

2026 ECF FOR MODULAR/MANUFACTURED HOMES, DUPLEX/TOWNHOMES AND MOBILE HOMES

MANUFACTURED/MODULAR HOMES

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	\$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	

MANUFACTURED/MODULAR ECF FOR 2026 USED: 0.790

TOWNHOMES/DUPLEXES WITHIN TOWNSHIP LESS OUTLIER

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	11/19/24	\$215,270	WD	03-ARM'S LENGTH	\$215,270	\$78,400	36.42	\$171,913	\$32,689	\$182,581	\$158,030	1.155	2,090	\$87.36	4009	8.3523	DUPLEX	RES DUPLEX
28-768-0038-000	4245 PECK	02/06/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$73,800	35.14	\$212,116	\$67,596	\$142,404	\$144,088	0.988	1,880	\$75.75	4004	8.3523	DUPLEX	RES DUPLEX
Totals:						\$425,270	\$152,200		\$384,029		\$324,985	\$302,117			\$81.55		0.3854		
						Sale. Ratio =>		35.79				E.C.F. =>	1.076		Std. Deviation=>	0.118119076			
						Std. Dev. =>		0.90				Ave. E.C.F. =>	1.072		Ave. Variance=>	8.3523	Coefficient of Var=>	7.792488485	

TOWNHOMES/DUPLEXES WITHIN ST CLAIR COUNTY 2026 ECF

Removed 74-28-032-4030-001 sale for \$1,951,838 odd dollar/outlier
Included sales from other units within St Clair County

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
28-768-0038-000	4245 PECK	02/06/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$73,800	35.14	\$172,547	\$67,251	\$142,749	\$134,822	1.059	1,880	\$75.93	4004	2.9190	DUPLEX	RES DUPLEX
15-013-3003-200	4634 KEEWAHDIN RD	05/01/24	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$263,400	57.26	\$519,930	\$58,971	\$401,029	\$487,224	0.823	2,720	\$147.44	RES	#REF!	DUPLEX	
20-756-0002-000	2627 KEEWAHDIN RD 2629	08/25/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$84,500	38.41	\$183,216	\$41,234	\$178,766	\$179,044	0.998	1,892	\$94.49	4070	99.8447	2.00-STORY	RES DUPLEX
30-955-0006-000	1795 PUG RD	10/28/23	\$395,000	WD	08-ESTATE	\$395,000	\$158,700	40.18	\$339,268	\$34,539	\$360,461	\$349,060	1.033	1,635	\$220.47	SUB	0.3057	DUPLEX	
30-955-0018-000	1865 PUG RD	07/15/24	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$151,800	38.05	\$296,467	\$34,539	\$364,461	\$300,032	1.215	1,635	\$222.91	SUB	18.5134	DUPLEX	
30-955-0028-000	1931 PUG RD	10/05/23	\$375,000	WD	08-ESTATE	\$375,000	\$148,400	39.57	\$317,637	\$34,553	\$340,447	\$324,266	1.050	1,634	\$208.35	SUB	2.0295	DUPLEX	
Totals:						\$2,059,000	\$880,600		\$1,829,065		\$1,787,913	\$1,774,448			\$161.60		2.2018		
						Sale. Ratio =>		42.77				E.C.F. =>	1.008		Std. Deviation=>	0.125831553			
						Std. Dev. =>		7.95				Ave. E.C.F. =>	1.030		Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!	

TOWNHOMES/DUPLEXES ECF FOR 2026 USED: 1.008

MOBILE HOME WITHIN ST CLAIR COUNTY

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
11-013-4002-100	7743 NORTH RD	07/10/23	\$44,335	WD	03-ARM'S LENGTH	\$44,335	\$18,900	42.63	\$37,781	\$10,440	\$33,895	\$39,059	0.868	1,008	\$33.63	4010	80.8780	MOBILE HOME	
12-030-1001-300	5089 COUNTY LINE ROAD	06/22/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$70,400	25.60	\$140,887	\$52,100	\$222,900	\$88,787	2.511	1,904	\$117.07	4020	83.3923	MOBILE HOME	
22-015-4001-200	7602 KILGORE RD	08/22/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$97,700	33.69	\$190,884	\$75,708	\$214,292	\$122,528	1.749	1,917	\$111.79	4020	7.2348	MOBILE HOME	
22-022-2001-001	7495 DUCE	10/11/24	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$88,500	52.09	\$150,766	\$86,051	\$83,849	\$66,374	1.263	1,216	\$68.95	4000N	50.5941	MOBILE HOME	AGRICULTURAL
26-010-1001-000	14985 JEDDO RD	05/17/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$69,000	40.59	\$137,812	\$43,393	\$126,607	\$94,690	1.337	1,544	\$82.00	LYRES	33.9508	MOBILE HOME	
26-019-3003-000	7113 MARTIN RD	09/06/24	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$59,800	26.01	\$119,462	\$37,699	\$192,201	\$82,422	2.332	1,512	\$127.12	LYRES	65.5323	MOBILE HOME	
Totals:						\$1,179,135	\$404,300		\$777,592		\$873,744	\$493,860			\$90.09		9.2635		
						Sale. Ratio =>		34.29				E.C.F. =>	1.769		Std. Deviation=>	0.643478523			
						Std. Dev. =>		10.33				Ave. E.C.F. =>	1.677		Ave. Variance=>	53.5971	Coefficient of Var=>	31.96808839	

NO SALES OF MOBILE HOMES IN TOWNSHIP

3 PARCELS WITHIN TOWNSHIP HAVE MOBILE HOME; 1 COMMERCIAL/2 RESIDENTIAL

MOBILE HOME 2026 ECF

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11-013-4002-100	7743 NORTH RD	07/10/23	\$44,335	WD	03-ARM'S LENGTH	\$44,335	\$18,900	42.63	\$37,781	\$10,440	\$33,895	\$39,059	0.868	1,008	\$33.63	4010	86.7799	MOBILE HOME	
Totals:						\$44,335	\$18,900		\$37,781		\$33,895	\$39,059			\$33.63		0.0000		
						Sale. Ratio =>		42.63				E.C.F. =>	0.868		Std. Deviation=>	#DIV/0!			
						Std. Dev. =>		#DIV/0!				Ave. E.C.F. =>	0.868		Ave. Variance=>	86.7799	Coefficient of Var=>	100	

NO SALES OF MOBILE HOMES IN TOWNSHIP

USED SALE OF SIMILAR QUALITY FROM OTHER SCC UNIT AND AVERAGING 2025 ECF WITH ECF FROM THAT SALE
TO CREATE 2026 TOWNSHIP ECF FOR MOBILE HOMES

2025 ECF 0.843
AVERAGE BETWEEN 2025/2026 ECFs 0.855
MOBILE HOME ECF FOR 2026 USED: 0.855