

4008 SECTION 5,6/BEACH/MICH & RANGE-N 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
28-005-2012-000	2712 MICHIGAN	09/20/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$60,500	37.81	\$128,979	\$52,021	\$107,979	\$81,351	1.327	946	\$114.14	4008	27.7993	1 STORY	RES 1 FAMILY
28-006-1003-000	4445 W WATER	03/18/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,200	48.07	\$288,295	\$84,287	\$215,713	\$215,653	1.000	1,958	\$110.17	4008	4.9053	1 STORY	RES 1 FAMILY
28-006-1005-000	4383 W WATER	01/28/25	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$113,400	42.00	\$230,054	\$116,655	\$153,345	\$119,554	1.283	1,380	\$111.12	4008	23.3311	MULTI-LEVEL	RES 1 FAMILY
28-006-1006-000	4379 W WATER	12/12/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$145,600	53.93	\$323,396	\$106,509	\$163,491	\$229,267	0.713	1,650	\$99.09	4008	33.6229	1 STORY	RES 1 FAMILY
28-006-1012-000	4281 W WATER	11/16/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$76,600	36.48	\$180,919	\$44,753	\$165,247	\$143,939	1.148	1,176	\$140.52	4008	9.8707	1 STORY	RES 1 FAMILY
28-006-1013-000	4275 W WATER	11/01/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$95,600	38.24	\$201,243	\$63,629	\$186,371	\$145,469	1.281	1,411	\$132.08	4008	23.1840	MULTI-LEVEL	RES 1 FAMILY
28-006-1019-000	2846 N RANGE	08/27/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$67,900	48.50	\$137,256	\$53,483	\$86,517	\$88,555	0.977	1,131	\$76.50	4008	7.2344	1 STORY	RES 1 FAMILY
28-006-2009-000	4165 W WATER	01/04/24	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$57,900	34.67	\$140,337	\$64,806	\$102,194	\$79,842	1.280	890	\$114.82	4008	23.0615	1 STORY	RES 1 FAMILY
28-006-2016-001	2865 BEACH	05/31/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$111,500	37.17	\$237,841	\$53,965	\$246,035	\$194,017	1.268	1,855	\$132.63	4008	21.8783	MULTI-LEVEL	RES 1 FAMILY
28-006-2020-000	2980 BEACH	01/22/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$0	0.00	\$233,746	\$74,901	\$150,099	\$167,912	0.894	1,536	\$97.72	4008	15.5417	1 STORY	RES 1 FAMILY
28-006-2022-000	2894 BEACH	06/06/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$196,000	67.59	\$403,008	\$93,193	\$196,807	\$327,500	0.601	2,284	\$86.17	4008	44.8393	MULTI-LEVEL	RES 1 FAMILY
28-006-2027-000	2864 BEACH	09/28/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,200	45.94	\$173,828	\$101,309	\$53,691	\$76,659	0.700	930	\$57.73	4008	34.8939	1 STORY	RES 1 FAMILY
28-006-2033-000	4075 W WATER	05/11/23	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$102,700	53.77	\$224,871	\$85,772	\$105,228	\$147,039	0.716	1,942	\$54.19	4008	33.3684	2 STY/BI-LEVEL	RES 1 FAMILY
28-006-2040-000	2961 MICHIGAN	08/03/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$0	0.00	\$270,286	\$65,278	\$169,722	\$216,710	0.783	2,106	\$80.59	4008	26.6156	1 STORY	RES 1 FAMILY
28-006-2043-000	2921 MICHIGAN	08/05/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$105,700	35.23	\$223,716	\$80,552	\$219,448	\$151,336	1.450	1,478	\$148.48	4008	40.0740	1 STORY	RES 1 FAMILY
28-006-2061-000	2767 BEACH	03/10/25	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$102,800	43.38	\$203,585	\$71,384	\$165,616	\$139,747	1.185	1,040	\$159.25	4008	13.5780	1 STORY	RES 1 FAMILY
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	20.3622	MODULAR	RES 1 FAMILY
28-006-4019-000	2610 N RANGE	05/30/24	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$87,100	73.19	\$174,905	\$41,669	\$77,331	\$140,841	0.549	1,538	\$50.28	4008	50.0266	MULTI-LEVEL	RES 1 FAMILY
28-006-4026-000	2668 N RANGE	10/05/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$94,100	37.64	\$213,799	\$57,144	\$192,856	\$165,597	1.165	2,311	\$83.45	4008	11.5278	MULTI-LEVEL	RES 1 FAMILY
28-277-0018-000	2532 MICHIGAN	07/23/24	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$71,300	41.70	\$147,669	\$37,694	\$133,306	\$116,253	1.147	1,040	\$128.18	4008	9.7362	1 STORY	RES 1 FAMILY
28-764-0092-000	2821 W WATER	01/23/25	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,700	38.13	\$178,386	\$56,715	\$173,285	\$128,616	1.347	1,363	\$127.13	4008	29.7971	1 STORY	RES 1 FAMILY
28-764-0092-000	2821 W WATER	01/23/25	\$240,000	LC	03-ARM'S LENGTH	\$240,000	\$87,700	36.54	\$178,386	\$56,715	\$183,285	\$128,616	1.425	1,363	\$134.47	4008	37.5723	1 STORY	RES 1 FAMILY

Totals: \$4,997,450 \$4,997,450 \$1,989,700 \$4,787,410 \$3,464,237 \$3,460,676 \$107.84 4.8301
 Sale. Ratio => 39.81 E.C.F. => 1.001 Std. Deviation=> 0.28196405
 Std. Dev. => 16.53 Ave. E.C.F. => 1.049 Ave. Variance=> 24.6737 Coefficient of Var=> 23.51372339

4008 SEC 5,6/BEACH, MICH & RANGE-N 2025 ECF: 0.946

4008 SEC 5,6/BEACH, MICH & RANGE-N 2026 ECF USED: 1.001

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	20.2995	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!

4008 TOWNHOMES/DUPLEXES 2025 ECF: 0.946

4008 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

4008 MANUFACTURED/MODULAR 2025 ECF: 0.867

4008 MANUFACTURED/MODULAR 2026 ECF USED: 0.790