

4013 MICH S LAP/N GRISW AREA 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	
28-007-3002-001	2189 MICHIGAN	01/31/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$88,400	45.33	\$231,105	\$160,995	\$34,005	\$98,833	0.344	1,056	\$93.20	4013	48.8116	MANUFACTURED	
28-450-0012-000	2070 MICHIGAN	10/18/21	\$83,000	LC	03-ARM'S LENGTH	\$83,000	\$44,700	53.86	\$84,435	\$32,468	\$50,532	\$60,357	0.837	976	\$51.77	4013	0.5043	MULTI-LEVEL	
28-664-0020-000	2376 MICHIGAN	08/27/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$51,700	32.31	\$123,388	\$39,721	\$120,279	\$133,653	0.900	1,624	\$74.06	4013	6.7751	1 STORY	
28-664-0021-000	2356 MICHIGAN	02/23/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,000	37.22	\$147,065	\$43,488	\$136,512	\$120,298	1.135	1,549	\$88.13	4013	30.2596	1 STORY	
28-666-0002-001	2409 MICHIGAN	03/15/21	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$61,200	42.50	\$133,853	\$29,731	\$114,269	\$120,931	0.945	1,260	\$90.69	4013	11.2726	1 STORY	
Totals:			\$762,000			\$762,000	\$313,000		\$719,846		\$455,597	\$534,073			\$67.37			2.0880	
							Sale. Ratio =>	41.08					E.C.F. =>	0.853		Std. Deviation=>	0.29459479		
							Std. Dev. =>	8.19					Ave. E.C.F. =>	0.832		Ave. Variance=>	19.5246	Coefficient of Var=>	23.46200511
													2023 RES NEIGHBORHOOD 4013 E.C.F.	0.853					
													2022 ECF was 0.861						

*Removed 1 sale due to remodel of garage to include special heating/cooling/partitions etc. done after sale.