

**4015 GRISW S TO RAVN'WD RURAL 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	
28-019-1011-000	1423 MINNESOTA	09/13/24	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$82,800	36.64	\$202,846	\$82,861	\$143,139	\$124,466	1.150	1,613	\$88.74	4015	21.3219	1 STORY	RES 1 FAMILY	
28-019-3003-000	1241 MICHIGAN	06/20/24	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$48,200	25.64	\$152,869	\$74,263	\$113,737	\$81,541	1.395	920	\$123.63	4015	45.8028	1 STORY	RES 1 FAMILY	
28-019-3013-000	1155 MICHIGAN	06/13/23	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$48,500	37.89	\$123,461	\$62,694	\$65,306	\$63,036	1.036	816	\$80.03	4015	9.9198	1 STORY	RES 1 FAMILY	
28-019-3014-010	1149 MICHIGAN	08/09/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$99,100	36.70	\$271,360	\$53,537	\$216,463	\$225,957	0.958	1,298	\$166.77	4015	2.1173	1 STORY	RES 1 FAMILY	
28-020-1024-000	3643 DOVE	02/15/24	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$34,500	46.00	\$158,968	\$71,199	\$3,801	\$91,047	0.042	1,002	\$3.79	4015	89.5060	MULTI-LEVEL	RES 1 FAMILY	
28-020-1036-500	3610 MOAK	01/06/25	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$94,000	53.71	\$231,917	\$30,902	\$144,098	\$208,522	0.691	1,916	\$75.21	4015	24.5762	MULTI-LEVEL	RES 1 FAMILY	
28-020-4004-000	3711 MOAK	10/02/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$141,900	37.84	\$365,541	\$77,044	\$297,956	\$299,271	0.996	2,802	\$106.34	4015	5.8799	2 STY/BI-LEVEL	RES 1 FAMILY	
28-761-0005-000	1982 N RANGE	07/22/24	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$40,800	27.95	\$111,357	\$33,339	\$112,661	\$80,932	1.392	1,025	\$109.91	4015	45.5245	1 STORY	RES 1 FAMILY	
28-761-0021-000	1822 N RANGE	08/28/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,400	37.60	\$166,175	\$84,977	\$65,023	\$84,230	0.772	852	\$76.32	4015	16.4841	1 STORY	RES 1 FAMILY	
<b>Totals:</b>			<b>\$1,733,000</b>			<b>\$1,733,000</b>	<b>\$646,200</b>		<b>\$1,784,494</b>	<b>\$1,162,184</b>	<b>\$1,259,002</b>			<b>\$92.30</b>			<b>1.3708</b>			
									Sale. Ratio =>	<b>37.29</b>	E.C.F. =>		<b>0.923</b>	Std. Deviation=>		<b>0.4130603</b>				
									Std. Dev. =>	<b>8.43</b>	Ave. E.C.F. =>		<b>0.937</b>	Ave. Variance=>		<b>29.0147</b>	Coefficient of Var=>		<b>30.97192446</b>	

4015 GRISW S TO RAVN'WD RURAL 2025 ECF: 0.964

**4015 GRISW S TO RAVN'WD RURAL 2026 ECF USED: 0.923**

**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>\$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>	E.C.F. =>		<b>0.790</b>	Std. Deviation=>		<b>0.10975124</b>				
									Std. Dev. =>	<b>5.86</b>	Ave. E.C.F. =>		<b>0.799</b>	Ave. Variance=>		<b>8.1310</b>	Coefficient of Var=>		<b>10.17830621</b>	

4015 MANUFACTURED/MODULAR 2025 ECF: 0.867

**4015 MANUFACTURED/MODULAR 2026 ECF USED: 0.790**