

4014 E SIDE 36TH TO 32ND & 24TH 2024 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
28-195-0023-000	2414 27TH	11/05/21	\$54,900	WD	03-ARM'S LENGTH	\$54,900	\$25,000	45.54	\$59,829	\$13,243	\$41,657	\$62,198	0.670	802	\$51.94	4014	21.9731	1 STORY	RES 1 FAMILY
28-195-0024-000	2422 27TH	11/04/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$27,300	27.30	\$66,056	\$13,120	\$86,880	\$70,676	1.229	848	\$102.45	4014	33.9795	1 STORY	RES 1 FAMILY
28-272-0080-000	3234 MOAK	10/01/21	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$23,400	31.20	\$58,547	\$11,016	\$63,984	\$63,459	1.008	1,093	\$58.54	4014	11.8785	MULTI-LEVEL	RES 1 FAMILY
28-758-0011-000	2514 PETIT	11/03/21	\$57,000	OTH	03-ARM'S LENGTH	\$57,000	\$18,800	32.98	\$46,962	\$10,497	\$46,503	\$48,685	0.955	796	\$58.42	4014	6.5699	1 STORY	RES 1 FAMILY
28-772-0012-000	2153 25TH	02/10/22	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$39,700	40.93	\$95,396	\$10,257	\$86,750	\$113,680	0.763	1,435	\$60.45	4014	12.6374	MULTI-LEVEL	RES 1 FAMILY
28-883-0005-000	2615 24TH	09/17/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$45,600	48.00	\$106,267	\$16,400	\$78,600	\$119,983	0.655	1,745	\$45.04	4014	23.4389	2 STY/BI-LEVEL	RES 1 FAMILY
28-883-0023-000	2525 25TH	08/18/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$19,200	34.91	\$46,076	\$12,095	\$42,905	\$45,368	0.946	643	\$66.73	4014	5.6216	1 STORY	RES 1 FAMILY
Totals:						\$533,900	\$533,900	\$199,000	\$479,133	\$447,279	\$524,048	\$63.37					3.5976		
							Sale. Ratio =>	37.27				E.C.F. =>	0.854		Std. Deviation=>	0.206655			
							Std. Dev. =>	7.71				Ave. E.C.F. =>	0.889		Ave. Variance=>	16.5856	Coefficient of Var=>	18.64628107	

2024 E SIDE 36TH TO 32ND & 24TH ECF: 0.854

2023 ECF was 0.749

Removed Manufactured/Modular sale for separate ECF calculation

TOWNHOMES/DUPLEXES

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
28-190-0021-000	2580 EVERGREE	03/24/22	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$42,400	23.57	\$157,352	\$35,208	\$144,692	\$161,566	0.896	2,090	\$69.23	4009	4.3623	DUPLEX	RES DUPLEX
28-750-0063-000	982 25TH	10/25/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,200	27.50	\$136,638	\$19,750	\$148,250	\$154,614	0.959	2,324	\$63.79	2000N	17.8140	DUPLEX +	MULTIPLE RESIDENCES
28-768-0038-000	4245 PECK	02/08/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$45,900	29.24	\$153,047	\$47,750	\$109,250	\$139,282	0.784	1,880	\$58.11	4004	9.5212	DUPLEX	RES DUPLEX
06-743-1323-000	1118 LAPEER AV	04/28/22	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$56,100	40.80	\$124,142	\$5,264	\$132,236	\$124,090	1.066	2,150	\$61.51	4-02	64.2331	DUPLEX	
06-743-1324-000	1124 LAPEER AV	04/28/22	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$52,800	38.40	\$116,919	\$5,383	\$132,117	\$116,426	1.135	2,088	\$63.27	4-02	71.1456	DUPLEX	
25-013-1006-000	1845 LELAND RI	09/30/21	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$68,600	42.88	\$155,662	\$29,689	\$130,311	\$185,254	0.703	1,966	\$66.28	00008	7.7584	DUPLEX	
25-550-0018-000	5115 GRISWOLL	06/09/21	\$153,500	LC	03-ARM'S LENGTH	\$153,500	\$103,200	67.23	\$231,902	\$26,114	\$127,386	\$132,629	0.421	2,742	\$46.46	00008	36.0069	DUPLEX	
Totals:						\$1,093,400	\$1,093,400	\$415,200	\$1,075,662	\$924,242	\$1,183,861	\$61.24					7.1234		
							Sale. Ratio =>	37.97				E.C.F. =>	0.781		Std. Deviation=>	0.2420016			
							Std. Dev. =>	14.60				Ave. E.C.F. =>	0.852		Ave. Variance=>	30.1202	Coefficient of Var=>	35.35504509	

2024 TOWNHOMES/DUPLEXES ECF: 0.781

2023 ECF was 0.756

MANUFACTURED/MODULAR

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
28-007-3002-001	2189 MICHIGAN	01/31/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$88,400	45.33	\$222,697	\$149,464	\$45,536	\$104,480	0.436	1,056	\$43.12	4013	31.1089	MANUFACTURED	RES 1 FAMILY
28-019-1026-000	1259 MINNESO	08/26/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$77,000	73.33	\$149,302	\$33,334	\$71,666	\$169,296	0.423	1,664	\$43.07	4015	32.3609	MANUFACTURED	RES 1 FAMILY
28-019-1027-000	1251 MINNESO	11/02/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$61,500	56.94	\$111,188	\$32,461	\$75,539	\$114,930	0.657	972	\$77.72	4015	8.9664	MODULAR	RES 1 FAMILY
28-019-1027-000	1251 MINNESO	07/20/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,400	51.52	\$111,188	\$32,461	\$92,539	\$114,930	0.805	972	\$95.20	4015	5.8252	MODULAR	RES 1 FAMILY
28-031-4008-000	4523 MOSES	09/20/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$98,700	54.83	\$204,470	\$48,533	\$131,467	\$227,645	0.578	1,728	\$76.08	4004	16.9417	MODULAR	RES 1 FAMILY
28-170-0022-100	2200 HENRY	11/10/22	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$70,500	31.61	\$174,592	\$65,415	\$157,585	\$159,382	0.989	1,217	\$129.49	4009	24.1797	MODULAR	RES 1 FAMILY
28-245-0027-000	4212 RAVENSW	09/23/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$50,700	28.17	\$113,328	\$27,238	\$152,762	\$125,679	1.215	1,152	\$132.61	4017	46.8569	MODULAR	RES 1 FAMILY
28-272-0055-000	3505 LITTLE	08/02/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$38,500	64.17	\$87,726	\$16,737	\$43,263	\$103,634	0.417	1,104	\$39.19	4014	32.9464	MANUFACTURED	RES 1 FAMILY
28-507-0013-000	3192 N RANGE	05/26/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$63,200	28.73	\$145,625	\$47,143	\$172,857	\$143,769	1.202	1,248	\$138.51	4004	45.5396	MODULAR	RES 1 FAMILY
28-768-0063-000	4425 ATKINS	04/22/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$98,800	41.17	\$229,548	\$93,801	\$146,199	\$195,936	0.746	1,620	\$90.25	4004	0.0770	MANUFACTURED	RES 1 FAMILY
Totals:						\$1,636,000	\$1,636,000	\$711,700	\$1,549,664	\$1,089,413	\$1,459,682	\$86.52					0.0590		
							Sale. Ratio =>	43.50				E.C.F. =>	0.746		Std. Deviation=>	0.3047021			
							Std. Dev. =>	15.38				Ave. E.C.F. =>	0.747		Ave. Variance=>	24.4803	Coefficient of Var=>	32.77472824	

2024 MANUFACTURED/MODULAR ECF: 0.746

2023 ECF was 0.685