

**4014 E SIDE 36TH TO 32ND & 24TH 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	
28-272-0044-000	3262 LITTLE	07/05/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$19,800	38.08	\$56,334	\$2,044	\$49,956	\$53,540	0.933	644	\$77.57	4014	12.2924	1 STORY	RES 1 FAMILY	
28-272-0047-000	3338 LITTLE	02/21/24	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$17,800	14.35	\$50,447	\$3,393	\$120,607	\$46,404	2.599	629	\$191.74	4014	154.3070	1 STORY	RES 1 FAMILY	
28-280-0004-000	3369 CLEVELAND	05/15/23	\$0	WD	03-ARM'S LENGTH	\$60,000	\$29,800	49.67	\$82,516	\$8,789	\$51,211	\$72,709	0.704	972	\$52.69	4014	35.1648	1 STORY	RES 1 FAMILY	
28-280-0004-000	3369 CLEVELAND	05/15/23	\$0	WD	03-ARM'S LENGTH	\$50,000	\$29,800	59.60	\$82,516	\$8,789	\$41,211	\$72,709	0.567	972	\$42.40	4014	48.9182	1 STORY	RES 1 FAMILY	
28-282-0001-000	3215 GLEN	12/04/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$39,800	28.43	\$113,617	\$4,039	\$135,961	\$108,065	1.258	1,484	\$91.62	4014	20.2164	1 STORY	RES 1 FAMILY	
28-758-0002-000	2406 PETIT	12/21/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$28,300	43.54	\$80,194	\$10,488	\$54,512	\$68,744	0.793	864	\$63.09	4014	26.3000	1 STORY	RES 1 FAMILY	
28-840-0014-000	3342 CLEVELAND	05/15/23	\$0	WD	03-ARM'S LENGTH	\$60,000	\$24,800	41.33	\$67,494	\$9,183	\$50,817	\$57,506	0.884	616	\$82.50	4014	17.2293	1 STORY	RES 1 FAMILY	
28-840-0014-000	3342 CLEVELAND	05/15/23	\$0	WD	03-ARM'S LENGTH	\$50,000	\$24,800	49.60	\$67,494	\$9,183	\$40,817	\$57,506	0.710	616	\$66.26	4014	34.6188	1 STORY	RES 1 FAMILY	
<b>Totals:</b>						<b>\$381,000</b>	<b>\$214,900</b>		<b>\$600,612</b>		<b>\$545,092</b>	<b>\$537,183</b>			<b>\$83.48</b>			<b>4.1253</b>		
						Sale. Ratio =>		<b>35.76</b>				<b>E.C.F. =&gt;</b>	<b>1.015</b>		Std. Deviation=>	<b>0.656691</b>				
						Std. Dev. =>	<b>14.02</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.056</b>		<b>Ave. Variance=&gt;</b>	<b>43.6309</b>	<b>Coefficient of Var=&gt;</b>	<b>41.31805894</b>		

4014 E SIDE 36TH TO 32ND & 24TH 2025 ECF: 1.014

**4014 E SIDE 36TH TO 32ND & 24TH 2026 ECF USED: 1.015**

**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	
<b>Totals:</b>						<b>\$1,197,950</b>	<b>\$530,300</b>		<b>\$1,283,672</b>		<b>\$878,386</b>	<b>\$1,111,231</b>			<b>\$105.06</b>			<b>0.8394</b>		
						Sale. Ratio =>		<b>44.27</b>				<b>E.C.F. =&gt;</b>	<b>0.790</b>		Std. Deviation=>	<b>0.10975124</b>				
						Std. Dev. =>	<b>5.86</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.799</b>		<b>Ave. Variance=&gt;</b>	<b>8.1310</b>	<b>Coefficient of Var=&gt;</b>	<b>10.17830621</b>		

4014 MANUFACTURED/MODULAR 2025 ECF: 0.867

**4014 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		
<b>Totals:</b>						<b>\$44,335</b>	<b>\$18,900</b>		<b>\$37,781</b>		<b>\$33,895</b>	<b>\$39,059</b>			<b>\$33.63</b>			<b>0.0000</b>		
						Sale. Ratio =>		<b>42.63</b>				<b>E.C.F. =&gt;</b>	<b>0.868</b>		Std. Deviation=>	<b>#DIV/0!</b>				
						Std. Dev. =>	<b>#DIV/0!</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.868</b>		<b>Ave. Variance=&gt;</b>	<b>86.7799</b>	<b>Coefficient of Var=&gt;</b>	<b>100</b>		

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**