

4009 THE CAMPAU 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
28-170-0013-000	1804 HENRY	01/26/23	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$74,100	47.84	\$183,807	\$56,340	\$98,560	\$135,748	0.726	1,472	\$66.96	4009	22.8129	1 STORY	RES 1 FAMILY
28-170-0030-000	2650 HENRY	05/06/21	\$115,000	MLC	03-ARM'S LENGTH	\$115,000	\$72,900	63.39	\$217,733	\$54,419	\$60,581	\$173,923	0.328	1,940	\$31.23	4009	60.5862	1 STORY	MULTIPLE RESI
28-172-0008-000	1615 HENRY	06/14/22	\$147,900	WD	03-ARM'S LENGTH	\$147,900	\$73,000	49.36	\$180,963	\$53,169	\$94,731	\$136,096	0.696	2,506	\$37.80	4009	25.8121	2 STY/BI-LEVEL	RES 1 FAMILY
28-172-0022-000	2019 HENRY	07/11/22	\$55,000	LC	03-ARM'S LENGTH	\$55,000	\$43,700	79.45	\$113,351	\$54,749	\$251	\$62,409	0.004	696	\$0.36	4009	95.0160	1 STORY	RES 1 FAMILY
28-172-0022-000	2019 HENRY	01/30/23	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$43,700	52.02	\$113,351	\$54,749	\$29,251	\$62,409	0.469	696	\$42.03	4009	48.5483	1 STORY	RES 1 FAMILY
28-172-0026-000	2417 HENRY	10/04/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$47,400	33.88	\$130,126	\$53,169	\$86,731	\$81,879	1.059	1,079	\$80.38	4009	10.5082	MULTI-LEVEL	RES 1 FAMILY
28-176-0010-000	1809 YEAGER	08/27/21	\$109,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$109,000	\$58,200	53.39	\$121,089	\$33,286	\$75,714	\$96,487	0.785	1,098	\$68.96	4009	16.9474	MULTI-LEVEL	RES 1 FAMILY
28-178-0015-025	1771 CAMPAU	05/06/22	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$88,300	38.73	\$214,469	\$32,723	\$195,277	\$193,553	1.009	1,328	\$147.05	4009	5.4727	1 STORY	RES 1 FAMILY
28-178-0023-000	1886 CAMPAU	06/17/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$56,500	28.97	\$140,179	\$36,828	\$158,172	\$110,065	1.437	1,040	\$152.09	4009	48.2897	1 STORY	RES 1 FAMILY
28-178-0039-000	2500 CAMPAU	03/27/23	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$45,800	35.78	\$114,174	\$34,458	\$93,542	\$84,895	1.102	948	\$98.67	4009	14.7679	1 STORY	RES 1 FAMILY
28-190-0009-100	2810 LEWIS	03/24/22	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$84,400	33.63	\$220,926	\$39,222	\$211,778	\$193,508	1.094	1,986	\$106.64	4009	14.0233	1 STORY	RES 1 FAMILY
28-190-0022-000	2586 EVERGREEN	09/22/21	\$188,500	WD	03-ARM'S LENGTH	\$188,500	\$63,500	33.69	\$169,711	\$33,787	\$154,713	\$144,754	1.069	2,190	\$70.65	4009	11.4617	1 STORY	RES 1 FAMILY
28-520-0004-000	2761 LEWIS	02/15/23	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$71,400	38.18	\$174,618	\$38,841	\$148,159	\$143,838	1.030	1,708	\$86.74	4009	7.5856	1 STORY	RES 1 FAMILY
28-520-0011-000	2750 LEWIS	05/07/21	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$67,500	39.02	\$167,988	\$55,538	\$117,462	\$119,755	0.981	1,196	\$98.21	4009	2.6670	1 STORY	RES 1 FAMILY
28-525-0001-000	2771 CAMPAU	06/02/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$64,400	33.03	\$162,845	\$48,492	\$146,508	\$121,782	1.203	1,122	\$130.58	4009	24.8856	1 STORY	RES 1 FAMILY
28-700-0006-000	2567 LEWIS	05/21/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$34,200	26.33	\$102,594	\$44,304	\$85,596	\$62,077	1.379	780	\$109.74	4009	42.4693	1 STORY	RES 1 FAMILY
28-700-0011-000	2705 LEWIS	01/04/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$47,500	27.14	\$127,915	\$42,305	\$132,695	\$91,171	1.455	994	\$133.50	4009	50.1262	1 STORY	RES 1 FAMILY
28-700-0013-000	2719 LEWIS	03/14/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$74,400	29.76	\$181,052	\$38,133	\$211,867	\$152,203	1.392	1,987	\$106.63	4009	43.7817	2 STY/BI-LEVEL	RES 1 FAMILY
28-700-0015-000	2566 LEWIS	06/29/21	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$72,900	36.63	\$192,333	\$44,532	\$154,468	\$157,403	0.981	1,904	\$81.13	4009	2.7174	1 STORY	RES 1 FAMILY
28-700-0032-000	2563 ROBBINS	06/04/21	\$123,300	WD	03-ARM'S LENGTH	\$123,300	\$44,600	36.17	\$121,744	\$37,573	\$85,727	\$89,639	0.956	980	\$87.48	4009	0.2176	1 STORY	RES 1 FAMILY
28-700-0049-000	2546 ROBBINS	05/13/22	\$168,900	WD	03-ARM'S LENGTH	\$168,900	\$66,100	39.14	\$162,471	\$43,119	\$125,781	\$127,105	0.990	1,232	\$102.09	4009	3.5398	1 STORY	RES 1 FAMILY
28-762-0002-000	1937 WATER	10/13/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$41,300	37.55	\$120,492	\$33,094	\$76,906	\$93,076	0.826	912	\$84.33	4009	12.7908	1 STORY	RES 1 FAMILY
Totals:						\$3,392,300	\$1,335,800		\$3,433,931	\$2,544,470	\$2,633,774			\$87.42			1.1911		
						Sale. Ratio =>	38.09		E.C.F. =>	0.966	Std. Deviation=>	0.3562275					0.3562275	Coefficient of Var=>	26.91631005
						Std. Dev. =>	12.67		Ave. E.C.F. =>	0.954	Ave. Variance=>	25.6831							

2024 THE CAMPAU ECF: 0.966

2023 ECF was 0.939

Removed Duplex/Manufactured/Modular sales for separate ECF calculation

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 RESI
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	\$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					0.2420016	Coefficient of Var=>	21.70111978
						Std. Dev. =>	14.60		Ave. E.C.F. =>	0.852	Ave. Variance=>	18.4880							

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
28-245-0023-000	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	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	\$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					0.3047021	Coefficient of Var=>	32.77472824
						Std. Dev. =>	15.38		Ave. E.C.F. =>	0.747	Ave. Variance=>	24.4803							

2024 MANUFACTURED/MODULAR ECF: 0.746

2023 ECF was 0.685