

Aloha Township
Manufactured Homes Economic Condition Factor for 2026 Values

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.
140-020-207-061-01		01/11/24	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$82,400	39.43	\$209,302	\$34,397	\$174,603	\$208,220	0.839
140-020-207-061-02	2753 N M-33	01/11/24	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$82,400	39.43	\$209,302	\$34,397	\$174,603	\$208,220	0.839
140-021-100-007-04	2582 N M-33	11/29/23	\$123,500	WD	03-ARM'S LENGTH	\$123,500	\$42,500	34.41	\$119,672	\$15,339	\$108,161	\$118,024	0.916
140-011-400-017-00	4651 LONG LAKE	09/26/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$105,600	44.94	\$208,974	\$58,734	\$176,266	\$178,857	0.986
140-011-400-018-00	4621 LONG LAKE	09/26/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$105,600	44.94	\$208,974	\$58,734	\$176,266	\$178,857	0.986
140-020-206-051-04	2933 N M-33	07/19/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$75,500	37.75	\$173,285	\$23,529	\$176,471	\$169,407	1.042
140-017-200-006-04	3765 N M-33	04/20/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$92,800	29.46	\$277,900	\$97,549	\$217,451	\$204,017	1.066
Totals:			\$1,526,500			\$1,526,500	\$586,800		\$1,407,409		\$1,203,821	\$1,265,603	
								Sale. Ratio =>	38.44			E.C.F. =>	0.951
								Std. Dev. =>	5.53			Ave. E.C.F. =>	0.953