

**OSHTEMO TOWNSHIP
26202 SIXTH AMEND QUAIL MEAD CONDO HOME AT QUAIL MEAD 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
05-23-480-179	6133 PEREGRINE	03/23/22	\$265,000	WD	03-ARM'S LENGTH	\$264,500	\$124,900	47.22	\$278,699	\$31,660	\$232,840	\$274,488	0.848	1,202	\$193.71	26202	5.3691	CONDO	11%	\$30,000		CONDOMINIUMS	407
05-23-480-185	6107 PEREGRINE	07/06/22	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$126,300	39.47	\$275,889	\$31,660	\$288,340	\$271,366	1.063	1,175	\$245.40	26202	16.0590	CONDO	9%	\$30,000		CONDOMINIUMS	407
05-23-480-192	6140 PEREGRINE	01/04/23	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$131,000	48.54	\$286,227	\$31,660	\$238,240	\$282,852	0.842	1,193	\$199.70	26202	5.9685	CONDO	11%	\$30,000		CONDOMINIUMS	407
05-23-480-206	1224 HARRIER	07/16/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$128,300	46.65	\$286,707	\$31,660	\$243,340	\$283,386	0.859	1,193	\$203.97	26202	4.3273	CONDO	11%	\$30,000		CONDOMINIUMS	407
05-23-480-211	1242 HARRIER	03/25/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$120,600	38.90	\$270,444	\$31,660	\$278,340	\$265,316	1.049	1,201	\$231.76	26202	14.7128	CONDO	10%	\$30,000		CONDOMINIUMS	407
05-23-480-213	1294 HARRIER	08/30/21	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$111,300	40.92	\$270,091	\$31,660	\$240,340	\$264,923	0.907	1,193	\$201.46	26202	0.5244	CONDO	11%	\$30,000		CONDOMINIUMS	407
05-23-480-241	1402 TANAGER	08/27/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$134,700	44.90	\$301,341	\$31,660	\$268,340	\$299,646	0.896	1,195	\$224.55	26202	0.6438	CONDO	10%	\$30,000		CONDOMINIUMS	407
05-26-278-005	2052 QUAIL COVE	06/11/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$109,200	44.57	\$241,683	\$28,500	\$216,500	\$236,870	0.914	1,108	\$195.40	26202	1.2041	CONDO	12%	\$28,500		CONDOMINIUMS	407
05-26-278-014	2004 QUAIL COVE	08/02/22	\$270,000	WD	03-ARM'S LENGTH	\$269,730	\$116,500	43.19	\$254,209	\$28,500	\$241,230	\$250,788	0.962	1,196	\$201.70	26202	5.9927	CONDO	11%	\$28,500		CONDOMINIUMS	407
05-26-278-015	2000 QUAIL COVE	08/19/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$119,500	46.32	\$269,485	\$28,500	\$229,500	\$267,761	0.857	1,196	\$191.89	26202	4.4855	CONDO	11%	\$28,500		CONDOMINIUMS	407
05-26-278-022	1940 QUAIL COVE	02/04/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,300	46.52	\$257,841	\$28,500	\$221,500	\$254,823	0.869	1,196	\$185.20	26202	3.2733	CONDO	11%	\$28,500		CONDOMINIUMS	407
05-26-278-027	1949 QUAIL COVE	09/10/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$118,300	40.79	\$263,768	\$28,500	\$261,500	\$261,409	1.000	1,196	\$218.65	26202	9.8386	CONDO	10%	\$28,500		CONDOMINIUMS	407
05-26-278-039	2065 QUAIL COVE	10/08/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$119,500	41.93	\$266,411	\$28,500	\$256,500	\$264,346	0.970	1,196	\$214.46	26202	6.8359	CONDO	10%	\$28,500		CONDOMINIUMS	407
05-26-278-040	2069 QUAIL COVE	10/21/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$118,300	50.34	\$262,450	\$28,500	\$206,500	\$259,944	0.794	1,196	\$172.66	26202	10.7562	CONDO	12%	\$28,500		CONDOMINIUMS	407
05-26-278-041	2073 QUAIL COVE	06/01/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$118,400	46.43	\$262,676	\$28,500	\$226,500	\$260,196	0.870	1,196	\$189.38	26202	3.1463	CONDO	11%	\$28,500		CONDOMINIUMS	407
05-26-278-042	2077 QUAIL COVE	08/27/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$113,300	41.20	\$252,396	\$28,500	\$246,500	\$248,773	0.991	1,196	\$206.10	26202	8.8900	CONDO	10%	\$28,500		CONDOMINIUMS	407
05-26-278-052	1848 QUAIL COVE	04/04/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$116,800	58.40	\$254,692	\$28,500	\$171,500	\$251,324	0.682	1,196	\$143.39	26202	21.9577	CONDO	14%	\$28,500		CONDOMINIUMS	407
05-26-278-054	1824 QUAIL COVE	08/06/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$112,000	43.92	\$249,459	\$28,500	\$226,500	\$245,510	0.923	1,196	\$189.38	26202	2.0607	CONDO	11%	\$28,500		CONDOMINIUMS	407
05-26-278-055	1820 QUAIL COVE	04/26/21	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$118,700	53.95	\$264,696	\$28,500	\$191,500	\$262,440	0.730	1,196	\$160.12	26202	17.2272	CONDO	13%	\$28,500		CONDOMINIUMS	407
05-26-278-063	1725 QUAIL RUN	10/24/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$103,800	37.07	\$225,971	\$28,500	\$251,500	\$219,412	1.146	1,196	\$210.28	26202	24.4282	CONDO	10%	\$28,500		CONDOMINIUMS	407
05-26-278-075	1649 QUAIL RUN	02/18/22	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$119,300	43.86	\$266,018	\$28,500	\$243,500	\$263,909	0.923	1,196	\$203.60	26202	2.0705	CONDO	10%	\$28,500		CONDOMINIUMS	407
05-26-278-112	1649 LINDEN	03/02/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$122,500	43.75	\$267,751	\$28,500	\$251,500	\$265,834	0.946	1,194	\$210.64	26202	4.4115	CONDO	10%	\$28,500		CONDOMINIUMS	407
05-26-278-114	1720 LINDEN	09/21/21	\$275,000	WD	03-ARM'S LENGTH	\$274,600	\$131,100	47.74	\$293,083	\$28,500	\$246,100	\$293,981	0.837	1,194	\$206.11	26202	6.4834	CONDO	10%	\$28,500		CONDOMINIUMS	407
05-26-278-115	1716 LINDEN	12/29/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$108,400	49.27	\$241,820	\$28,500	\$191,500	\$237,022	0.808	1,033	\$185.38	26202	9.4021	CONDO	13%	\$28,500		CONDOMINIUMS	407
05-26-278-131	1630 LINDEN	04/09/21	\$280,500	WD	03-ARM'S LENGTH	\$280,500	\$122,000	43.49	\$272,599	\$28,500	\$252,000	\$271,221	0.929	1,202	\$209.65	26202	2.7169	CONDO	10%	\$28,500		CONDOMINIUMS	407
05-26-278-138	1563 SKYLARK	07/07/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$126,300	40.74	\$282,415	\$28,500	\$281,500	\$282,128	0.998	1,195	\$235.56	26202	9.5813	CONDO	9%	\$28,500		CONDOMINIUMS	407
05-26-278-143	1525 SKYLARK	03/03/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$117,400	42.69	\$262,273	\$28,500	\$246,500	\$259,748	0.949	1,175	\$209.79	26202	4.7035	CONDO	10%	\$28,500		CONDOMINIUMS	407
05-26-278-146	1685 LINDEN	03/04/22	\$251,200	WD	03-ARM'S LENGTH	\$251,200	\$107,800	42.91	\$240,342	\$28,500	\$222,700	\$235,380	0.946	1,204	\$184.97	26202	4.4167	CONDO	11%	\$28,500		CONDOMINIUMS	407
05-26-278-147	1687 LINDEN	10/17/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$124,600	47.02	\$272,744	\$28,500	\$236,500	\$271,382	0.871	1,201	\$196.92	26202	3.0498	CONDO	11%	\$28,500		CONDOMINIUMS	407
05-26-278-149	1691 LINDEN	06/02/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$122,500	44.55	\$274,044	\$28,500	\$246,500	\$272,827	0.904	1,195	\$206.28	26202	0.1542	CONDO	10%	\$28,500		CONDOMINIUMS	407
05-26-278-155	1711 LINDEN	05/13/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$126,500	57.50	\$283,134	\$28,500	\$191,500	\$282,927	0.677	1,201	\$159.45	26202	22.5108	CONDO	13%	\$28,500		CONDOMINIUMS	407
Totals:			\$8,253,600			\$8,252,430	\$3,706,100		\$8,251,358		\$7,346,810	\$8,161,931			\$199.60		0.1831		11%				

USED ECF .900	Sale. Ratio =>	44.91	E.C.F. =>	0.900	Std. Deviation=>	0.10272181
	Std. Dev. =>	4.91	Ave. E.C.F. =>	0.902	Ave. Variance=>	7.6517
					Coefficient of Var=>	8.483362901

E.C.F.	
Mean	0.902
Standard Error	0.018
Median	0.907
Mode	#N/A
Standard Deviatc	0.103
Sample Variance	0.011
Kurtosis	0.705
Skewness	-0.158
Range	0.469
Minimum	0.677
Maximum	1.146
Sum	27.961
Count	31

