

4017 EDISON PK/RAVEN'D PK/ST CL BD 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 |
|-----------------|-----------------|-----------|------------------|--------|------------------------------|------------------|------------------|---------------|--------------------|------------------|--------------------------|--------------|---------------------------|-------------------|-----------|--------------------------------|--------------------|----------------|--------------|
| 28-245-0033-000 | 4224 RAVENSWOOD | 08/20/24 | \$124,900 | WD | 03-ARM'S LENGTH | \$124,900 | \$49,800 | 39.87 | \$114,318 | \$27,990 | \$96,910 | \$76,668 | 1.264 | 773 | \$125.37 | 4017 | 14.5616 | 1 STORY | RES 1 FAMILY |
| 28-245-0038-001 | 4240 PEAVEY | 07/07/23 | \$209,900 | WD | 03-ARM'S LENGTH | \$209,900 | \$77,500 | 36.92 | \$196,851 | \$6,942 | \$202,958 | \$168,658 | 1.203 | 1,040 | \$195.15 | 4017 | 8.4962 | 1 STORY | RES 1 FAMILY |
| 28-742-0007-010 | 1041 MINNESOTA | 06/13/23 | \$240,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$240,000 | \$105,000 | 43.75 | \$278,200 | \$69,885 | \$170,115 | \$185,004 | 0.920 | 1,071 | \$158.84 | 4017 | 19.8889 | 1 STORY | RES 1 FAMILY |
| 28-742-0008-000 | 1035 MINNESOTA | 02/07/24 | \$250,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$250,000 | \$90,800 | 36.32 | \$236,194 | \$98,311 | \$151,689 | \$123,774 | 1.226 | 1,464 | \$103.61 | 4017 | 10.7128 | MULTI-LEVEL | RES 1 FAMILY |
| 28-742-0009-000 | 1019 MINNESOTA | 07/19/23 | \$167,000 | WD | 03-ARM'S LENGTH | \$167,000 | \$70,300 | 42.10 | \$184,322 | \$51,102 | \$115,898 | \$118,313 | 0.980 | 1,248 | \$92.87 | 4017 | 13.8817 | 1 STORY | RES 1 FAMILY |
| Totals: | | | \$991,800 | | | \$991,800 | \$393,400 | | \$1,009,885 | \$737,570 | \$672,417 | | | \$135.17 | | | 2.1513 | | |
| | | | | | | Sale. Ratio => | | 39.67 | | | E.C.F. => | 1.097 | Std. Deviation=> | 0.15710352 | | | | | |
| | | | | | | Std. Dev. => | | 3.21 | | | Ave. E.C.F. => | 1.118 | Ave. Variance=> | 13.5082 | | Coefficient of Var=> | 12.07809984 | | |

4017 EDISON PK/RAVEN'D PK/ST CL BD 2025 ECF: 1.126

4017 EDISON PK/RAVEN'D PK/ST CL BD 2026 ECF 1.097

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

4017 MANUFACTURED/MODULAR 2025 ECF: 0.867

4017 MANUFACTURED/MODULAR 2026 ECF USED: 0.790