

4008 SEC 5,6/BEACH,MICH & RANGE-N 2023 E.C.F.

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	
28-005-1003-075	3973 W WATER	09/29/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$108,900	41.88	\$252,414	\$51,416	\$208,584	\$213,828	0.975	2,012	\$103.67	4008	2.3793	2 STY/BI-LEVEL	
28-005-1016-001	3717 W WATER	12/03/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$57,100	36.37	\$128,802	\$40,836	\$116,164	\$93,581	1.241	2,704	\$42.96	4008	28.9638	2 STY/BI-LEVEL	
28-005-1025-000	2758 MICHIGAN	01/14/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$85,900	35.06	\$238,568	\$34,761	\$210,239	\$216,816	0.970	1,948	\$107.93	4008	1.7981	2 STY/BI-LEVEL	
28-005-2013-000	2720 MICHIGAN	09/03/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,300	39.55	\$158,455	\$39,498	\$115,502	\$126,550	0.913	1,519	\$76.04	4008	3.8986	1 STORY	
28-006-1017-010	2796 N RANGE	11/23/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,500	39.63	\$141,167	\$53,298	\$81,702	\$93,478	0.874	1,013	\$80.65	4008	7.7657	1 STORY	
28-006-1022-100	2928 N RANGE	07/10/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$103,100	38.19	\$263,144	\$45,796	\$224,204	\$230,101	0.974	1,833	\$122.32	4008	2.2687	TRI-LEVEL	
28-006-2012-000	2911 BEACH	10/05/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$82,400	34.35	\$223,384	\$68,342	\$171,558	\$164,938	1.040	1,793	\$95.68	4008	8.8450	1 STORY	
28-006-2019-000	2801 BEACH	08/24/20	\$143,750	WD	03-ARM'S LENGTH	\$143,750	\$58,500	40.70	\$154,091	\$59,102	\$84,648	\$101,052	0.838	1,126	\$75.18	4008	11.4018	1 STORY	
28-006-2023-000	2896 BEACH	07/06/20	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$80,900	30.76	\$206,549	\$38,968	\$224,032	\$178,278	1.257	1,685	\$132.96	4008	30.4962	2 STY/BI-LEVEL	
28-006-2028-000	2852 BEACH	06/04/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$77,000	38.52	\$169,485	\$74,518	\$125,382	\$101,029	1.241	1,692	\$74.10	4008	28.9369	1 STORY	
28-006-2040-000	2961 MICHIGAN	08/19/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$93,700	50.65	\$240,533	\$49,056	\$135,944	\$203,699	0.667	2,106	\$64.55	4008	28.4307	1 STORY	
28-006-2042-000	2931 MICHIGAN	06/21/21	\$305,000	OTH	03-ARM'S LENGTH	\$305,000	\$103,900	34.07	\$242,659	\$63,522	\$241,478	\$190,571	1.267	2,611	\$92.48	4008	31.5442	TRI-LEVEL	
28-006-2049-000	2841 MICHIGAN	08/09/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$75,900	36.32	\$170,814	\$44,940	\$164,060	\$133,909	1.225	1,935	\$84.79	4008	27.3480	1 STORY	
28-006-3025-010	2615 BEACH	06/19/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$83,600	47.77	\$214,210	\$29,706	\$145,294	\$196,281	0.740	1,452	\$100.06	4008	21.1449	1 STORY	
28-130-0002-000	2950 MICHIGAN	10/12/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$108,100	46.00	\$244,988	\$40,474	\$194,526	\$217,568	0.894	2,096	\$92.81	4008	5.7592	2 STY/BI-LEVEL	
28-130-0004-000	2930 MICHIGAN	09/17/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$70,300	45.35	\$195,573	\$38,594	\$116,406	\$166,999	0.697	1,444	\$80.61	4008	25.4638	1 STORY	
28-222-0002-100	2712 BEACH	05/29/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$81,500	49.39	\$209,092	\$30,318	\$134,682	\$190,185	0.708	1,365	\$98.67	4008	24.3522	1 STORY	
28-277-0007-000	2636 MICHIGAN	12/18/20	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$44,700	30.00	\$119,393	\$44,600	\$104,400	\$79,567	1.312	1,242	\$84.06	4008	36.0417	1 STORY	
28-277-0016-000	2550 MICHIGAN	10/29/20	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$62,400	40.28	\$160,857	\$53,501	\$101,399	\$114,209	0.888	1,361	\$74.50	4008	6.3843	MULTI-LEVEL	
28-480-0002-000	2743 MICHIGAN	05/28/20	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$45,000	40.95	\$118,266	\$44,153	\$65,747	\$78,844	0.834	1,145	\$57.42	4008	11.7793	1 STORY	
28-480-0006-000	2715 MICHIGAN	07/23/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$68,900	40.06	\$157,380	\$46,441	\$125,559	\$118,020	1.064	1,149	\$109.28	4008	11.2193	1 STORY	
28-480-0017-000	2619 MICHIGAN	11/25/20	\$87,629	WD	03-ARM'S LENGTH	\$87,629	\$44,200	50.44	\$116,663	\$44,607	\$43,022	\$76,655	0.561	837	\$51.40	4008	39.0445	1 STORY	
28-764-0090-000	2605 W WATER	03/07/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,100	51.10	\$107,013	\$36,347	\$63,653	\$75,177	0.847	958	\$66.44	4008	10.4971	MULTI-LEVEL	
28-764-0111-001	3481 W WATER	08/10/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$52,800	39.11	\$149,174	\$44,680	\$90,320	\$111,164	0.812	1,175	\$76.87	4008	13.9190	1 STORY	
Totals:			\$4,405,979			\$4,405,979	\$1,754,700		\$4,382,674		\$3,288,505	\$3,472,497			\$85.23		0.4670		
								Sale. Ratio =>	39.83					E.C.F. =>	0.947			Std. Deviation=>	0.21477796
								Std. Dev. =>	6.13					Ave. E.C.F. =>	0.952	Ave. Variance=>	17.4868	Coefficient of Var=>	18.37454513
													2023 RES NEIGHBORHOOD 4008 E.C.F.		0.947				
																			2022 ECF was 0.940