

4800W RES WATERFRONT 2025 ECF

Only 3 sales in residential waterfront neighborhood. All 3 sales were in 2023, no sales for 2024 and 2025 in study timeframe. Added houses from adjacent neighborhood on same roads as waterfront parcels to establish an ECF for 2026

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		
28-031-1010-000	4404 ATKINS	08/09/24	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$107,900	44.49	\$236,628	\$61,516	\$180,984	\$166,456	1.087	1,632	\$110.90	4004	1.2911	1 STORY	RES 1 FAMILY		
28-032-4007-000	3190 BEACH	05/21/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$111,400	46.42	\$245,080	\$85,706	\$154,294	\$151,496	1.018	1,150	\$134.17	4004	5.5898	1 STORY	RES 1 FAMILY		
28-032-4030-101	3079 BEACH	06/05/24	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$76,100	37.49	\$167,567	\$45,936	\$157,064	\$115,619	1.358	1,024	\$153.38	4004	28.4098	1 STORY	RES 1 FAMILY		
28-032-4030-200	3039 BEACH	02/06/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,600	38.67	\$178,388	\$51,824	\$128,176	\$120,308	1.065	1,024	\$125.17	4004	0.8967	1 STORY	RES 1 FAMILY		
28-343-0003-000	3145 HIDDEN VALLEY	06/14/24	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$88,500	38.99	\$193,855	\$45,170	\$181,830	\$141,336	1.287	1,008	\$180.39	4004	21.2147	1 STORY	RES 1 FAMILY		
28-345-0003-000	3196 YORKSHIRE	03/26/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$66,400	36.89	\$175,752	\$53,597	\$126,403	\$116,117	1.089	1,008	\$125.40	4004	1.4218	1 STORY	RES 1 FAMILY		
28-345-0013-000	3232 BERKSHIRE	01/24/24	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$0	0.00	\$183,572	\$55,576	\$124,324	\$121,669	1.022	1,204	\$103.26	4004	5.2546	1 STORY	RES 1 FAMILY		
28-355-0024-000	2425 STRAWBERRY	09/15/23	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$81,600	52.31	\$189,424	\$46,351	\$109,649	\$142,645	0.769	1,992	\$55.04	4007	30.5681	1 STORY	RES 1 FAMILY		
28-540-0003-000	3211 WALDHEIM	10/25/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$119,200	35.06	\$327,140	\$65,253	\$274,747	\$261,104	1.052	2,208	\$124.43	4007	2.2113	1 STORY	RES 1 FAMILY		
28-540-0003-000	3211 WALDHEIM	08/27/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$171,900	46.46	\$327,140	\$65,253	\$304,747	\$261,104	1.167	2,208	\$138.02	4007	9.2784	1 STORY	RES 1 FAMILY		
28-540-0038-100	3425 STRAWBERRY	04/04/24	\$355,500	OTH	03-ARM'S LENGTH	\$355,500	\$189,300	53.25	\$368,601	\$43,507	\$311,993	\$324,122	0.963	2,746	\$113.62	4007	11.1786	MULTI-LEVEL	RES 1 FAMILY		
28-540-0052-000	3551 STRAWBERRY	07/06/23	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$83,900	34.97	\$193,212	\$41,478	\$198,422	\$151,280	1.312	1,504	\$131.93	4007	23.7254	1 STORY	RES 1 FAMILY		
28-540-0071-000	2630 WOODLAND	05/15/23	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$138,000	35.20	\$327,159	\$116,116	\$275,884	\$203,513	1.356	2,280	\$121.00	4800W	28.1243	2 STY/BI-LEVEL	RES 1 FAMILY		
28-685-0013-000	3048 MAYFIELD	12/06/24	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$104,000	37.83	\$197,694	\$66,744	\$208,156	\$148,469	1.402	1,694	\$122.88	4005	32.7647	1 STORY	RES 1 FAMILY		
28-764-0003-000	3623 STRAWBERRY	09/08/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$149,700	34.41	\$350,166	\$87,503	\$347,497	\$253,291	1.372	2,140	\$162.38	4800W	29.7561	1 STORY	RES 1 FAMILY		
28-764-0020-000	3424 STRAWBERRY	10/07/24	\$210,500	WD	03-ARM'S LENGTH	\$210,500	\$95,200	45.23	\$173,777	\$50,652	\$159,848	\$122,757	1.302	1,722	\$92.83	4007	22.7787	MULTI-LEVEL	RES 1 FAMILY		
28-764-0042-000	2905 STRAWBERRY	08/19/24	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$112,200	49.65	\$185,461	\$75,504	\$150,496	\$109,628	1.373	1,072	\$140.39	4007	29.8421	MULTI-LEVEL	RES 1 FAMILY		
28-764-0043-000	2925 STRAWBERRY	08/22/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,300	37.96	\$161,923	\$33,880	\$196,120	\$127,660	1.536	1,320	\$148.58	4007	46.1902	1 STORY	RES 1 FAMILY		
28-766-0013-100	3129 STRAWBERRY	05/11/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$92,600	45.17	\$201,107	\$53,863	\$151,137	\$146,804	1.030	1,776	\$85.10	4007	4.4847	1 STORY	RES 1 FAMILY		
28-766-0019-000	3135 STRAWBERRY	01/17/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$168,800	51.15	\$350,413	\$86,990	\$243,010	\$262,635	0.925	4,338	\$56.02	4007	14.9089	MULTI-LEVEL	RES 1 FAMILY		
28-766-0040-000	3204 STRAWBERRY	04/13/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$231,500	46.30	\$541,112	\$337,657	\$162,343	\$196,196	0.827	1,444	\$112.43	4800W	24.6911	MULTI-LEVEL	RES 1 FAMILY		
28-768-0003-000	3220 BEACH	11/17/23	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$89,600	30.68	\$235,496	\$71,200	\$220,800	\$156,175	1.414	1,299	\$169.98	4004	33.9434	1 STORY	RES 1 FAMILY		
28-768-0013-000	4204 ATKINS	07/01/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$118,200	62.21	\$261,996	\$95,748	\$94,252	\$158,030	0.596	1,102	\$85.53	4004	47.7949	1 STORY	RES 1 FAMILY		
28-768-0014-000	4224 ATKINS	01/30/25	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$67,000	44.67	\$148,488	\$62,401	\$87,599	\$81,832	1.070	999	\$87.69	4004	0.3889	1 STORY	RES 1 FAMILY		
28-768-0037-000	4243 ATKINS	12/08/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,500	43.62	\$259,864	\$87,783	\$147,217	\$163,575	0.900	1,872	\$78.64	4004	17.4369	1 STORY	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	38.4787	MANUFACTURED	RES 1 FAMILY		
28-864-0002-000	3045 WESTHAVEN	10/20/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$94,200	37.68	\$223,512	\$73,385	\$176,615	\$170,212	1.038	1,476	\$119.66	4005	3.6748	1 STORY	RES 1 FAMILY		
28-864-0023-000	3050 WESTCOTT	11/07/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$136,100	51.36	\$276,007	\$78,511	\$186,489	\$223,918	0.833	2,112	\$88.30	4005	24.1522	2 STY/BI-LEVEL	RES 1 FAMILY		
28-875-0002-000	4491 ATKINS	04/30/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$120,700	49.27	\$267,701	\$85,486	\$159,514	\$173,208	0.921	1,692	\$94.28	4004	15.3427	1 STORY	RES 1 FAMILY		
28-875-0013-000	4441 ATKINS	09/26/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$91,900	70.69	\$202,090	\$74,526	\$55,474	\$121,259	0.457	1,132	\$49.01	4004	61.6880	1 STORY	RES 1 FAMILY		
Totals:			\$7,699,200			\$7,699,200	\$3,285,900		\$7,411,536		\$5,413,216	\$5,092,731			\$113.19			1.1436			
									Sale. Ratio =>	42.68				E.C.F. =>	1.063	Std. Deviation=>		0.262860013			
									Std. Dev. =>	11.97				Ave. E.C.F. =>	1.074	Ave. Variance=>		20.5827	Coefficient of Var=>		19.15802756

4800W RES WATERFRONT 2025 ECF: 1.037

4800W RES WATERFRONT 2026 ECF USED: 1.063

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=>		0.109751237			
									Std. Dev. =>	5.86				Ave. E.C.F. =>	0.799	Ave. Variance=>		8.1310	Coefficient of Var=>		10.17830621

4800W MANUFACTURED/MODULAR 2025 ECF: 0.867

4800W MANUFACTURED/MODULAR 2026 ECF USED: 0.790