

4004 SECTION 31, 32 (DRY)/ATKINS/BOOTH 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
28-031-1010-000	4404 ATKINS	08/09/24	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$107,900	44.49	\$236,628	\$61,516	\$180,984	\$166,456	1.087	1,632	\$110.90	4004	3.0102	1 STORY	RES 1 FAMILY
28-032-4007-000	3190 BEACH	05/21/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$111,400	46.42	\$245,080	\$85,706	\$154,294	\$151,496	1.018	1,150	\$134.17	4004	3.8707	1 STORY	RES 1 FAMILY
28-032-4030-101	3079 BEACH	06/05/24	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$76,100	37.49	\$167,567	\$45,936	\$157,064	\$115,619	1.358	1,024	\$153.38	4004	30.1289	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	\$178,388	\$51,824	\$128,176	\$120,308	1.065	1,024	\$125.17	4004	0.8224	1 STORY	RES 1 FAMILY
28-032-4040-000	4244 W WATER	02/21/25	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$103,900	39.96	\$234,839	\$97,385	\$162,615	\$131,026	1.241	1,866	\$87.15	4004	18.3915	MULTI-LEVEL	RES 1 FAMILY
28-145-0010-000	3271 N RANGE	08/16/24	\$290,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$290,000	\$138,700	47.83	\$307,960	\$120,013	\$169,987	\$179,134	0.949	1,588	\$107.04	4004	10.8235	1 STORY	RES 1 FAMILY
28-145-0019-000	3175 N RANGE	06/23/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$91,800	39.91	\$233,565	\$64,474	\$165,526	\$160,733	1.030	1,628	\$101.67	4004	2.7355	1 STORY	RES 1 FAMILY
28-343-0003-000	3145 HIDDEN VALLEY	06/14/24	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$88,500	38.99	\$193,855	\$45,170	\$181,830	\$141,336	1.287	1,008	\$180.39	4004	22.9338	1 STORY	RES 1 FAMILY
28-343-0016-000	3132 HIDDEN VALLEY	04/12/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$124,100	45.96	\$272,521	\$60,292	\$209,708	\$201,739	1.040	1,457	\$143.93	4004	1.7671	1 STORY	RES 1 FAMILY
28-343-0018-100	3110 HIDDEN VALLEY	08/18/23	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$113,700	41.96	\$296,892	\$52,132	\$218,868	\$232,662	0.941	1,548	\$141.39	4004	11.6461	1 STORY	RES 1 FAMILY
28-343-0020-000	4451 CARSON	08/27/24	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$114,000	46.34	\$249,282	\$45,479	\$200,521	\$193,729	1.035	1,358	\$147.66	4004	2.2116	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	\$175,752	\$53,597	\$126,403	\$116,117	1.089	1,008	\$125.40	4004	3.1409	1 STORY	RES 1 FAMILY
28-345-0013-000	3232 BERKSHIRE	01/24/24	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$0	0.00	\$183,572	\$55,576	\$124,324	\$121,669	1.022	1,204	\$103.26	4004	3.5355	1 STORY	RES 1 FAMILY
28-570-0005-000	3354 RICHARDS	09/22/23	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$112,800	42.97	\$293,639	\$51,262	\$211,238	\$230,396	0.917	1,805	\$117.03	4004	14.0329	1 STORY	RES 1 FAMILY
28-570-0020-000	3333 RICHARDS	03/13/25	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$124,800	43.79	\$273,306	\$46,106	\$238,894	\$215,970	1.106	1,526	\$156.55	4004	4.8972	1 STORY	RES 1 FAMILY
28-570-0021-000	3339 RICHARDS	10/23/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$110,400	39.43	\$243,463	\$46,106	\$233,894	\$187,602	1.247	1,318	\$177.46	4004	18.9583	1 STORY	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	\$235,496	\$71,200	\$220,800	\$156,175	1.414	1,299	\$169.98	4004	35.6625	1 STORY	RES 1 FAMILY
28-768-0013-000	4204 ATKINS	07/01/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$118,200	62.21	\$261,996	\$95,748	\$94,252	\$158,030	0.596	1,102	\$85.53	4004	46.0758	1 STORY	RES 1 FAMILY
28-768-0014-000	4224 ATKINS	01/30/25	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$67,000	44.67	\$148,488	\$62,401	\$87,599	\$81,832	1.070	999	\$87.69	4004	1.3302	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	\$259,864	\$87,783	\$147,217	\$163,575	0.900	1,872	\$78.64	4004	15.7178	1 STORY	RES 1 FAMILY
28-768-0038-000	4245 PECK	02/06/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$73,800	35.14	\$212,116	\$67,596	\$142,404	\$144,088	0.988	1,880	\$75.75	4004	6.8860	DUPLEX	RES DUPLEX
28-768-0063-000	4425 ATKINS	01/27/25	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$120,600	53.60	\$261,211	\$86,868	\$138,132	\$200,314	0.690	1,620	\$85.27	4004	36.7596	MANUFACTURED	RES 1 FAMILY
28-866-0008-000	3090 BEACH	11/01/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$79,200	34.43	\$173,504	\$54,980	\$175,020	\$112,665	1.553	1,236	\$141.60	4004	49.6275	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	\$173,504	\$54,980	\$165,020	\$112,665	1.465	1,236	\$133.51	4004	40.7516	1 STORY	RES 1 FAMILY
28-875-0002-000	4491 ATKINS	04/30/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$120,700	49.27	\$267,701	\$85,486	\$159,514	\$173,208	0.921	1,692	\$94.28	4004	13.6237	1 STORY	RES 1 FAMILY
28-875-0013-000	4441 ATKINS	09/26/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$91,900	70.69	\$202,090	\$74,526	\$55,474	\$121,259	0.457	1,132	\$49.01	4004	59.9690	1 STORY	RES 1 FAMILY
Totals:			\$5,973,900			\$5,973,900	\$2,486,100		\$5,982,279		\$4,249,758	\$4,089,801			\$119.76		1.8064		
								Sale. Ratio =>	41.62			E.C.F. =>	1.039		Std. Deviation=>	0.24992318			
								Std. Dev. =>	12.20			Ave. E.C.F. =>	1.057		Ave. Variance=>	17.6658	Coefficient of Var=>	16.7103474	

4004 SEC 31,32 (DRY)/ATKINS/BOOTH 2025 ECF: 1.052

4004 SECTION 31, 32 (DRY)/ATKINS/BOOTH 2026 ECF USED: 1.039

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	\$212,547	\$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	RES 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	RES 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	RES 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	RES 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!	

4004 TOWNHOMES/DUPLEXES 2025 ECF: 1.052

4004 TOWNHOMES/DUPLEXES 2026 ECF USED: 1.008

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
28-006-3025-021	2601 BEACH	08/14/23	\$287,450	WD	03-ARM'S LENGTH	\$287,450	\$110,200	38.34	\$292,905	\$70,779	\$216,671	\$256,201	0.846	1,620	\$133.75	4008	4.6851	MODULAR	RES 1 FAMILY
28-007-3005-200	4056 TARABROOK	09/21/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$82,700	45.94	\$210,562	\$25,679	\$154,321	\$213,245	0.724	1,420	\$108.68	4013	7.5176	MANUFACTURED	RES 1 FAMILY
28-245-0035-100	1114 MINNESOTA	01/30/25	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$86,500	46.76	\$209,482	\$43,160	\$141,840	\$191,836	0.739	1,634	\$86.81	4017	5.9476	MANUFACTURED	RES 1 FAMILY
28-272-0082-000	3208 MOAK	06/06/24	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$61,900	37.98	\$145,284	\$21,302	\$141,698	\$143,001	0.991	1,144	\$123.86	4014	19.2030	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	\$164,228	\$71,776	\$85,724	\$106,634	0.804	932	\$91.98	4003	0.5049	MANUFACTURED	RES 1 FAMILY
28-768-0063-000	4425 ATKINS	01/27/25	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$120,600	53.60	\$261,211	\$86,868	\$138,132	\$200,314	0.690	1,620	\$85.27	4004	10.9278	MANUFACTURED	RES 1 FAMILY
Totals:			\$1,197,950			\$1,197,950	\$530,300		\$1,283,672		\$878,386	\$1,111,231			\$105.06		0.8394		
								Sale. Ratio =>	44.27			E.C.F. =>	0.790		Std. Deviation=>	0.10975124			
								Std. Dev. =>	5.86			Ave. E.C.F. =>	0.799		Ave. Variance=>	8.1310	Coefficient of Var=>	10.17830621	

4004 MANUFACTURED/MODULAR 2025 ECF: 0.867

4004 MANUFACTURED/MODULAR 2026 ECF USED: 0.790