

4010 RES LAPEER/HOWARD & 24TH 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
28-190-0046-000	3220 LAPEER	03/14/25	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$62,600	54.43	\$132,338	\$50,010	\$64,990	\$86,117	0.755	1,218	\$53.36	4010	31.8875	1 STORY	RES 1 FAMILY
28-253-0014-000	2508 GRISWOLD	02/26/25	\$148,000	MLC	03-ARM'S LENGTH	\$148,000	\$49,100	33.18	\$106,065	\$23,431	\$124,569	\$86,437	1.441	1,217	\$102.36	4010	36.7605	MULTI-LEVEL	RES 1 FAMILY
28-253-0038-000	2702 GRISWOLD	05/06/24	\$68,500	WD	03-ARM'S LENGTH	\$68,500	\$54,400	79.42	\$118,555	\$23,431	\$45,069	\$99,502	0.453	1,428	\$31.56	4010	62.0599	MULTI-LEVEL	RES 1 FAMILY
28-253-0061-000	2526 OAK	09/29/23	\$0	MLC	03-ARM'S LENGTH	\$169,900	\$48,200	28.37	\$124,712	\$22,009	\$107,430	\$107,430	1.377	1,561	\$94.74	4010	30.3083	2 STY/BI-LEVEL	RES 1 FAMILY
28-253-0094-000	2514 DIVISION	06/12/24	\$133,250	WD	03-ARM'S LENGTH	\$133,250	\$51,800	38.87	\$107,371	\$22,009	\$111,241	\$89,291	1.246	1,106	\$100.58	4010	17.2284	MULTI-LEVEL	RES 1 FAMILY
28-253-0134-000	1912 27TH	07/11/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$39,400	65.67	\$104,150	\$26,091	\$33,909	\$81,652	0.415	1,169	\$29.01	4010	65.8256	1 STORY	RES 1 FAMILY
28-253-0143-000	1907 25TH	08/30/24	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$48,500	33.22	\$111,438	\$29,650	\$116,350	\$85,552	1.360	1,104	\$105.39	4010	28.6442	1 STORY	RES 1 FAMILY
28-253-0150-000	2519 BANCROFT	01/15/25	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$35,400	47.20	\$74,543	\$22,009	\$52,991	\$54,952	0.964	721	\$73.50	4010	10.9228	1 STORY	RES 1 FAMILY
28-360-0008-000	2511 CHESTNUT	10/25/24	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$51,100	33.18	\$109,653	\$8,483	\$145,517	\$105,826	1.375	1,260	\$115.49	4010	30.1510	1 STORY	RES 1 FAMILY
28-664-0007-000	3895 LAPEER	02/21/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$77,200	32.85	\$178,071	\$39,790	\$195,210	\$144,645	1.350	1,387	\$140.74	4010	27.6032	1 STORY	RES 1 FAMILY
Totals:			\$1,134,750			\$1,304,650	\$517,700		\$1,166,896		\$1,037,737	\$941,405			\$84.67				2.8784
								Sale. Ratio =>	39.68				E.C.F. =>	1.102					Std. Deviation=>
								Std. Dev. =>	16.94				Ave. E.C.F. =>	1.074					Ave. Variance=>
																			0.39970573
																			Coefficient of Var=>
																			31.80041025

4010 RES LAPEER/HOWARD & 24TH 2025 ECF: 0.956

4010 RES LAPEER/HOWARD & 24TH 2026 ECF USED: 1.102

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	RES 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	RES 1 FAMILY
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 1 FAMILY
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 1 FAMILY
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=>
								Std. Dev. =>	7.95				Ave. E.C.F. =>	1.030					Ave. Variance=>
																			#REF!
																			Coefficient of Var=>
																			0.12583155

4010 TOWNHOMES/DUPLEXES 2025 ECF: 0.881

4010 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=>
								Std. Dev. =>	5.86				Ave. E.C.F. =>	0.799					Ave. Variance=>
																			8.1310
																			Coefficient of Var=>
																			10.17830621

4010 MANUFACTURED/MODULAR 2025 ECF: 0.867

4010 MANUFACTURED/MODULAR 2026 ECF USED: 0.790