

4009 THE CAMPAU 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
28-170-0022-000	2074 HENRY	09/05/24	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$79,300	52.87	\$148,060	\$57,373	\$92,627	\$102,936	0.900	1,346	\$68.82	4009	5.6599	2 STY/BI-LEVEL	RES 1 FAMILY
28-170-0027-000	2604 HENRY	11/22/23	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$95,700	87.80	\$195,318	\$50,775	\$58,225	\$164,067	0.355	2,206	\$26.39	4009	60.1560	MULTI-LEVEL	RES 1 FAMILY
28-176-0016-000	1955 YEAGER	06/14/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$79,800	49.88	\$148,334	\$52,977	\$107,023	\$108,237	0.989	780	\$137.21	4009	3.2336	1 STORY	RES 1 FAMILY
28-176-0023-000	2110 MARCHON	07/01/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$45,500	37.92	\$84,202	\$29,080	\$90,920	\$62,568	1.453	740	\$122.86	4009	49.6704	1 STORY	RES 1 FAMILY
28-178-0006-000	1603 CAMPAU	02/07/25	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$76,700	32.78	\$162,123	\$31,481	\$202,519	\$148,288	1.366	1,607	\$126.02	4009	40.9265	MULTI-LEVEL	RES 1 FAMILY
28-178-0006-000	1603 CAMPAU	11/21/23	\$94,500	WD	03-ARM'S LENGTH	\$94,500	\$71,000	75.13	\$162,123	\$31,481	\$63,019	\$148,288	0.425	1,607	\$39.22	4009	53.1470	MULTI-LEVEL	RES 1 FAMILY
28-178-0027-001	1938 CAMPAU	02/23/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$18,400	8.56	\$220,586	\$36,499	\$178,501	\$208,952	0.854	1,176	\$151.79	4009	10.2179	1 STORY	RES 1 FAMILY
28-178-0036-100	2439 CAMPAU	08/29/23	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$80,200	92.18	\$168,820	\$36,586	\$50,414	\$150,095	0.336	1,934	\$26.07	4009	62.0566	1 STORY	RES 1 FAMILY
28-178-0036-100	2439 CAMPAU	02/28/25	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$86,600	32.68	\$168,820	\$36,586	\$228,414	\$150,095	1.522	1,934	\$118.10	4009	56.5347	1 STORY	RES 1 FAMILY
28-190-0021-000	2580 EVERGREEN	11/19/24	\$215,270	WD	03-ARM'S LENGTH	\$215,270	\$78,400	36.42	\$171,913	\$32,689	\$182,581	\$158,030	1.155	2,090	\$87.36	4009	19.8914	1 STORY	RES DUPLEX
28-525-0005-000	2800 CAMPAU	09/30/24	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$68,900	33.77	\$136,422	\$32,089	\$171,911	\$118,426	1.452	1,333	\$128.97	4009	49.5191	1 STORY	RES 1 FAMILY
28-525-0005-000	2800 CAMPAU	04/13/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$63,800	67.16	\$136,422	\$32,089	\$62,911	\$118,426	0.531	1,333	\$47.20	4009	42.5218	1 STORY	RES 1 FAMILY
28-700-0018-000	2620 LEWIS	08/11/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$64,400	41.55	\$140,069	\$37,204	\$117,796	\$116,759	1.009	1,252	\$94.09	4009	5.2433	1 STORY	RES 1 FAMILY
28-762-0011-000	2011 WATER	10/04/24	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$77,600	45.67	\$147,985	\$29,426	\$140,474	\$134,573	1.044	1,768	\$79.45	4009	8.7402	1 STORY	RES 1 FAMILY
Totals:			\$2,273,670			\$2,273,670	\$986,300		\$2,191,197		\$1,747,335	\$1,889,741			\$89.54		3.1803		
							Sale. Ratio =>	43.38				E.C.F. =>	0.925		Std. Deviation=>	0.416388865			
							Std. Dev. =>	23.43				Ave. E.C.F. =>	0.956		Ave. Variance=>	33.3942	Coefficient of Var=>	34.9148631	

4009 THE CAMPAU 2025 ECF: 0.881

4009 THE CAMPAU 2026 ECF USED: 0.925

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 KEWAHDIN 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	RES DUPLEX
20-756-0002-000	2627 KEWAHDIN RD 2629	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	\$349,600	1.033	1,635	\$220.47	SUB	0.3057	DUPLEX	RES 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	RES 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	RES 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=>	0.125831553			
							Std. Dev. =>	7.95				Ave. E.C.F. =>	1.030		Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!	

4009 TOWNHOMES/DUPLEXES 2025 ECF: 0.881

4009 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=>	0.109751237			
							Std. Dev. =>	5.86				Ave. E.C.F. =>	0.799		Ave. Variance=>	8.1310	Coefficient of Var=>	10.17830621	

4009 MANUFACTURED/MODULAR 2025 ECF: 0.867

4009 MANUFACTURED/MODULAR 2026 ECF USED: 0.790