

4017 EDISON PK/RAVEN'D PK/ST CL BD 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
28-245-0018-300	1074 COLORADO	10/08/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$69,800	28.49	\$183,605	\$15,520	\$229,480	\$176,190	1.302	1,280	\$179.28	4017	27.8746	1 STORY	RES 1 FAMILY
28-245-0022-000	1049 WISCONSIN	04/14/22	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$50,400	46.67	\$123,762	\$25,163	\$82,837	\$103,353	0.801	1,224	\$67.68	4017	22.2219	1 STORY	RES 1 FAMILY
28-245-0033-000	4224 RAVENSWOOD	01/20/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$37,000	41.11	\$91,940	\$20,438	\$69,562	\$74,950	0.928	773	\$89.99	4017	9.5597	1 STORY	RES 1 FAMILY
28-742-0004-101	1115 MINNESOTA	12/29/21	\$0	AFF	19-MULTI PARCEL ARM'S LENGTH	\$337,000	\$139,200	41.31	\$282,667	\$49,696	\$287,304	\$269,642	1.066	2,168	\$132.52	4017	4.1787	1 STORY	RES 1 FAMILY
28-742-0004-101	1115 MINNESOTA	12/29/21	\$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$139,200	42.83	\$282,667	\$49,696	\$275,304	\$269,642	1.021	2,168	\$126.99	4017	0.2716	1 STORY	RES 1 FAMILY
Totals:						\$768,000			\$1,105,000	\$435,600	\$964,641	\$944,487	\$893,777		\$119.29		3.3023		
						Sale. Ratio =>	39.42		E.C.F. =>	1.057		Std. Deviation=>	0.18572379						
						Std. Dev. =>	6.85		Ave. E.C.F. =>	1.024		Ave. Variance=>	12.8213	Coefficient of Var=>	12.52433408				

2024 EDISON PK/RAVEN'D PK/ST CL BD ECF: 1.057

Removed Manufactured/Modular sales for separate ECF calculation

2023 ECF was 0.954

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	3,324	\$63.79	2000N	10.6905	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	6.7554	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	21.3712	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	28.2838	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	14.8519	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	43.1005	DUPLEX	
Totals:						\$1,093,400	\$415,200		\$1,075,662	\$924,242	\$1,183,861	\$61.24			\$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=>	18.4880	Coefficient of Var=>	21.70111978				

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 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
Totals:						\$1,636,000	\$711,700		\$1,549,664	\$1,089,413	\$1,459,682	\$86.52			\$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