

## 2025 FORK TWP MOBILE HOME ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
04 005 005 900	23093 40TH AVE	09/29/23	\$119,900	WD	03-ARM'S LENGT†	\$119,900	\$76,200
04 010 007 100	2538 22 MILE	12/14/22	\$60,000	WD	03-ARM'S LENGT†	\$60,000	\$38,200
04 015 005 400	21794 30TH AVE	06/13/22	\$100,000	WD	03-ARM'S LENGT†	\$100,000	\$26,500
04 025 008 500	19358 10TH	03/14/23	\$103,000	WD	03-ARM'S LENGT†	\$103,000	\$35,600
04 034 008 800	18300 30TH	11/27/23	\$190,800	WD	03-ARM'S LENGT†	\$190,800	\$70,300
<b>Totals:</b>			<b>\$573,700</b>			<b>\$573,700</b>	<b>\$246,800</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

**2025 ECF indicated for Mobile Homes throuout township = 1.366 ; Applied = 1.366**

2024 ECF = 1.143 outside of village; 1.068 within village limits

**OUTLIER/NOT USED:**

04 020 019 000	20036 45TH	08/30/23	\$70,000	WD	03-ARM'S LENGT†	\$70,000	\$47,400
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## 2025 FORK TWP MOBILE HOME ECF

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
63.55	\$152,308	\$27,000	\$92,900	\$110,132	0.844	2,432	\$38.20
63.67	\$76,474	\$14,651	\$45,349	\$54,088	0.838	1,344	\$33.74
26.50	\$52,959	\$30,952	\$69,048	\$19,254	3.586	728	\$94.85
34.56	\$71,275	\$23,949	\$79,051	\$41,405	1.909	924	\$85.55
36.84	\$140,589	\$13,419	\$177,381	\$114,618	1.548	1,484	\$119.53
	<b>\$493,605</b>		<b>\$463,729</b>	<b>\$339,497</b>			<b>\$74.37</b>
<b>43.02</b>				<b>E.C.F. =&gt;</b>	<b>1.366</b>		<b>Std. Deviation=&gt;</b>
<b>17.39</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.745</b>		<b>Ave. Variance=&gt;</b>

67.71	\$94,754	\$13,500	\$56,500	\$71,088	0.795	1,125	\$50.22
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## 2025 FORK TWP MOBILE HOME ECF

ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	ther Parcels in Sa
RS	90.1463	MOBILE HOME		\$27,000	No	/ /	
RS	90.6570	MOBILE HOME		\$13,769	No	/ /	
RS	184.1222	MOBILE HOME		\$27,000	No	/ /	
RS	16.4216	MOBILE HOME		\$23,500	No	/ /	
RS	19.7405	MOBILE HOME		\$8,900	No	/ /	

**37.9065**

**1.128111131**

**80.2175 Coefficient of Vari**    **45.97007932**

RS	95.0209	MOBILE HOME		\$13,000	No	/ /	
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## 2025 FORK TWP MOBILE HOME ECF

Land Table	Property Class	Building Depr.	Site Characteristic	Access	Water Supply	Sewer	Property Restriction
RES	401	51					
RES	401	49					
RES	401	35					
RES	401	46					
RES	401	47					

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RES	401	47					
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