

**OSHTEMO TOWNSHIP
18175 WICKFORD ECF ANALYSIS
ARMS-LENGTH SALES 04/1/2020 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
05-18-175-020	1522 WICKFORD	10/14/20	\$255,000	WD	03-ARM'S LENGTH	\$252,000	\$101,300	40.20	\$223,900	\$29,029	\$222,971	\$237,648	0.938	2,639	\$84.49	18175	10.1812	QUAD/TRI-LEVEL	11%	\$27,510		4090 NUMBER 9	401
05-18-175-280	933 WICKFORD	03/05/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$138,400	42.58	\$310,085	\$36,348	\$288,652	\$333,826	0.865	2,060	\$140.12	18175	2.8249	TWO STORY	11%	\$36,348		4090 NUMBER 9	401
05-18-175-381	1241 WICKFORD	05/29/20	\$320,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$320,000	\$163,000	50.94	\$355,666	\$96,321	\$223,679	\$316,661	0.706	2,336	\$95.75	18175	13.0062	TWO STORY	28%	\$90,658	05-18-175-370	4090 NUMBER 9	401
Totals:			\$900,000			\$897,000	\$402,700		\$889,651		\$735,302	\$888,134			\$106.79		0.8512			17%			

USED ECF .820
 Sale. Ratio => 44.89 E.C.F. => 0.828 Std. Deviation=> 0.118490052
 Std. Dev. => 5.64 Ave. E.C.F. => 0.836 Ave. Variance=> 8.6708 Coefficient of Var=> 10.36640229

E.C.F.	
Mean	0.836
Standard Error	0.068
Median	0.865
Mode	#N/A
Standard Deviatc	0.118
Sample Variance	0.014
Kurtosis	#DIV/0!
Skewness	-1.012
Range	0.232
Minimum	0.706
Maximum	0.938
Sum	2.509
Count	3

