

4004 SECTION 31, 32 (DRY)/ATKINS/BOOTH 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
28-031-1008-000	4410 ATKINS	11/16/22	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$123,000	37.16	\$322,796	\$126,103	\$204,897	\$196,693	1.042	2,354	\$87.04	4004	4.2425	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	\$173,212	\$79,001	\$55,999	\$94,211	0.594	892	\$62.78	4004	40.4885	1 STORY	RES 1 FAMILY
28-031-3005-300	4255 PECK	08/05/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$77,500	31.63	\$221,907	\$61,165	\$183,835	\$160,742	1.144	1,400	\$131.31	4004	14.4380	1 STORY	RES 1 FAMILY
28-031-3015-000	4270 W WATER	11/02/21	\$310,500	WD	03-ARM'S LENGTH	\$310,500	\$98,000	31.56	\$259,403	\$109,631	\$200,869	\$149,772	1.341	1,594	\$126.02	4004	34.1880	MULTI-LEVEL	RES 1 FAMILY
28-031-3037-000	4460 MOSES	12/01/22	\$209,999	WD	03-ARM'S LENGTH	\$209,999	\$60,000	28.57	\$163,486	\$45,626	\$117,860	\$117,860	1.395	1,344	\$122.30	4004	39.5361	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	\$223,410	\$78,977	\$151,023	\$144,433	1.046	1,460	\$103.44	4004	4.6342	1 STORY	RES 1 FAMILY
28-032-4011-000	3146 BEACH	12/13/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$53,600	38.29	\$143,005	\$47,512	\$92,488	\$95,493	0.969	1,000	\$92.49	4004	3.0753	1 STORY	RES 1 FAMILY
28-032-4024-000	3026 BEACH	09/14/21	\$211,347	WD	03-ARM'S LENGTH	\$211,347	\$95,800	45.33	\$257,545	\$66,794	\$144,553	\$190,751	0.758	1,992	\$72.57	4004	24.1475	1 STORY	RES 1 FAMILY
28-145-0006-000	3333 N RANGE	02/10/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$61,700	37.17	\$165,120	\$51,608	\$114,392	\$113,512	1.008	1,104	\$103.62	4004	0.8468	1 STORY	RES 1 FAMILY
28-320-0002-000	3240 N RANGE	06/14/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$76,200	38.29	\$205,054	\$51,100	\$147,900	\$153,954	0.961	1,620	\$91.30	4004	3.8608	1 STORY	RES 1 FAMILY
28-343-0004-000	3153 HIDDEN VALLEY	04/28/21	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$83,500	74.55	\$235,571	\$42,308	\$69,692	\$193,263	0.361	1,488	\$46.84	4004	63.8678	1 STORY	RES 1 FAMILY
28-343-0016-000	3132 HIDDEN VALLEY	07/07/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$87,400	39.73	\$250,628	\$52,043	\$167,957	\$198,585	0.846	1,457	\$115.28	4004	15.3516	1 STORY	RES 1 FAMILY
28-345-0016-000	3205 BERKSHIRE	06/07/21	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$81,800	32.40	\$187,974	\$53,561	\$98,939	\$134,413	1.480	1,482	\$134.24	4004	48.0773	1 STORY	RES 1 FAMILY
28-507-0007-000	3130 N RANGE	05/21/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,500	43.24	\$194,913	\$72,358	\$97,642	\$122,555	0.797	1,392	\$70.15	4004	20.2565	MULTI-LEVEL	RES 1 FAMILY
28-507-0014-000	3200 N RANGE	05/31/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$70,500	27.12	\$188,915	\$55,744	\$204,256	\$133,171	1.534	1,534	\$133.15	4004	53.4503	1 STORY	RES 1 FAMILY
28-570-0018-000	3315 RICHARDS	08/05/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$92,400	39.32	\$253,696	\$39,795	\$195,205	\$213,901	0.913	1,685	\$115.85	4004	8.6690	1 STORY	RES 1 FAMILY
28-570-0020-000	3333 RICHARDS	12/17/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$79,400	31.76	\$252,202	\$39,798	\$210,202	\$212,404	0.990	1,526	\$137.75	4004	0.9652	1 STORY	RES 1 FAMILY
28-768-0024-000	4124 ATKINS	01/07/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$56,800	39.17	\$150,426	\$64,812	\$80,188	\$85,614	0.937	960	\$83.53	4004	6.2662	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	\$210,976	\$71,271	\$163,729	\$139,705	1.172	1,568	\$104.42	4004	17.2678	1 STORY	RES 1 FAMILY
28-875-0003-000	4487 ATKINS	10/26/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,100	45.87	\$187,680	\$78,031	\$76,969	\$109,649	0.702	1,076	\$71.53	4004	29.7327	1 STORY	RES 1 FAMILY
Totals:			\$4,212,346			\$4,212,346	\$1,569,000		\$4,247,919		\$2,925,108	\$2,960,681			\$100.28				1.1300
							Sale. Ratio =>	37.25				E.C.F. =>	0.988		Std. Deviation=>	0.29395991			
							Std. Dev. =>	10.17				Ave. E.C.F. =>	0.999		Ave. Variance=>	21.6681	Coefficient of Var=>	21.68360867	
2024 SECTION 31, 32 (DRY)/ATKINS/BOOTH ECF:												0.988							

Removed (-) ECF's and Manufactured/Modular sales
 Removed Manufactured/Modular sales for separate ECF calculation

2023 ECF was 0.877

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	
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	\$172,386	\$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 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
28-007-3002-001	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	MANUFACTURED	RES 1 FAMILY
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	MANUFACTURED	RES 1 FAMILY
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	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	\$111,188	\$32,461	\$92,539	\$114,930	0.805	972	\$95.20	4015	5.8252	MODULAR	RES 1 FAMILY
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	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	\$174,592	\$65,415	\$157,585	\$159,382	0.989	1,217	\$129.49	4009	24.1797	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	\$113,328	\$27,238	\$152,762	\$125,679	1.215	1,152	\$132.61	4017	46.8569	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	\$87,726	\$16,737	\$43,263	\$103,634	0.417	1,104	\$39.19	4014	32.9464	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	\$145,625	\$47,143	\$172,857	\$143,769	1.202	1,248	\$138.51	4004	45.5396	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	\$229,548	\$93,801	\$146,199	\$195,936	0.746	1,620	\$90.25	4004	0.0770	MANUFACTURED	RES 1 FAMILY
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