

**OSHTEMO TOWNSHIP
4012 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
05-13-352-381	152 CLUB VIEW	06/29/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$101,800	35.10	\$241,678	\$45,738	\$244,262	\$192,098	1.272	1,656	\$147.50	4012	12.0009	RANCH	15%	\$44,078		4014 RATES FROM LT 1 IN 2019	401
05-13-360-010	5977 HORIZON HEIGHTS	06/11/21	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$180,000	48.91	\$441,420	\$39,956	\$328,044	\$393,592	0.833	2,306	\$142.26	4012	31.8078	TWO STORY	10%	\$36,680		4014 RATES FROM LT 1 IN 2019	401
05-14-435-380	484 SUNRISE	10/18/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$99,300	44.13	\$223,069	\$35,410	\$189,590	\$183,979	1.030	1,978	\$95.85	4012	12.1044	TWO STORY	15%	\$33,750		4014 RATES FROM LT 1 IN 2019	401
05-14-476-140	379 W RIDGE	05/21/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$126,100	37.09	\$343,737	\$43,676	\$296,324	\$294,177	1.007	2,508	\$118.15	4012	14.4243	RANCH	12%	\$39,390		4014 RATES FROM LT 1 IN 2019	401
05-14-476-151	351 W RIDGE	10/07/22	\$439,000	PTA	03-ARM'S LENGTH	\$439,000	\$173,900	39.61	\$419,269	\$61,050	\$377,950	\$351,195	1.076	2,557	\$147.81	4012	7.5357	TWO STORY	10%	\$45,073		4014 RATES FROM LT 1 IN 2019	401
05-14-480-112	6148 VALLEY VIEW	04/15/22	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$110,300	35.81	\$247,627	\$41,873	\$266,127	\$201,720	1.319	1,847	\$144.09	4012	16.7752	RANCH	14%	\$41,873		4014 RATES FROM LT 1 IN 2019	401
05-14-490-050	263 LODGE	08/17/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$134,400	40.73	\$318,677	\$39,480	\$290,520	\$273,723	1.061	2,872	\$101.16	4012	9.0173	QUAD/TRI-LEVEL	12%	\$39,480		4014 RATES FROM LT 1 IN 2019	401
05-14-492-019	6051 HORIZON HEIGHTS	03/31/23	\$552,000	WD	03-ARM'S LENGTH	\$552,000	\$363,800	65.91	\$701,382	\$127,534	\$424,466	\$562,596	0.754	4,137	\$102.60	4012	39.7062	TWO STORY	23%	\$125,874		4014 RATES FROM LT 1 IN 2019	401
05-24-101-070	24 WOODLANE	12/19/22	\$385,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$385,000	\$131,700	34.21	\$274,212	\$87,931	\$297,069	\$182,628	1.627	1,893	\$156.93	4012	47.5091	RANCH	22%	\$86,250	05-24-101-080	4014 RATES FROM LT 1 IN 2019	401
05-24-101-111	5858 MANORWOOD	07/13/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$107,500	36.44	\$258,089	\$42,910	\$252,090	\$210,960	1.195	1,494	\$168.73	4012	4.3428	RANCH	14%	\$41,250		4014 RATES FROM LT 1 IN 2019	401
05-24-101-181	5913 MANORWOOD	09/24/21	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$126,400	35.01	\$283,407	\$73,463	\$287,537	\$205,827	1.397	2,120	\$135.63	4012	24.5441	TWO STORY	19%	\$70,313		4014 RATES FROM LT 1 IN 2019	401
05-24-101-280	5856 SCENIC WAY	08/05/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$116,900	41.02	\$265,869	\$43,657	\$241,343	\$217,855	1.108	1,868	\$129.20	4012	4.3724	RANCH	14%	\$41,250		4014 RATES FROM LT 1 IN 2019	401
05-24-101-300	5814 SCENIC WAY	07/22/22	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$118,300	35.96	\$258,542	\$46,660	\$282,340	\$207,727	1.359	1,925	\$146.67	4012	20.7645	TWO STORY	14%	\$45,000		4014 RATES FROM LT 1 IN 2019	401
05-24-103-080	5819 SCENIC WAY	10/29/21	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$99,900	40.12	\$237,337	\$45,000	\$204,000	\$188,566	1.082	1,933	\$105.54	4012	6.9688	QUAD/TRI-LEVEL	18%	\$45,000		4014 RATES FROM LT 1 IN 2019	401
Totals:			\$4,756,000			\$4,756,000	\$1,990,300		\$4,514,315		\$3,981,662	\$3,666,644			\$131.58		6.5625			15%			

USED ECF 1.080 **Sale. Ratio => 41.85** **E.C.F. => 1.086** **Std. Deviation=> 0.23011133**
Std. Dev. => 8.32 **Ave. E.C.F. => 1.152** **Ave. Variance=> 17.9910** **Coefficient of Var=> 15.62340334**

E.C.F.	
Mean	1.157
Standard Error	0.066
Median	1.108
Mode	#N/A
Standard Deviatc	0.239
Sample Variance	0.057
Kurtosis	0.013
Skewness	0.186
Range	0.872
Minimum	0.754
Maximum	1.627
Sum	15.040
Count	13

