

4006 SECTION 33 OAKWOOD/W WATER AREA 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
28-100-0004-000	2447 OAKWOOD	08/06/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$68,100	34.07	\$220,552	\$58,593	\$141,307	\$161,959	0.872	1,625	\$86.96	4006	15.5252	1 STORY	RES 1 FAMILY
28-100-0028-010	2864 OAKWOOD	09/12/22	\$296,200	WD	03-ARM'S LENGTH	\$296,200	\$25,400	8.58	\$335,785	\$53,790	\$242,410	\$281,995	0.860	1,475	\$164.35	4006	16.8113	1 STORY	RES 1 FAMILY
28-215-0015-000	2896 DARWIN	04/30/21	\$136,800	WD	03-ARM'S LENGTH	\$136,800	\$64,900	47.44	\$144,683	\$50,081	\$86,719	\$94,602	0.917	1,128	\$76.88	4006	11.1066	1 STORY	RES 1 FAMILY
28-425-0003-000	3095 PINEWOOD	08/20/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,600	43.29	\$168,092	\$53,880	\$116,120	\$114,212	1.017	980	\$118.49	4006	1.1032	1 STORY	RES 1 FAMILY
28-425-0013-001	2906 PINEWOOD	07/09/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$85,200	39.63	\$206,775	\$45,041	\$169,959	\$161,734	1.051	1,637	\$103.82	4006	2.3117	1 STORY	RES 1 FAMILY
28-425-0018-000	2950 PINEWOOD	06/22/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$85,800	31.78	\$215,042	\$52,502	\$217,498	\$162,540	1.338	1,646	\$132.14	4006	31.0382	1 STORY	RES 1 FAMILY
28-744-0004-000	3050 OAKWOOD	07/08/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$77,500	36.90	\$191,762	\$57,522	\$152,478	\$134,240	1.136	1,238	\$123.16	4006	10.8123	1 STORY	RES 1 FAMILY
28-744-0016-100	2943 OAKWOOD	02/28/23	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$112,600	44.17	\$285,573	\$62,120	\$192,780	\$223,453	0.863	1,690	\$114.07	4006	16.5006	1 STORY	RES 1 FAMILY
28-744-0016-200	3005 OAKWOOD	06/03/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$88,900	34.19	\$258,565	\$63,189	\$196,811	\$195,376	1.007	1,403	\$140.28	4006	2.0393	1 STORY	RES 1 FAMILY
28-764-0027-000	3196 OAKWOOD	11/29/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$57,800	36.13	\$151,636	\$75,046	\$84,954	\$76,590	1.109	1,056	\$80.45	4006	8.1467	1 STORY	RES 1 FAMILY
28-764-0031-100	3272 OAKWOOD	07/01/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$92,800	38.67	\$271,409	\$62,971	\$177,029	\$208,438	0.849	1,299	\$136.28	4006	17.8426	1 STORY	RES 1 FAMILY
28-764-0040-000	3064 LAUREL	01/09/23	\$270,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$270,000	\$86,100	31.89	\$210,571	\$70,515	\$199,485	\$140,056	1.424	1,426	\$139.89	4006	39.6585	1 STORY	RES 1 FAMILY
28-764-0052-020	3406 W WATER	07/29/22	\$347,900	WD	03-ARM'S LENGTH	\$347,900	\$44,600	12.82	\$377,520	\$68,578	\$279,322	\$308,942	0.904	1,624	\$172.00	4006	12.3614	1 STORY	RES 1 FAMILY
28-764-0065-000	3250 W WATER	10/28/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$86,600	40.28	\$241,021	\$82,914	\$132,086	\$158,107	0.835	1,562	\$84.56	4006	19.2317	1 STORY	RES 1 FAMILY
28-764-0067-000	3220 W WATER	11/30/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$89,400	39.04	\$207,481	\$115,237	\$113,763	\$92,244	1.233	1,075	\$105.83	4006	20.5545	1 STORY	RES 1 FAMILY
Totals:						\$3,474,700	\$1,139,300		\$3,486,467		\$2,502,721	\$2,514,488			\$118.61			3.2418	
						Sale. Ratio =>		32.79		E.C.F. =>	0.995		Std. Deviation=>	0.187329807					
						Std. Dev. =>		10.69		Ave. E.C.F. =>	1.028		Ave. Variance=>	15.0029	Coefficient of Var=>	14.59799704			

2024 SECTION 33 OAKWOOD/W WATER AREA ECF: 0.995

2023 ECF was 0.958

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 R	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	\$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 RAVENSWOC	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	\$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