

4011 ALGER/HERBER 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			
28-340-0010-000	2611 HERBER	12/05/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$77,100	39.95	\$193,522	\$35,600	\$157,400	\$153,174	1.028	1,346	\$116.94	4011	3.3816	1 STORY	RES 1 FAMILY			
28-340-0014-000	2570 HERBER	06/16/23	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$70,600	33.46	\$177,343	\$37,728	\$173,272	\$135,417	1.280	1,102	\$157.23	4011	28.5767	1 STORY	RES 1 FAMILY			
28-470-0034-000	2616 ALGER	11/01/23	\$0	MLC	03-ARM'S LENGTH	\$110,000	\$64,300	58.45	\$151,899	\$30,831	\$79,169	\$117,428	0.674	1,655	\$47.84	4011	31.9583	1 STORY	RES 1 FAMILY			
Totals:			\$404,000			\$514,000	\$212,000		\$522,764		\$409,841	\$406,018			\$107.34		1.5639					
													Sale. Ratio =>	41.25			E.C.F. =>	1.009	Std. Deviation=>	0.30408839		
													Std. Dev. =>	12.97			Ave. E.C.F. =>	0.994	Ave. Variance=>	21.3055	Coefficient of Var=>	21.43895628

4011 ALGER/HERBER 2025 ECF: 1.031

4011 ALGER/HERBER 2026 ECF USED: 1.009

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

4011 TOWNHOMES/DUPLEXES 2025 ECF: 1.031

4011 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=>	0.10975124		
													Std. Dev. =>	5.86			Ave. E.C.F. =>	0.799	Ave. Variance=>	8.1310	Coefficient of Var=>	10.17830621

4011 MANUFACTURED/MODULAR 2025 ECF: 0.867

4011 MANUFACTURED/MODULAR 2026 ECF USED: 0.790