

4005 RIVERWOOD/ALETHA-DRY 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		
28-032-4019-000	3125 WESTHAVEN	07/01/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$101,200	37.62	\$282,848	\$76,078	\$192,922	\$206,770	0.933	1,865	\$103.44	4005	10.0871	1 STORY	RES 1 FAMILY		
28-864-0002-000	3045 WESTHAVEN	08/04/22	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$82,400	35.84	\$218,214	\$63,531	\$166,369	\$154,683	1.076	1,476	\$112.72	4005	4.1650	1 STORY	RES 1 FAMILY		
28-864-0011-000	3064 WESTHAVEN	03/24/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$90,700	32.98	\$241,322	\$61,490	\$213,510	\$179,832	1.187	1,804	\$118.35	4005	15.3377	1 STORY	RES 1 FAMILY		
28-864-0021-000	3930 W WATER	03/08/23	\$0	MLC	03-ARM'S LENGTH	\$190,000	\$61,000	32.11	\$167,550	\$52,580	\$137,420	\$114,970	1.195	1,305	\$105.30	4005	16.1371	1 STORY	RES 1 FAMILY		
28-864-0032-000	3119 WESTCOTT	12/05/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$70,600	41.53	\$194,851	\$75,635	\$94,365	\$119,216	0.792	1,439	\$65.58	4005	24.2351	TRI-LEVEL	RES 1 FAMILY		
28-864-0033-000	3109 WESTCOTT	05/06/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$95,800	36.15	\$277,793	\$68,066	\$196,934	\$209,727	0.939	2,470	\$79.73	4005	9.4896	1 STORY	RES 1 FAMILY		
28-864-0059-000	3144 WESTHAVEN	12/20/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$72,000	36.92	\$210,550	\$70,034	\$124,966	\$140,516	0.889	1,728	\$72.32	4005	14.4561	1 STORY	RES 1 FAMILY		
28-866-0003-000	4036 ELAINE	01/19/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$50,100	29.47	\$147,975	\$63,322	\$106,678	\$84,653	1.260	1,258	\$84.80	4005	22.6282	1 STORY	RES 1 FAMILY		
Totals:			\$1,573,900			\$1,763,900	\$623,800		\$1,741,103		\$1,233,164	\$1,210,367			\$92.78		1.5063				
								Sale. Ratio =>	35.36					E.C.F. =>	1.019	Std. Deviation=>		0.16958588			
								Std. Dev. =>	3.73					Ave. E.C.F. =>	1.034	Ave. Variance=>		14.5670	Coefficient of Var=>		14.08939281

2024 RIVERWOOD/ALETHA-DRY ECF: 1.019

2023 ECF was 0.886

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	\$121,117	\$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 RC	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 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	MANUFACTUR	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	MANUFACTUR	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	MANUFACTUR	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	MANUFACTUR	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