

**OSHTEMO TOWNSHIP  
26888 QUAIL MEADOWS WOODS 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
05-26-276-093	2052 PARTRIDGE	06/02/22	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$150,000	43.35	\$337,719	\$31,000	\$315,000	\$333,390	0.945	2,419	\$130.22	26888	4.2252	RANCH	9%	\$31,000		CONDOMINIUMS	401
05-26-276-113	2030 PARTRIDGE	06/19/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$140,300	46.92	\$317,586	\$31,000	\$268,000	\$311,507	0.860	2,167	\$123.67	26888	4.2252	TWO STORY	10%	\$31,000		CONDOMINIUMS	401
<b>Totals:</b>			<b>\$645,000</b>			<b>\$645,000</b>	<b>\$290,300</b>		<b>\$655,305</b>		<b>\$583,000</b>	<b>\$644,897</b>			<b>\$126.95</b>		<b>0.1434</b>		<b>10%</b>				

USED ECF .920

Sale. Ratio => 45.01      E.C.F. => 0.904      Std. Deviation=> 0.05975312  
 Std. Dev. => 2.52      Ave. E.C.F. => 0.903      Ave. Variance=> 4.2252      Coefficient of Var=> 4.68119268

E.C.F.	
Mean	0.903
Standard Error	0.042
Median	0.903
Mode	#N/A
Standard Deviatc	0.060
Sample Variance	0.004
Kurtosis	#DIV/0!
Skewness	#DIV/0!
Range	0.085
Minimum	0.860
Maximum	0.945
Sum	1.80517
Count	2

