

4010 RES LAPEER/HOWARD & 24TH 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		
28-190-0038-000	3370 LAPEER	08/20/20	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$69,200	56.26	\$156,679	\$105,248	\$17,752	\$70,261	0.253	832	\$21.34	4010	59.2631	1 STORY		
28-190-0077-000	3635 LAPEER	05/27/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$43,600	67.08	\$108,481	\$46,041	\$18,959	\$85,301	0.222	1,626	\$11.66	4010	62.3028	MULTI-LEVEL		
28-253-0021-000	2517 OAK	12/17/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$30,700	36.12	\$79,657	\$10,126	\$74,874	\$111,072	0.674	1,979	\$37.83	4010	17.1185	DUPLEX +		
28-253-0024-000	1621 25TH	06/10/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$20,400	24.00	\$51,843	\$9,076	\$75,924	\$58,425	1.300	924	\$82.17	4010	45.4226	1 STORY		
28-253-0027-000	2606 GRISWOLD	02/07/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$24,800	26.11	\$62,834	\$10,708	\$84,292	\$71,210	1.184	1,043	\$80.82	4010	33.8415	1 STORY		
28-253-0031-000	1612 27TH	03/29/21	\$97,900	WD	03-ARM'S LENGTH	\$97,900	\$31,300	31.97	\$72,116	\$17,945	\$79,955	\$74,004	1.080	796	\$100.45	4010	23.5124	1 STORY		
28-253-0074-000	1709 24TH	02/25/22	\$0	MLC	03-ARM'S LENGTH	\$45,000	\$28,900	64.22	\$74,187	\$16,722	\$28,278	\$78,504	0.360	1,391	\$20.33	4010	48.5079	MULTI-LEVEL		
28-253-0094-000	2514 DIVISION	09/09/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$22,900	57.25	\$60,158	\$9,910	\$30,090	\$68,645	0.438	1,106	\$27.21	4010	40.6946	MULTI-LEVEL		
28-253-0109-000	2621 MINNIE	03/24/21	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$36,100	31.42	\$85,584	\$28,162	\$86,738	\$78,445	1.106	1,215	\$71.39	4010	26.0423	2 STY/BI-LEVEL		
28-253-0145-000	1917 25TH	04/12/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$23,200	38.67	\$58,259	\$14,608	\$45,392	\$59,633	0.761	816	\$55.63	4010	8.4094	1 STORY		
28-664-0007-000	3895 LAPEER	11/19/21	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$55,100	24.50	\$136,295	\$37,561	\$187,339	\$134,883	1.389	1,387	\$135.07	4010	54.3616	1 STORY		
28-750-0038-000	2584 HOWARD	09/23/21	\$154,050	WD	03-ARM'S LENGTH	\$154,050	\$41,200	26.74	\$101,193	\$41,155	\$112,895	\$82,019	1.376	1,224	\$92.23	4010	53.1158	MULTI-LEVEL		
Totals:			\$1,144,750			\$1,189,750	\$427,400		\$1,047,286		\$842,488	\$972,401			\$61.34		2.1111			
									Sale. Ratio =>	35.92			E.C.F. =>	0.866	Std. Deviation=>		0.4470361			
									Std. Dev. =>	16.24			Ave. E.C.F. =>	0.845	Ave. Variance=>		39.3827	Coefficient of Var=>	46.59080431	
													2023 RES NEIGHBORHOOD 4010 E.C.F.		0.866					
													2022 ECF was 0.732							

*Removed 1 sale due to split/comb- acquired additional property property after sale