

4012 SECTION 6-7 S LAP, HOPPS W, N GRISW 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
28-006-3013-000	4198 LAPEER	11/11/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$79,700	37.95	\$160,738	\$53,749	\$156,251	\$109,172	1.431	1,255	\$124.50	4012	37.0827	MULTI-LEVEL	RES 1 FAMILY
28-006-4013-000	4408 LAPEER	07/31/24	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$155,300	47.20	\$315,128	\$112,781	\$216,219	\$206,477	1.047	1,540	\$140.40	4012	1.3220	1 STORY	RES 1 FAMILY
28-007-2016-000	2327 HOPPS	07/17/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$107,800	44.00	\$237,672	\$56,361	\$188,639	\$185,011	1.020	1,665	\$113.30	4012	4.0796	1 STORY	RES 1 FAMILY
28-250-0017-000	2422 PARTRIDGE	09/01/23	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$81,100	31.20	\$264,522	\$43,853	\$216,047	\$225,172	0.959	1,260	\$171.47	4012	10.0931	1 STORY	RES 1 FAMILY
28-250-0033-000	2406 HOPPS	12/20/24	\$0	WD	03-ARM'S LENGTH	\$105,000	\$72,800	69.33	\$146,214	\$46,954	\$58,046	\$101,286	0.573	960	\$60.46	4012	48.7312	1 STORY	RES 1 FAMILY
28-250-0037-000	2485 BEACH	08/20/24	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$67,700	40.54	\$137,331	\$48,521	\$118,479	\$90,622	1.307	1,046	\$113.27	4012	24.6987	MULTI-LEVEL	RES 1 FAMILY
28-756-0012-000	2140 N RANGE	10/11/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$71,800	42.24	\$159,069	\$64,208	\$105,792	\$96,797	1.093	1,104	\$95.83	4012	3.2523	1 STORY	RES 1 FAMILY
28-756-0014-100	4451 WALL	08/03/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$178,000	47.47	\$367,123	\$81,824	\$293,176	\$290,791	1.008	1,777	\$164.98	4012	5.2201	1 STORY	RES 1 FAMILY
28-825-0002-000	4265 LAPEER	02/16/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$81,100	28.96	\$192,885	\$47,246	\$232,754	\$148,474	1.568	5,002	\$46.53	4012	50.7238	MULTI-LEVEL	MISC COMM
28-825-0035-000	4405 LAPEER	07/14/23	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$66,900	43.16	\$142,328	\$41,665	\$113,335	\$102,717	1.103	888	\$127.63	4012	4.2964	1 STORY	RES 1 FAMILY
28-825-0055-000	2325 HUELING	06/15/23	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$89,000	56.51	\$202,949	\$98,315	\$59,185	\$106,769	0.554	1,395	\$42.43	4012	50.6079	MULTI-LEVEL	RES 1 FAMILY
Totals:						\$2,348,400	\$1,051,200		\$2,325,959	\$1,757,923	\$1,663,289	\$109.16					0.3509		
						Sale. Ratio =>	42.85		E.C.F. =>	1.057	Std. Deviation=>	0.310974122							
						Std. Dev. =>	11.23		Ave. E.C.F. =>	1.060	Ave. Variance=>	21.8280	Coefficient of Var=>	20.58458003					

4012 SECTION 6-7 S LAP, HOPPS W, N GRISW 2026 ECF: 0.980

4012 SECTION 6-7 S LAP, HOPPS W, N GRISW 2026 ECF USED: 1.057

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 KEWAHNDIN 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	
20-756-0002-000	2627 KEWAHNDIN 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	#REF!	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	
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	
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	
Totals:						\$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!					

4012 TOWNHOMES/DUPLEXES 2025 ECF: 0.980

4012 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	\$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					

4012 MANUFACTURED/MODULAR 2025 ECF: 0.867

4012 MANUFACTURED/MODULAR 2026 ECF USED: 0.790

MOBILE HOME

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
11-013-4002-100	7743 NORTH RD	07/10/23	\$44,335	WD	03-ARM'S LENGTH	\$44,335	\$18,900	42.63	\$37,781	\$10,440	\$33,895	\$39,059	0.868	1,008	\$33.63	4010	86.7799	MOBILE HOME	
Totals:						\$44,335	\$18,900		\$37,781	\$33,895	\$39,059	\$33.63					0.0000		
						Sale. Ratio =>	42.63		E.C.F. =>	0.868	Std. Deviation=>	#DIV/0!							
						Std. Dev. =>	#DIV/0!		Ave. E.C.F. =>	0.868	Ave. Variance=>	86.7799	Coefficient of Var=>	100					

NO SALES OF MOBILE HOMES IN TOWNSHIP

USED SALE OF SIMILAR QUALITY FROM OTHER SCC UNIT AND AVERAGING 2025 ECF WITH ECF FROM THAT SALE

TO CREATE 2026 TOWNSHIP ECF FOR MOBILE HOMES

2025 ECF **0.843**

AVERAGE BETWEEN 2025/2026 ECFs **0.855**

MOBILE HOME ECF FOR 2026 USED: 0.855