

4008 SECTION 5,6/BEACH/MICH & RANGE-N 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
28-005-1003-075	3973 W WATER	09/29/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$108,900	41.88	\$272,222	\$57,617	\$202,383	\$226,616	0.893	2,012	\$100.59	4008	13.3764	2 STY/BI-LEVEL	RES 1 FAMILY
28-005-1014-000	3741 W WATER	04/08/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$62,200	32.74	\$142,818	\$54,420	\$135,580	\$93,092	1.456	1,104	\$122.81	4008	42.9574	MULTI-LEVEL	RES 1 FAMILY
28-005-1016-001	3717 W WATER	12/03/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$57,100	36.37	\$139,300	\$46,050	\$110,950	\$98,469	1.127	2,704	\$41.03	4008	9.9921	2 STY/BI-LEVEL	MULTIPLE RESID
28-006-2019-000	2801 BEACH	10/27/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$72,700	39.30	\$167,547	\$66,485	\$118,515	\$106,718	1.111	1,126	\$105.25	4008	8.3711	1 STORY	RES 1 FAMILY
28-006-2028-000	2852 BEACH	06/04/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$77,000	38.52	\$185,023	\$84,078	\$115,822	\$106,595	1.087	1,692	\$68.45	4008	5.9735	1 STORY	RES 1 FAMILY
28-006-2035-000	4041 W WATER	07/06/22	\$178,900	WD	03-ARM'S LENGTH	\$178,900	\$90,700	50.70	\$216,284	\$110,122	\$68,778	\$112,103	0.614	1,441	\$47.73	4008	41.3309	1 STORY	RES 1 FAMILY
28-006-2042-000	2931 MICHIGAN	06/21/21	\$305,000	OTH	03-ARM'S LENGTH	\$305,000	\$103,900	34.07	\$265,771	\$71,925	\$233,075	\$204,695	1.139	2,611	\$89.27	4008	11.1815	TRI-LEVEL	RES 1 FAMILY
28-006-2049-000	2841 MICHIGAN	08/09/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$75,900	36.32	\$178,658	\$44,940	\$164,060	\$141,202	1.162	1,935	\$84.79	4008	13.5052	1 STORY	RES 1 FAMILY
28-006-2061-000	2767 BEACH	12/09/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$83,500	41.77	\$197,992	\$69,463	\$130,437	\$135,722	0.961	1,040	\$125.42	4008	6.5774	1 STORY	RES 1 FAMILY
28-130-0002-000	2950 MICHIGAN	10/12/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$108,100	46.00	\$263,804	\$45,530	\$189,470	\$230,490	0.822	2,096	\$90.40	4008	20.4800	2 STY/BI-LEVEL	RES 1 FAMILY
28-130-0008-000	2878 MICHIGAN	12/09/22	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$107,000	45.73	\$249,300	\$43,456	\$190,544	\$217,364	0.877	1,812	\$105.16	4008	15.0220	1 STORY	RES 1 FAMILY
28-130-0014-000	2846 MICHIGAN	06/09/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$100,600	41.06	\$233,881	\$54,570	\$190,430	\$189,346	1.006	1,512	\$125.95	4008	2.1109	1 STORY	RES 1 FAMILY
28-277-0008-000	2628 MICHIGAN	03/16/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$58,400	34.37	\$134,678	\$51,387	\$118,513	\$87,952	1.347	680	\$174.28	4008	32.0634	1 STORY	RES 1 FAMILY
28-277-0018-000	2532 MICHIGAN	07/19/22	\$155,900	WD	03-ARM'S LENGTH	\$155,900	\$59,000	37.84	\$136,430	\$32,542	\$123,358	\$109,702	1.124	1,040	\$118.61	4008	9.7649	1 STORY	RES 1 FAMILY
28-480-0006-000	2715 MICHIGAN	07/23/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$68,900	40.06	\$170,576	\$52,236	\$119,764	\$124,963	0.958	1,149	\$104.23	4008	6.8436	1 STORY	RES 1 FAMILY
28-764-0090-000	2605 W WATER	03/07/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,100	51.10	\$115,855	\$41,098	\$58,902	\$78,941	0.746	958	\$61.48	4008	28.0678	MULTI-LEVEL	RES 1 FAMILY
Totals:			\$3,196,500			\$3,196,500	\$1,285,000		\$3,070,139		\$2,270,581	\$2,263,971			\$97.84				
							Sale. Ratio =>	40.20				E.C.F. =>	1.003		Std. Deviation=>	0.21442014			
							Std. Dev. =>	5.56				Ave. E.C.F. =>	1.027		Ave. Variance=>	16.7261	Coefficient of Var=>	16.28907676	

2024 SECTION 5,6.BEACH/MICH/& RANGE-N ECF: 1.003

2023 ECF was 0.947

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 RESID
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	RES 1 FAMILY
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	RES 1 FAMILY
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	RES 1 FAMILY
25-550-0018-000	5115 GRISWOLD I	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	RES 1 FAMILY
Totals:			\$1,093,400			\$1,093,400	\$415,200		\$1,075,662		\$924,242	\$1,183,861			\$61.24				
							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	MANUFACTURED	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	MANUFACTURED	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 RAVENSWO	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	MANUFACTURED	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	MANUFACTURED	RES 1 FAMILY
Totals:			\$1,636,000			\$1,636,000	\$711,700		\$1,549,664		\$1,089,413	\$1,459,682			\$86.52				
							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