

METAMORA MOBILE ESTATES ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Land Value
015-020-034-11	1152 ROBERTS DR	01/06/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$101,900	39.19	\$30,080	\$229,920	\$308,616	0.745	MODULAR	\$26,678
015-300-029-00+	4850 S LAPEER	04/22/19	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$70,600	46.45	\$45,600	\$106,400	\$140,026	0.760	STICK BUILT	\$45,600
015-300-009-00	1080 PAMELA LN	08/02/18	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$42,300	35.25	\$16,700	\$103,300	\$130,033	0.794	MANUFACTURED	\$16,700
015-300-021-00	4840 LINDA LANE	01/10/22	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$20,500	25.63	\$24,925	\$55,075	\$42,456	1.297	MANUFACTURED	\$21,838
<b>Totals:</b>			<b>\$612,000</b>			<b>\$612,000</b>	<b>\$235,300</b>			<b>\$494,695</b>	<b>\$621,130</b>			
								<b>Sale. Ratio =&gt;</b>	<b>38.45</b>			<b>E.C.F. =&gt;</b>	<b>0.796</b>	
								<b>Std. Dev. =&gt;</b>	<b>8.68</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.899</b>	

	Sale price	Residual value	Manual Cost	ECF	2022 ECF	2023 ECF
Mobile homes	\$200,000	\$158,375	\$172,489	0.92	0.90	0.92
Non-manufactured	\$412,000	\$336,320	\$448,642	0.75	0.77	0.75