

2023 ECF FOR MODULAR/MANUFACTURED HOMES AND DUPLEX/TOWNHOME FOR TOWNSHIP

MODULAR/MANUFACTURED HOME SALES IN 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	
28-007-3002-001	2189 MICHIGAN	01/31/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$88,400	45.33	\$231,105	\$165,962	\$29,038	\$93,866	0.309	1,056	\$27.50	4013	37.6962	MANUFACTURED	
28-018-1002-000	4221 GRISWOLD	11/24/20	\$223,250	WD	03-ARM'S LENGTH	\$223,250	\$101,100	45.29	\$264,338	\$99,292	\$123,958	\$246,706	0.502	2,592	\$47.82	4015	18.3865	MODULAR	
28-019-1026-000	1259 MINNESOTA	08/26/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$77,000	73.33	\$169,039	\$62,292	\$42,708	\$159,562	0.268	1,664	\$25.67	4015	41.8661	MANUFACTURED	
28-019-1027-000	1251 MINNESOTA	11/02/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$61,500	56.94	\$134,071	\$61,441	\$46,559	\$108,565	0.429	972	\$47.90	4015	25.7460	MODULAR	
28-019-1027-000	1251 MINNESOTA	07/20/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,400	51.52	\$134,071	\$61,441	\$63,559	\$108,565	0.585	972	\$65.39	4015	10.0872	MODULAR	
28-031-4008-000	4523 MOSES	09/20/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$98,700	54.83	\$197,515	\$48,533	\$131,467	\$214,671	0.612	1,728	\$76.08	4004	7.3908	MODULAR	
28-170-0022-100	2200 HENRY	11/10/22	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$70,500	31.61	\$169,106	\$64,719	\$158,281	\$150,414	1.052	1,217	\$130.06	4009	36.5987	MODULAR	
28-245-0027-000	4212 RAVENSWOOD	09/23/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$50,700	28.17	\$109,564	\$27,238	\$152,762	\$118,625	1.288	1,152	\$132.61	4017	60.1450	MODULAR	
28-272-0055-000	3505 LITTLE	08/02/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$38,500	64.17	\$84,247	\$16,168	\$43,832	\$98,097	0.447	1,104	\$39.70	4014	23.9493	MANUFACTURED	
28-507-0013-000	3192 N RANGE	05/26/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$63,200	28.73	\$141,608	\$47,134	\$172,866	\$136,130	1.270	1,248	\$138.51	4004	58.3544	MODULAR	
28-768-0063-000	4425 ATKINS	04/22/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$98,800	41.17	\$223,334	\$98,373	\$141,627	\$180,059	0.787	1,620	\$87.42	4004	10.0240	MANUFACTURED	
Totals:			\$1,859,250			\$1,859,250	\$812,800		\$1,857,998		\$1,106,657	\$1,615,259			\$74.42		0.1192		
								Sale. Ratio =>	43.72				E.C.F. =>	0.685		Std. Deviation=>	0.36561249		
								Std. Dev. =>	14.60				Ave. E.C.F. =>	0.686		Ave. Variance=>	30.0222	Coefficient of Var=>	43.74385793
													2023 RES MODULAR/MANUF HOMES E.C.F.		0.685				

DUPLEX/TOWNHOME SALES IN 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	
28-170-0030-000	2650 HENRY	05/06/21	\$0	MLC	03-ARM'S LENGTH	\$115,000	\$72,900	63.39	\$196,460	\$54,368	\$60,632	\$152,623	0.397	1,940	\$31.25	4009	36.1261	1 STORY	
28-190-0021-000	2580 EVERGREEN	03/24/22	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$42,400	23.57	\$125,451	\$33,020	\$146,880	\$147,653	0.995	2,090	\$70.28	4009	23.6235	DUPLEX	
28-253-0021-000	2517 OAK	12/17/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$30,700	36.12	\$79,657	\$10,126	\$74,874	\$111,072	0.674	1,979	\$37.83	4010	8.4423	DUPLEX +	
28-664-0020-000	2376 MICHIGAN	08/27/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$51,700	32.31	\$123,388	\$39,721	\$120,279	\$133,653	0.900	1,624	\$74.06	4013	14.1405	1 STORY	
28-768-0038-000	4245 PECK	02/08/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$45,900	29.24	\$130,489	\$47,746	\$109,254	\$132,177	0.827	1,880	\$58.11	4004	6.8044	DUPLEX	
Totals:			\$581,900			\$696,900	\$243,600		\$655,445		\$511,919	\$677,179			\$54.31		0.2569		
								Sale. Ratio =>	34.95				E.C.F. =>	0.756		Std. Deviation=>	0.23348934		
								Std. Dev. =>	15.49				Ave. E.C.F. =>	0.759		Ave. Variance=>	17.8274	Coefficient of Var=>	23.50260504
													2023 RES DUPLEX/TOWNHOMES E.C.F.		0.756				

*Used same ECF for Modular/Manufactured homes and same ECF for Duplex/Townhomes for all residential neighborhoods that have these styles of homes for 2023.