

4005 RIVERWOOD/ALETHA-DRY 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
28-032-3003-000	3730 W WATER	08/02/24	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$87,500	38.21	\$171,578	\$74,970	\$154,030	\$109,533	1.406	1,660	\$92.79	4005	54.6151	MULTI-LEVEL	RES 1 FAMILY
28-685-0008-000	3026 MAYFIELD	05/03/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$140,000	70.00	\$345,622	\$98,931	\$101,069	\$279,695	0.361	2,797	\$36.13	4005	49.8739	1 STORY	RES 1 FAMILY
28-685-0013-000	3048 MAYFIELD	12/06/24	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$104,000	37.83	\$197,694	\$66,744	\$208,156	\$148,469	1.402	1,694	\$122.88	4005	54.1919	1 STORY	RES 1 FAMILY
28-864-0002-000	3045 WESTHAVEN	10/20/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$94,200	37.68	\$223,512	\$73,385	\$176,615	\$170,212	1.038	1,476	\$119.66	4005	17.7524	1 STORY	RES 1 FAMILY
28-864-0023-000	3050 WESTCOTT	11/07/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$136,100	51.36	\$276,007	\$78,511	\$186,489	\$223,918	0.833	2,112	\$88.30	4005	2.7250	2 STY/BI-LEVEL	RES 1 FAMILY
28-866-0018-000	4033 ELAINE	12/21/23	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$64,300	66.98	\$159,114	\$86,014	\$9,986	\$82,880	0.120	1,118	\$8.93	4005	73.9606	MULTI-LEVEL	RES 1 FAMILY
Totals:			\$1,314,900			\$1,314,900	\$626,100		\$1,373,527		\$836,345	\$1,014,707			\$78.12		3.5871		
						Sale. Ratio =>		47.62			E.C.F. =>	0.824	Std. Deviation=>	0.5329113					
						Std. Dev. =>		15.02			Ave. E.C.F. =>	0.860	Ave. Variance=>	42.1865		Coefficient of Var=>		49.0487258	

4005 RIVERWOOD/ALETHA-DRY 2025 ECF: 0.882

4005 RIVERWOOD/ALETHA-DRY 2026 ECF USED: 0.824

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!	

4005 TOWNHOMES/DUPLEXES 2025 ECF: 0.882

4005 TOWNHOMES/DUPLEXES 2026 ECF USED: 1.008