

**OSHTEMO TOWNSHIP  
19100 WEST PORT VILLAGE CONDOS 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	
05-12-200-003	5374 HARBORVIEW	08/31/22	\$396,000	WD	03-ARM'S LENGTH	\$396,000	\$161,000	40.66	\$385,809	\$47,877	\$348,123	\$334,586	1.040	1,694	\$205.50	19100	4.4799	RANCH	12%	\$46,500		CONDOMINIUMS ADDITIONAL	407	
05-12-200-014	3026 HARBORVIEW	01/14/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$169,600	49.88	\$442,380	\$47,998	\$292,002	\$390,477	0.748	1,576	\$185.28	19100	24.7852	RANCH	14%	\$46,500		CONDOMINIUMS ADDITIONAL	407	
05-12-200-034	2466 ISLE HARBOR	03/31/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$180,700	44.07	\$433,947	\$47,998	\$362,002	\$382,128	0.947	1,561	\$231.90	19100	4.8327	RANCH	11%	\$46,500		CONDOMINIUMS ADDITIONAL	407	
05-12-200-035	2473 ISLE HARBOR	07/14/21	\$387,000	WD	03-ARM'S LENGTH	\$386,000	\$125,300	32.46	\$328,033	\$47,998	\$338,002	\$277,262	1.219	1,299	\$260.20	19100	22.3409	RANCH	12%	\$46,500		CONDOMINIUMS ADDITIONAL	407	
05-12-200-045	2563 CREEK SHIRE	06/28/22	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$148,400	39.06	\$353,771	\$47,998	\$331,902	\$302,746	1.096	1,276	\$260.11	19100	10.0647	RANCH	12%	\$46,500		CONDOMINIUMS ADDITIONAL	407	
05-12-200-049	2623 STONE VALLEY	03/11/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$152,700	36.80	\$395,736	\$48,019	\$366,981	\$344,274	1.066	1,600	\$229.36	19100	7.0296	RANCH	11%	\$46,500		CONDOMINIUMS ADDITIONAL	407	
05-12-200-054	2795 STONE VALLEY	11/24/21	\$422,500	WD	03-ARM'S LENGTH	\$412,500	\$172,200	41.75	\$452,439	\$47,877	\$364,623	\$400,556	0.910	1,999	\$182.40	19100	8.5369	RANCH	11%	\$46,500		CONDOMINIUMS ADDITIONAL	407	
05-12-200-069	2610 STONE VALLEY	05/04/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$150,500	43.00	\$359,925	\$47,877	\$302,123	\$308,958	0.978	1,539	\$196.31	19100	1.7784	RANCH	13%	\$46,500		CONDOMINIUMS ADDITIONAL	407	
05-12-200-091	2466 PIERS END	02/27/23	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$217,000	43.49	\$524,016	\$57,500	\$441,500	\$461,897	0.956	1,927	\$229.11	19100	3.9819	RANCH	12%	\$57,500		CONDOMINIUMS ADDITIONAL	407	
<b>Totals:</b>			<b>\$3,599,400</b>			<b>\$3,588,400</b>	<b>\$1,477,400</b>		<b>\$3,676,056</b>		<b>\$3,147,258</b>	<b>\$3,202,885</b>			<b>\$220.02</b>		<b>1.3028</b>		<b>12%</b>					
								<b>Sale. Ratio =&gt;</b>	<b>41.17</b>					<b>E.C.F. =&gt;</b>	<b>0.983</b>	<b>Std. Deviation=&gt;</b>		<b>0.132261864</b>						
								<b>Std. Dev. =&gt;</b>	<b>4.91</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.996</b>	<b>Ave. Variance=&gt;</b>		<b>9.7589</b>	<b>Coefficient of Var=&gt;</b>		<b>9.801443961</b>			

USED .983

E.C.F.	
Mean	0.996
Standard Error	0.044
Median	0.978
Mode	#N/A
Standard Deviatc	0.132
Sample Variance	0.017
Kurtosis	1.081
Skewness	-0.238
Range	0.471
Minimum	0.748
Maximum	1.219
Sum	8.961
Count	9

