 | \$415,200 | | \$1,075,662 | | \$924,242 | \$1,183,861 | | | \$61.24 | | | 7.1234 | | | |
| | | | | | | | | | | | | 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

MANUFACTURED/MODULAR

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Solc | Asd/Adj. Sale | Cur. Appraisal | Land + Yarc | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | | | |
|-----------------|-----------------|-----------|--------------------|--------|-----------------|--------------------|------------------|---------------|--------------------|-------------|--------------------|--------------------|---|----------------|----------------|------------------|------------------|----------------------|-------------|--|--|
| 28-007-3002-001 | 2189 MICHIGAN | 01/31/22 | \$195,000 | WD | 03-ARM'S LENGTH | \$195,000 | \$88,400 | 45.33 | \$222,697 | \$149,464 | \$45,536 | \$104,480 | 0.436 | 1,056 | \$43.12 | 4013 | 31.1089 | MANUFACTURE | | | |
| 28-019-1026-000 | 1259 MINNESOTA | 08/26/21 | \$105,000 | WD | 03-ARM'S LENGTH | \$105,000 | \$77,000 | 73.33 | \$149,302 | \$33,334 | \$71,666 | \$169,296 | 0.423 | 1,664 | \$43.07 | 4015 | 32.3609 | MANUFACTURE | | | |
| 28-019-1027-000 | 1251 MINNESOTA | 11/02/21 | \$108,000 | WD | 03-ARM'S LENGTH | \$108,000 | \$61,500 | 56.94 | \$111,188 | \$32,461 | \$75,539 | \$114,930 | 0.657 | 972 | \$77.72 | 4015 | 8.9664 | MODULAR | | | |
| 28-019-1027-000 | 1251 MINNESOTA | 07/20/22 | \$125,000 | WD | 03-ARM'S LENGTH | \$125,000 | \$64,400 | 51.52 | \$111,188 | \$32,461 | \$92,539 | \$114,930 | 0.805 | 972 | \$95.20 | 4015 | 5.8252 | MODULAR | | | |
| 28-031-4008-000 | 4523 MOSES | 09/20/21 | \$180,000 | WD | 03-ARM'S LENGTH | \$180,000 | \$98,700 | 54.83 | \$204,470 | \$48,533 | \$131,467 | \$227,645 | 0.578 | 1,728 | \$76.08 | 4004 | 16.9417 | MODULAR | | | |
| 28-170-0022-100 | 2200 HENRY | 11/10/22 | \$223,000 | WD | 03-ARM'S LENGTH | \$223,000 | \$70,500 | 31.61 | \$174,592 | \$65,415 | \$157,585 | \$159,382 | 0.989 | 1,217 | \$129.49 | 4009 | 24.1797 | MODULAR | | | |
| 28-245-0027-000 | 4212 RAVENSWOOD | 09/23/22 | \$180,000 | WD | 03-ARM'S LENGTH | \$180,000 | \$50,700 | 28.17 | \$113,328 | \$27,238 | \$152,762 | \$125,679 | 1.215 | 1,152 | \$132.61 | 4017 | 46.8569 | MODULAR | | | |
| 28-272-0055-000 | 3505 LITTLE | 08/02/22 | \$60,000 | WD | 03-ARM'S LENGTH | \$60,000 | \$38,500 | 64.17 | \$87,726 | \$16,737 | \$43,263 | \$103,634 | 0.417 | 1,104 | \$39.19 | 4014 | 32.9464 | MANUFACTURE | | | |
| 28-507-0013-000 | 3192 N RANGE | 05/26/22 | \$220,000 | WD | 03-ARM'S LENGTH | \$220,000 | \$63,200 | 28.73 | \$145,625 | \$47,143 | \$172,857 | \$143,769 | 1.202 | 1,248 | \$138.51 | 4004 | 45.5396 | MODULAR | | | |
| 28-768-0063-000 | 4425 ATKINS | 04/22/22 | \$240,000 | WD | 03-ARM'S LENGTH | \$240,000 | \$98,800 | 41.17 | \$229,548 | \$93,801 | \$146,199 | \$195,936 | 0.746 | 1,620 | \$90.25 | 4004 | 0.0770 | MANUFACTURE | | | |
| Totals: | | | \$1,636,000 | | | \$1,636,000 | \$711,700 | | \$1,549,664 | | \$1,089,413 | \$1,459,682 | | | \$86.52 | | | 0.0590 | | | |
| | | | | | | | | | | | | Sale. Ratio => | 43.50 | E.C.F. => | 0.746 | Std. Deviation=> | 0.3047021 | | | | |
| | | | | | | | | | | | | Std. Dev. => | 15.38 | Ave. E.C.F. => | 0.747 | Ave. Variance=> | 24.4803 | Coefficient of Var=> | 32.77472824 | | |
| | | | | | | | | | | | | | 2024 MANUFACTURED/MODULAR ECF: 0.746 | | | | | | | | |

2023 ECF was 0.685