

**4015 GRISW S TO RAVN'WD RURAL 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												
28-019-3003-000	1241 MICHIGAN	02/02/23	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$46,800	60.39	\$103,553	\$47,793	\$29,707	\$78,535	0.378	920	\$32.29	4015	36.7924	1 STORY	RES 1 FAMILY												
28-019-3014-010	1149 MICHIGAN	03/28/22	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$11,100	5.05	\$189,987	\$32,542	\$187,358	\$221,754	0.845	1,298	\$144.34	4015	9.8705	1 STORY	RES VAC												
28-019-3014-020	1139 MICHIGAN	06/25/21	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$41,600	18.92	\$268,324	\$110,879	\$109,021	\$221,754	0.492	1,298	\$83.99	4015	25.4556	1 STORY	RES 1 FAMILY												
28-019-3026-000	4006 RAVENSWOOD	01/10/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$64,600	34.00	\$144,121	\$45,973	\$144,027	\$138,237	1.042	1,085	\$132.74	4015	29.5700	1 STORY	RES 1 FAMILY												
28-019-4003-150	4426 RAVENSWOOD	12/20/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$62,400	32.84	\$146,864	\$47,010	\$142,990	\$140,639	1.017	1,264	\$113.13	4015	27.0526	1 STORY	RES 1 FAMILY												
28-020-1035-001	1291 40TH	11/23/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$91,200	35.08	\$232,568	\$33,992	\$226,008	\$279,685	0.808	1,425	\$158.60	4015	6.1894	1 STORY	RES 1 FAMILY												
28-020-1035-010	1289 40TH	06/04/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$87,300	36.99	\$222,404	\$33,988	\$202,012	\$265,375	0.761	1,477	\$136.77	4015	1.5046	1 STORY	RES 1 FAMILY												
28-020-1035-020	1287 40TH	03/07/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$13,000	5.31	\$257,397	\$33,978	\$211,022	\$314,675	0.671	1,859	\$113.51	4015	7.5584	1 STORY	RES 1 FAMILY												
28-020-2031-050	1396 40TH	12/03/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$66,600	53.28	\$168,407	\$44,915	\$80,085	\$173,932	0.460	1,146	\$69.88	4015	28.5750	1 STORY	RES 1 FAMILY												
28-020-2031-050	1396 40TH	01/25/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$66,600	34.15	\$168,407	\$44,915	\$150,085	\$173,932	0.863	1,146	\$130.96	4015	11.6705	1 STORY	RES 1 FAMILY												
28-020-4021-000	3672 RAVENSWOOD	04/30/21	\$0	LC	03-ARM'S LENGTH	\$99,700	\$54,700	54.86	\$131,128	\$24,443	\$75,257	\$150,261	0.501	1,659	\$45.36	4015	24.5344	1 STORY	RES 1 FAMILY												
28-020-4032-000	3846 RAVENSWOOD	07/26/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$65,100	31.76	\$147,217	\$50,495	\$154,505	\$129,847	1.190	1,449	\$106.63	4015	44.3710	1 STORY	RES 1 FAMILY												
28-610-0022-000	1054 39TH	10/21/21	\$101,500	WD	03-ARM'S LENGTH	\$101,500	\$55,800	54.98	\$139,529	\$19,937	\$81,563	\$168,439	0.484	1,823	\$44.74	4015	26.1960	1 STORY	RES 1 FAMILY												
28-942-0007-000	3944 RAVENSWOOD	12/10/21	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$78,900	33.29	\$187,605	\$31,751	\$205,249	\$219,513	0.935	1,380	\$148.73	4015	18.8834	1 STORY	RES CONDO												
<b>Totals:</b>			<b>\$2,501,800</b>			<b>\$2,601,500</b>	<b>\$805,700</b>		<b>\$2,507,511</b>		<b>\$1,998,889</b>	<b>\$2,676,577</b>			<b>\$104.41</b>		<b>0.0620</b>														
												Sale. Ratio =>		<b>0.747</b>	Std. Deviation=>	<b>0.25373048</b>															
												Std. Dev. =>	<b>17.17</b>	Ave. E.C.F. =>	<b>0.746</b>	Ave. Variance=>	<b>21.3017</b>	Coefficient of Var=>	<b>28.54737607</b>												
													<b>2024 GRISW S TO RAVN'WD RURAL ECF:</b>		<b>0.747</b>																

Removed Manufactured/Modular sales for separate ECF calculation

2023 ECF was 0.710

**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 EVERGREEN	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	\$153,407	\$47,750	\$109,250	\$139,282	0.784	1,880	\$58.11	4004	9.5212	DUPLEX	RES DUPLEX												
06-743-1323-000	1118 LAPEER AVE	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 AVE	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 RD	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 GRISWOLD RD	06/09/21	\$153,500	LC	03-ARM'S LENGTH	\$153,500	\$103,200	67.23	\$231,902	\$26,114	\$127,386	\$302,629	0.421	2,742	\$46.46	00008	36.0069	DUPLEX													
<b>Totals:</b>			<b>\$1,093,400</b>			<b>\$1,093,400</b>	<b>\$415,200</b>		<b>\$1,075,662</b>		<b>\$924,242</b>	<b>\$1,183,861</b>			<b>\$61.24</b>		<b>7.1234</b>														
												Sale. Ratio =>	<b>37.97</b>	E.C.F. =>	<b>0.781</b>	Std. Deviation=>	<b>0.2420016</b>														
												Std. Dev. =>	<b>14.60</b>	Ave. E.C.F. =>	<b>0.852</b>	Ave. Variance=>	<b>30.1202</b>	Coefficient of Var=>	<b>35.35504509</b>												
													<b>2024 TOWNHOMES/DUPLEXES ECF:</b>		<b>0.781</b>																

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 MINNESOTA	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 MINNESOTA	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 MINNESOTA	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 RAVENSWOOD	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												
<b>Totals:</b>			<b>\$1,636,000</b>			<b>\$1,636,000</b>	<b>\$711,700</b>		<b>\$1,549,664</b>		<b>\$1,089,413</b>	<b>\$1,459,682</b>			<b>\$86.52</b>		<b>0.0590</b>														
												Sale. Ratio =>	<b>43.50</b>	E.C.F. =>	<b>0.746</b>	Std. Deviation=>	<b>0.3047021</b>														
												Std. Dev. =>	<b>15.38</b>	Ave. E.C.F. =>	<b>0.747</b>	Ave. Variance=>	<b>24.4803</b>	Coefficient of Var=>	<b>32.77472824</b>												
													<b>2024 MANUFACTURED/MODULAR ECF:</b>		<b>0.746</b>																

2023 ECF was 0.685