

4006 SECTION 33 OAKWOOD/W WATER AREA 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
28-275-0001-000	2930 W WATER	05/29/24	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$120,800	42.84	\$260,698	\$69,879	\$212,121	\$172,843	1.227	2,100	\$101.01	4006	5.4402	MULTI-LEVEL	RES 1 FAMILY
28-275-0012-000	2475 SHARON	09/05/24	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$92,300	34.70	\$215,226	\$62,578	\$203,422	\$138,268	1.471	1,743	\$116.71	4006	29.8371	1 STORY	RES 1 FAMILY
28-275-0016-000	2445 SHARON	11/14/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$85,700	37.26	\$220,133	\$73,994	\$156,006	\$132,372	1.179	1,626	\$95.94	4006	0.5697	MULTI-LEVEL	RES 1 FAMILY
28-275-0017-000	2435 SHARON	10/20/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,400	44.00	\$207,509	\$67,354	\$117,646	\$126,952	0.927	1,334	\$88.19	4006	24.6146	1 STORY	RES 1 FAMILY
28-355-0003-000	2641 HUCKLEBERRY	12/16/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$107,400	37.68	\$242,391	\$77,371	\$207,629	\$149,475	1.389	1,342	\$154.72	4006	21.6215	1 STORY	RES 1 FAMILY
28-425-0013-001	2906 PINWOOD	11/27/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$95,900	39.96	\$242,889	\$61,662	\$178,338	\$164,155	1.086	1,637	\$108.94	4006	8.6442	1 STORY	RES 1 FAMILY
28-425-0022-000	2980 PINWOOD	08/18/23	\$236,900	WD	03-ARM'S LENGTH	\$236,900	\$92,900	39.21	\$235,126	\$63,770	\$173,130	\$155,214	1.115	1,593	\$108.68	4006	5.7414	1 STORY	RES 1 FAMILY
28-764-0027-000	3196 OAKWOOD	05/05/23	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$72,400	37.71	\$173,659	\$86,726	\$105,274	\$78,744	1.337	1,056	\$99.69	4006	16.4077	1 STORY	RES 1 FAMILY
28-764-0054-001	3334 W WATER	10/23/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$105,700	52.85	\$211,033	\$78,935	\$121,065	\$119,654	1.012	1,440	\$84.07	4006	16.1050	MULTI-LEVEL	RES 1 FAMILY
28-766-0007-000	3157 OAKWOOD	11/01/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$91,400	41.55	\$238,215	\$69,040	\$150,960	\$153,238	0.985	2,384	\$63.32	4006	18.7710	1 STORY	RES 1 FAMILY
Totals:			\$2,336,900			\$2,336,900	\$945,900		\$2,246,879		\$1,625,591	\$1,390,915			\$102.13		0.4122		
										Sale. Ratio =>	40.48			E.C.F. =>	1.169	Std. Deviation=>	0.18203075		
										Std. Dev. =>	5.08			Ave. E.C.F. =>	1.173	Ave. Variance=>	14.7753	Coefficient of Var=>	12.59780806

4006 SEC 33 OAKWOOD/W WATER AREA 2025 ECF: 1.104

4006 SEC 33 OAKWOOD/W WATER AREA 2026 ECF USED: 1.169

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

4006 MANUFACTURED/MODULAR 2025 ECF: 0.867

4006 MANUFACTURED/MODULAR 2026 ECF USED: 0.790