

4007 STRAW/MUELLER/WATER ST 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
28-355-0024-000	2425 STRAWBERRY	09/15/23	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$81,600	52.31	\$189,424	\$46,351	\$109,649	\$142,645	0.769	1,992	\$55.04	4007	37.4145	1 STORY	RES 1 FAMILY
28-540-0003-000	3211 WALDHEIM	10/25/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$119,200	35.06	\$327,140	\$65,253	\$274,747	\$261,104	1.052	2,208	\$124.43	4007	9.0576	1 STORY	RES 1 FAMILY
28-540-0003-000	3211 WALDHEIM	08/27/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$171,900	46.46	\$327,140	\$65,253	\$304,747	\$261,104	1.167	2,208	\$138.02	4007	2.4321	1 STORY	RES 1 FAMILY
28-540-0038-100	3425 STRAWBERRY	04/04/24	\$355,500	OTH	03-ARM'S LENGTH	\$355,500	\$189,300	53.25	\$368,601	\$43,507	\$311,993	\$324,122	0.963	2,746	\$113.62	4007	18.0249	MULTI-LEVEL	RES 1 FAMILY
28-540-0052-000	3551 STRAWBERRY	07/06/23	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$83,900	34.97	\$193,212	\$41,478	\$198,422	\$151,280	1.312	1,504	\$131.93	4007	16.8791	1 STORY	RES 1 FAMILY
28-764-0020-000	3424 STRAWBERRY	10/07/24	\$210,500	WD	03-ARM'S LENGTH	\$210,500	\$95,200	45.23	\$173,777	\$50,652	\$159,848	\$122,757	1.302	1,722	\$92.83	4007	15.9324	MULTI-LEVEL	RES 1 FAMILY
28-764-0042-000	2905 STRAWBERRY	08/19/24	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$112,200	49.65	\$185,461	\$75,504	\$150,496	\$109,628	1.373	1,072	\$140.39	4007	22.9958	MULTI-LEVEL	RES 1 FAMILY
28-764-0043-000	2925 STRAWBERRY	08/22/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,300	37.96	\$161,923	\$33,880	\$196,120	\$127,660	1.536	1,320	\$148.58	4007	39.3439	1 STORY	RES 1 FAMILY
28-766-0013-100	3129 STRAWBERRY	05/11/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$92,600	45.17	\$201,107	\$53,863	\$151,137	\$146,804	1.030	1,776	\$85.10	4007	11.3310	1 STORY	RES 1 FAMILY
28-766-0019-000	3135 STRAWBERRY	01/17/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$168,800	51.15	\$350,413	\$86,990	\$243,010	\$262,635	0.925	4,338	\$56.02	4007	21.7553	MULTI-LEVEL	RES 1 FAMILY
Totals:			\$2,662,900			\$2,662,900	\$1,202,000		\$2,478,198		\$2,100,169	\$1,909,738			\$108.60		4.3113		
							Sale. Ratio =>	45.14				E.C.F. =>	1.100		Std. Deviation=>	0.23640527			
							Std. Dev. =>	6.93				Ave. E.C.F. =>	1.143		Ave. Variance=>	19.5166	Coefficient of Var=>	17.07749096	

4007 STRAW/MUELLER/WATER ST 2025 ECF: 1.003

4007 STRAW/MUELLER/WATER ST 2026 ECF USED: 1.100

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!	

4007 TOWNHOMES/DUPLEXES 2025 ECF: 1.003

4007 TOWNHOMES/DUPLEXES 2026 ECF USED: 1.008

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	

4007 MANUFACTURED/MODULAR 2025 ECF: 0.867

4007 MANUFACTURED/MODULAR 2026 ECF USED: 0.790