

**OSHTEMO TOWNSHIP
4010 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
05-01-355-012	3568 N 10TH	03/01/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$143,100	31.80	\$411,123	\$79,556	\$370,444	\$304,190	1.218	2,240	\$165.38	4010	9.8995	TWO STORY	17%	\$78,460		4010 NUMBER 1	401
05-01-355-070	3300 N 10TH	10/15/21	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$86,300	28.67	\$281,709	\$30,964	\$270,036	\$230,041	1.174	1,398	\$193.16	4010	5.5049	RANCH	10%	\$29,586		4010 NUMBER 1	401
05-01-385-170	3288 BOYCE	05/17/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$119,200	41.10	\$278,072	\$30,500	\$259,500	\$227,130	1.143	1,158	\$224.09	4010	2.3706	RANCH	11%	\$30,500		4010 NUMBER 1	401
05-10-480-023	2100 N 7TH	10/15/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$108,700	34.51	\$331,419	\$67,758	\$247,242	\$241,891	1.022	1,773	\$139.45	4010	9.6688	RANCH	7%	\$21,944		4010 NUMBER 1	401
05-11-130-018	6565 W H	07/29/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$113,000	40.36	\$249,734	\$100,041	\$179,959	\$137,333	1.310	2,214	\$81.28	4010	19.1574	1.25 - 1.75 ST	33%	\$93,750		4010 NUMBER 1	401
05-11-170-010	6792 PENNY	06/07/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$107,500	35.83	\$248,182	\$30,500	\$269,500	\$199,708	1.349	1,546	\$174.32	4010	23.0658	TWO STORY	10%	\$30,500		4010 NUMBER 1	401
05-11-170-020	6812 PENNY	10/12/21	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$93,600	39.02	\$250,499	\$31,795	\$208,105	\$200,646	1.037	1,418	\$146.76	4010	8.1635	RANCH	13%	\$30,500		4010 NUMBER 1	401
05-11-210-270	3074 BRAMBLE	05/25/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$227,500	37.92	\$607,790	\$79,610	\$520,390	\$484,569	1.074	2,546	\$204.40	4010	4.4887	1.25 - 1.75 ST	13%	\$77,950		4010 NUMBER 1	401
05-12-105-017	2900 N 10TH	04/08/21	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$104,400	37.55	\$272,962	\$42,340	\$235,660	\$211,580	1.114	1,489	\$158.27	4010	0.4999	RANCH	15%	\$42,340		4010 NUMBER 1	401
05-12-230-055	2341 N DRAKE	07/28/22	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$135,600	43.88	\$335,530	\$38,682	\$270,318	\$272,338	0.993	1,745	\$154.91	4010	12.6226	RANCH	12%	\$37,985		4010 NUMBER 1	401
05-12-482-030	1335 N DRAKE	10/27/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$75,200	33.42	\$209,060	\$43,407	\$181,593	\$151,975	1.195	1,151	\$157.77	4010	7.6075	RANCH	18%	\$41,500		4010 NUMBER 1	401
05-14-126-060	6634 BELA	08/31/21	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$111,700	36.93	\$267,502	\$33,402	\$269,098	\$249,043	1.081	2,016	\$133.48	4018	3.8280	TWO STORY	10%	\$30,000		4010 NUMBER 1	401
05-14-126-090	6596 BELA	10/05/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$103,400	39.02	\$247,304	\$33,482	\$231,518	\$227,470	1.018	2,129	\$108.74	4018	10.1016	BI-LEVEL	11%	\$30,000		4010 NUMBER 1	401
05-14-126-180	6569 BELA	04/08/22	\$310,000	WD	03-ARM'S LENGTH	\$309,400	\$133,900	43.28	\$260,989	\$31,660	\$277,740	\$243,967	1.138	1,430	\$194.22	4018	1.9622	RANCH	10%	\$30,000		4010 NUMBER 1	401
05-14-126-210	6611 BELA	04/01/21	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$159,000	55.40	\$318,011	\$33,362	\$253,638	\$302,818	0.838	2,114	\$119.98	4018	28.1218	TWO STORY	10%	\$30,000		4010 NUMBER 1	401
05-14-126-220	6623 BELA	11/12/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$101,300	36.18	\$240,700	\$31,660	\$248,340	\$222,383	1.117	1,652	\$150.33	4018	0.2088	TWO STORY	11%	\$30,000		4010 NUMBER 1	401
05-14-126-280	6703 BELA	08/22/22	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$99,600	36.62	\$226,749	\$31,701	\$240,299	\$207,498	1.158	1,758	\$136.69	4018	3.9269	TWO STORY	11%	\$30,000		4010 NUMBER 1	401
05-14-235-060	6044 RUDGATE	11/23/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$86,400	40.19	\$198,378	\$54,160	\$160,840	\$132,310	1.216	1,582	\$101.67	4010	9.6819	RANCH	24%	\$52,500		4010 NUMBER 1	401
05-14-282-010	1181 N 10TH	07/16/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$45,400	24.54	\$176,231	\$19,920	\$165,080	\$143,405	1.151	1,316	\$125.44	4010	3.2338	RANCH	8%	\$13,895		4010 NUMBER 1	401
05-15-155-010	1116 N 6TH	08/23/22	\$255,000	WD	03-ARM'S LENGTH	\$252,525	\$108,900	43.12	\$249,785	\$52,334	\$200,191	\$181,148	1.105	1,432	\$139.80	4010	1.3685	TWO STORY	15%	\$37,625		4010 NUMBER 1	401
05-16-155-026	1157 N 5TH	05/03/21	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$134,200	38.23	\$364,686	\$30,000	\$321,000	\$307,051	1.045	1,697	\$189.16	4010	7.3383	RANCH	9%	\$30,000		4010 NUMBER 1	401
Totals:			\$6,310,400			\$6,307,325	\$2,397,900		\$6,026,415	\$5,380,491	\$4,878,493			\$152.35		1.5910		13%					

USED ECF 1.100	Sale. Ratio => 38.02	E.C.F. => 1.103	Std. Deviation=> 0.11219306
	Std. Dev. => 6.18	Ave. E.C.F. => 1.119	Ave. Variance=> 8.2296
			Coefficient of Var=> 7.35563724

E.C.F.	
Mean	1.158
Standard Error	0.035
Median	1.138
Mode	#N/A
Standard Deviation	0.167
Sample Variance	0.028
Kurtosis	1.922
Skewness	1.067
Range	0.754
Minimum	0.838
Maximum	1.591
Sum	26.623
Count	23

