

4012 SEC 6-7 S LAP, HOPPS W, N GRISW 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	
28-006-4017-100	4456 LAPEER	06/19/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$55,300	33.52	\$150,124	\$46,029	\$118,971	\$118,830	1.001	1,530	\$77.76	4012	4.9164	MULTI-LEVEL	
28-250-0004-000	4215 LAPEER	06/30/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$38,900	37.05	\$104,614	\$43,378	\$61,622	\$69,904	0.882	923	\$66.76	4012	7.0501	1 STORY	
28-250-0010-000	4141 LAPEER	05/22/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$47,800	50.32	\$108,338	\$55,324	\$39,676	\$75,843	0.523	1,032	\$38.45	4012	42.8887	1 STORY	
28-250-0037-000	2485 BEACH	11/05/20	\$100,000	CD	11-FROM LENDING	\$100,000	\$40,800	40.80	\$110,808	\$37,097	\$62,903	\$84,145	0.748	1,046	\$60.14	4012	20.5390	MULTI-LEVEL	
28-756-0017-000	4401 WALL	08/13/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,400	36.27	\$145,946	\$56,759	\$93,241	\$101,812	0.916	1,429	\$65.25	4012	3.6205	1 STORY	
28-825-0003-000	4277 LAPEER	07/28/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$44,500	29.28	\$119,649	\$40,306	\$111,694	\$90,574	1.233	1,388	\$80.47	4012	28.1154	MULTI-LEVEL	
28-825-0021-000	2328 HUELING	08/13/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$88,500	29.50	\$235,015	\$89,042	\$210,958	\$166,012	1.271	1,824	\$115.66	4012	31.8713	1 STORY	
28-825-0062-001	2487 HUELING	12/31/20	\$230,000	OTH	03-ARM'S LENGTH	\$230,000	\$76,400	33.22	\$205,534	\$77,239	\$152,761	\$146,455	1.043	1,685	\$90.66	4012	9.1031	1 STORY	
Totals:			\$1,297,000			\$1,297,000	\$446,600		\$1,180,028		\$851,826	\$853,575			\$74.39			4.5927	
								Sale. Ratio =>	34.43					E.C.F. =>	0.998				
								Std. Dev. =>	6.87					Ave. E.C.F. =>	0.952				
												Std. Deviation=>	0.24592731						
												Ave. Variance=>	18.5131						
														Coefficient of Var=>	19.44602137				

2023 RES NEIGHBORHOOD 4012 E.C.F. 0.998

2022 ECF was 0.876