

OSHTEMO TOWNSHIP
13050 WESTPOINTE RES CONDO ECF ANALYSIS
ARMS-LENGTH SALES 4/1/2021 THROUGH 3/31/2023

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	Land Ratio	Land Value	Other Parcels in Sale	Land Table	Property Class
05-13-125-016	1360 S VILLAGE	06/03/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$81,700	32.68	\$182,216	\$43,822	\$206,178	\$170,857	1.207	898	\$229.60	13050	27.8508	CONDO	17%	\$42,000		CONDOMINIUMS	407
05-13-125-018	1255 S VILLAGE	04/29/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$115,100	39.69	\$258,828	\$43,721	\$246,279	\$265,564	0.927	1,158	\$212.68	13050	0.0842	CONDO	14%	\$42,000		CONDOMINIUMS	407
05-13-125-019	1253 S VILLAGE	10/15/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$118,300	44.64	\$282,746	\$43,721	\$221,279	\$295,093	0.750	1,300	\$170.21	13050	17.8359	CONDO	16%	\$42,000		CONDOMINIUMS	407
05-13-125-030	1240 S VILLAGE	05/11/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$97,600	43.38	\$238,000	\$42,000	\$183,000	\$241,975	0.756	1,331	\$137.49	13050	17.1946	RANCH	19%	\$42,000		CONDOMINIUMS	407
05-13-125-033	1177 S VILLAGE	06/21/22	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$95,800	36.43	\$214,483	\$43,843	\$219,157	\$210,667	1.040	1,186	\$184.79	13050	11.2080	CONDO	16%	\$42,000		CONDOMINIUMS	407
05-13-125-034	1179 S VILLAGE	07/16/21	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$93,200	39.16	\$225,106	\$43,843	\$194,157	\$223,781	0.868	1,266	\$153.36	13050	6.0603	CONDO	18%	\$42,000		CONDOMINIUMS	407
05-13-125-042	1249 S VILLAGE	05/13/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$107,600	39.13	\$244,530	\$42,541	\$232,459	\$249,369	0.932	1,350	\$172.19	13050	0.3966	CONDO	15%	\$42,000		CONDOMINIUMS	407
05-13-125-048	1262 S VILLAGE	11/01/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$105,900	39.96	\$240,436	\$42,541	\$222,459	\$244,315	0.911	1,350	\$164.78	13050	1.7679	CONDO	16%	\$42,000		CONDOMINIUMS	407
05-13-125-054	1265 S VILLAGE	09/07/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$108,500	40.19	\$247,209	\$42,000	\$228,000	\$253,344	0.900	1,350	\$168.89	13050	2.8261	CONDO	16%	\$42,000		CONDOMINIUMS	407
05-13-125-055	1362 S VILLAGE	11/09/22	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$105,900	38.52	\$240,375	\$42,473	\$232,427	\$244,323	0.951	1,350	\$172.17	13050	2.3087	CONDO	15%	\$42,000		CONDOMINIUMS	407
05-13-125-063	1384 W VILLAGE	04/22/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$108,000	37.24	\$245,372	\$42,483	\$247,517	\$250,480	0.988	1,350	\$183.35	13050	5.9948	CONDO	14%	\$42,000		CONDOMINIUMS	407
05-13-125-065	1388 W VILLAGE	06/01/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$108,000	40.00	\$245,372	\$42,483	\$227,517	\$250,480	0.908	1,350	\$168.53	13050	1.9899	CONDO	16%	\$42,000		CONDOMINIUMS	407
Totals:			\$3,175,900			\$3,175,900	\$1,245,600				\$2,864,673				\$176.50		1.0911		16%				

USE ECF .917	Sale. Ratio =>	39.22	E.C.F. =>	0.917	Std. Deviation=>	0.120916695
	Std. Dev. =>	3.07	Ave. E.C.F. =>	0.928	Ave. Variance=>	7.9598
					Coefficient of Var=>	8.575346357

E.C.F.	
Mean	0.928
Standard Error	0.035
Median	0.919
Mode	#N/A
Standard Deviatc	0.121
Sample Variance	0.015
Kurtosis	1.929
Skewness	0.754
Range	0.457
Minimum	0.750
Maximum	1.207
Sum	11.13866
Count	12

