

4007 STRAW/MUELLER/WATER ST 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	
28-355-0017-000	2463 STRAWBERRY	08/18/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$84,000	39.07	\$223,200	\$76,182	\$138,818	\$147,018	0.944	1,334	\$104.06	4007	6.4449	MULTI-LEVEL	RES 1 FAMILY	
28-540-0006-000	3025 WALDHEIM	07/15/22	\$326,500	WD	03-ARM'S LENGTH	\$326,500	\$120,600	36.94	\$300,691	\$110,778	\$215,722	\$189,913	1.136	2,295	\$94.00	4007	12.7225	1 STORY	RES 1 FAMILY	
28-540-0017-000	2595 WALDHEIM	12/27/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$79,500	32.45	\$203,432	\$77,551	\$167,449	\$125,881	1.330	1,649	\$101.55	4007	32.1543	MULTI-LEVEL	RES 1 FAMILY	
28-540-0026-000	3000 COUNTRY CLUB	11/17/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,400	41.36	\$277,112	\$80,185	\$169,815	\$196,927	0.862	2,361	\$71.93	4007	14.6349	1 STORY	RES 1 FAMILY	
28-540-0040-000	2770 WALDHEIM	07/06/22	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$108,100	32.37	\$271,969	\$70,500	\$263,500	\$201,469	1.308	2,440	\$107.99	4007	29.9220	2 STY/BI-LEVEL	RES 1 FAMILY	
28-540-0054-000	3575 STRAWBERRY	04/13/21	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$84,500	40.82	\$228,629	\$57,907	\$149,093	\$170,722	0.873	1,793	\$83.15	4007	13.5365	1 STORY	RES 1 FAMILY	
28-764-0022-000	2340 COUNTRY CLUB	04/30/21	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$128,100	39.05	\$331,778	\$80,083	\$247,917	\$251,695	0.985	3,654	\$67.85	4007	2.3684	2 STY/BI-LEVEL	RES 1 FAMILY	
28-766-0022-000	2851 COUNTRY CLUB	12/20/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$91,400	43.52	\$243,430	\$84,110	\$125,890	\$159,320	0.790	1,745	\$72.14	4007	21.8503	1 STORY	RES 1 FAMILY	
28-766-0081-100	2737 STRAWBERRY	10/05/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$133,600	44.53	\$339,030	\$80,491	\$219,509	\$258,539	0.849	2,210	\$99.33	4007	15.9637	2 STY/BI-LEVEL	RES 1 FAMILY	
Totals:			\$2,415,500			\$2,415,500	\$933,200		\$2,419,271		\$1,697,713	\$1,701,484			\$89.11		1.0890			
								Sale. Ratio =>	38.63				E.C.F. =>	0.998			Std. Deviation=>	0.20211156		
								Std. Dev. =>	4.35				Ave. E.C.F. =>	1.009			Ave. Variance=>	16.6220	Coefficient of Var=>	16.47901942

2024 STRAW/MUELLER/WATER ST ECF: 0.998

2023 ECF was 0.906

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 RD	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	MANUFACTURE!	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	MANUFACTURE!	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	MANUFACTURE!	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	MANUFACTURE!	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