

4010 RES LAPEER/HOWARD & 24TH 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
28-190-0046-000	3220 LAPEER	01/01/23	\$68,000	LC	03-ARM'S LENGTH	\$68,000	\$44,800	65.88	\$115,556	\$43,373	\$24,627	\$83,352	0.295	1,218	\$20.22	4010	57.3094	1 STORY	RES 1 FAMILY
28-190-0077-000	3635 LAPEER	05/27/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$43,600	67.08	\$125,414	\$46,133	\$18,867	\$91,549	0.206	1,626	\$11.60	4010	66.2463	MULTI-LEVEL	RES 1 FAMILY
28-190-0082-000	3765 LAPEER	08/01/22	\$0	MLC	03-ARM'S LENGTH	\$85,000	\$46,800	55.06	\$118,211	\$56,744	\$28,256	\$70,978	0.398	982	\$28.77	4010	47.0456	1 STORY	RES 1 FAMILY
28-253-0013-000	2504 GRISWOLD	10/25/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$33,200	30.18	\$87,451	\$14,348	\$95,652	\$84,415	1.133	1,224	\$78.15	4010	26.4572	MULTI-LEVEL	RES 1 FAMILY
28-253-0024-000	1621 25TH	06/10/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$20,400	24.00	\$63,465	\$9,109	\$75,891	\$62,767	1.209	924	\$82.13	4010	34.0545	1 STORY	RES 1 FAMILY
28-253-0027-000	2606 GRISWOLD	02/07/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$24,800	26.11	\$76,956	\$10,708	\$84,292	\$76,499	1.102	1,043	\$80.82	4010	23.3322	1 STORY	RES 1 FAMILY
28-253-0045-000	1703 27TH	08/15/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$36,100	27.77	\$95,290	\$15,825	\$114,175	\$91,761	1.244	857	\$133.23	4010	37.5715	1 STORY	RES 1 FAMILY
28-253-0074-000	1709 24TH	02/25/22	\$0	MLC	03-ARM'S LENGTH	\$45,000	\$28,900	64.22	\$89,757	\$16,722	\$28,278	\$84,336	0.335	1,391	\$20.33	4010	53.3249	MULTI-LEVEL	RES 1 FAMILY
28-253-0080-000	2417 DIVISION	12/15/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$32,500	30.95	\$87,411	\$11,828	\$93,172	\$87,278	1.068	1,109	\$84.01	4010	19.8977	1 STORY	RES 1 FAMILY
28-253-0092-000	2506 DIVISION	12/12/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$23,900	19.59	\$86,900	\$9,910	\$112,090	\$88,903	1.261	1,085	\$103.31	4010	39.2262	MULTI-LEVEL	RES 1 FAMILY
28-253-0093-000	2510 DIVISION	11/16/22	\$109,500	WD	03-ARM'S LENGTH	\$109,500	\$36,100	32.97	\$95,402	\$13,841	\$95,659	\$94,181	1.016	1,594	\$60.01	4010	14.7139	MULTI-LEVEL	RES 1 FAMILY
28-253-0094-000	2514 DIVISION	09/09/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$22,900	57.25	\$73,773	\$9,910	\$30,090	\$73,745	0.408	1,106	\$27.21	4010	46.0522	MULTI-LEVEL	RES 1 FAMILY
28-253-0094-000	2514 DIVISION	02/03/23	\$127,900	WD	03-ARM'S LENGTH	\$127,900	\$27,000	21.11	\$73,773	\$9,910	\$117,990	\$73,745	1.600	1,106	\$106.68	4010	73.1426	MULTI-LEVEL	RES 1 FAMILY
28-253-0098-000	2519 MINNIE	02/24/23	\$124,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$124,900	\$45,100	36.11	\$110,491	\$29,730	\$95,170	\$93,258	1.021	1,205	\$78.98	4010	15.1957	MULTI-LEVEL	RES 1 FAMILY
28-253-0145-000	1917 25TH	04/12/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$23,200	38.67	\$69,050	\$14,672	\$45,328	\$62,792	0.722	816	\$55.55	4010	14.6677	1 STORY	RES 1 FAMILY
28-360-0005-000	2417 CHESTNUT	07/18/22	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$24,700	72.65	\$65,146	\$10,527	\$23,473	\$63,070	0.372	755	\$31.09	4010	49.6379	1 STORY	RES 1 FAMILY
28-664-0007-000	3895 LAPEER	11/19/21	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$55,100	24.50	\$161,017	\$37,810	\$187,090	\$142,271	1.315	1,387	\$134.89	4010	44.6472	1 STORY	RES 1 FAMILY
28-750-0038-000	2584 HOWARD	09/23/21	\$154,050	WD	03-ARM'S LENGTH	\$154,050	\$41,200	26.74	\$115,888	\$41,155	\$112,895	\$86,297	1.308	1,224	\$92.23	4010	43.9668	MULTI-LEVEL	RES 1 FAMILY
28-750-0045-000	950 26TH	07/12/22	\$0	MLC	03-ARM'S LENGTH	\$30,000	\$24,600	82.00	\$63,188	\$22,453	\$7,547	\$47,038	0.160	656	\$11.50	4010	70.8106	1 STORY	RES 1 FAMILY
28-750-0047-000	2444 HOWARD	05/06/22	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$32,000	29.91	\$83,657	\$22,666	\$84,334	\$70,428	1.197	1,130	\$74.63	4010	32.8892	1 STORY	RES 1 FAMILY
Totals:						\$1,762,250	\$666,900		\$1,857,796		\$1,474,876	\$1,628,663			\$65.77		3.7024		
								Sale. Ratio =>	34.69				E.C.F. =>	0.906		Std. Deviation=>	0.453637334		
								Std. Dev. =>	19.77				Ave. E.C.F. =>	0.869		Ave. Variance=>	40.5095	Coefficient of Var=>	46.64030018

2024 RES LAPEER/HOWARD & 24TH ECF: 0.906

2023 ECF was 0.866

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 RES
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 F	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		
								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 RAVENSWOI	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	MANUFACTURED	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		
								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