

**OSHTEMO TOWNSHIP  
4016 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 |
|---------------|-------------------|-----------|------------|--------|-----------------|--------------|----------------|---------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|------------------|----------------|------------|------------|------------------------------|------------|----------------|
| 05-24-220-050 | 201 MANDALAY      | 09/28/22  | \$268,000  | WD     | 03-ARM'S LENGTH | \$266,380    | \$97,000       | 36.41         | \$223,350      | \$22,710    | \$243,670      | \$206,845    | 1.178  | 1,637      | \$148.85  | 4016     | 0.0840           | RANCH          | 8%         | \$20,523   | 4014 RATES FROM LT 1 IN 2019 | 401        |                |
| 05-24-226-160 | 184 WESTVIEW      | 08/22/22  | \$239,329  | WD     | 03-ARM'S LENGTH | \$238,699    | \$101,400      | 42.48         | \$217,885      | \$35,925    | \$202,774      | \$187,588    | 1.081  | 1,624      | \$124.86  | 4016     | 9.6234           | RANCH          | 14%        | \$33,750   | 4014 RATES FROM LT 1 IN 2019 | 401        |                |
| 05-24-226-170 | 210 WESTVIEW      | 09/06/22  | \$245,000  | WD     | 03-ARM'S LENGTH | \$245,000    | \$100,100      | 40.86         | \$215,783      | \$37,166    | \$207,834      | \$184,141    | 1.129  | 1,624      | \$127.98  | 4016     | 4.8524           | RANCH          | 14%        | \$33,750   | 4014 RATES FROM LT 1 IN 2019 | 401        |                |
| 05-24-226-410 | 319 WESTVIEW      | 06/24/21  | \$245,000  | WD     | 03-ARM'S LENGTH | \$245,000    | \$75,200       | 30.69         | \$184,813      | \$39,348    | \$205,652      | \$149,964    | 1.371  | 1,564      | \$131.49  | 4016     | 19.4153          | TWO STORY      | 15%        | \$37,500   | 4014 RATES FROM LT 1 IN 2019 | 401        |                |
| 05-24-359-002 | 1607 TILLINGSDALE | 04/07/22  | \$330,000  | WD     | 03-ARM'S LENGTH | \$330,000    | \$123,700      | 37.48         | \$283,278      | \$35,156    | \$294,844      | \$255,796    | 1.153  | 1,900      | \$155.18  | 4016     | 2.4536           | TWO STORY      | 11%        | \$35,156   | 4016 NEW OCT 25 2019         | 401        |                |
| 05-24-359-006 | 1503 TILLINGSDALE | 05/10/22  | \$325,000  | WD     | 03-ARM'S LENGTH | \$325,000    | \$120,200      | 36.98         | \$273,722      | \$44,415    | \$280,585      | \$236,399    | 1.187  | 2,366      | \$118.59  | 4016     | 0.9723           | BI-LEVEL       | 14%        | \$44,415   | 4016 NEW OCT 25 2019         | 401        |                |
| 05-24-359-021 | 1405 DARLINGTON   | 09/20/21  | \$265,000  | WD     | 03-ARM'S LENGTH | \$265,000    | \$87,000       | 32.83         | \$210,231      | \$30,000    | \$235,000      | \$185,805    | 1.265  | 1,183      | \$198.65  | 4016     | 8.7576           | BI-LEVEL       | 11%        | \$30,000   | 4016 NEW OCT 25 2019         | 401        |                |
| 05-24-359-031 | 1518 DARLINGTON   | 01/06/23  | \$325,000  | WD     | 03-ARM'S LENGTH | \$323,000    | \$128,800      | 39.88         | \$294,887      | \$35,314    | \$287,686      | \$267,601    | 1.075  | 2,032      | \$141.58  | 4016     | 10.2134          | RANCH          | 11%        | \$35,314   | 4016 NEW OCT 25 2019         | 401        |                |
| 05-24-359-033 | 1534 DARLINGTON   | 09/30/21  | \$223,000  | WD     | 03-ARM'S LENGTH | \$223,000    | \$81,800       | 36.68         | \$196,730      | \$30,000    | \$193,000      | \$171,887    | 1.123  | 1,555      | \$124.12  | 4016     | 5.4357           | BI-LEVEL       | 13%        | \$30,000   | 4016 NEW OCT 25 2019         | 401        |                |
| 05-24-359-038 | 1608 DARLINGTON   | 09/02/21  | \$252,000  | WD     | 03-ARM'S LENGTH | \$252,000    | \$105,100      | 41.71         | \$255,576      | \$31,549    | \$220,451      | \$230,956    | 0.955  | 2,129      | \$103.55  | 4016     | 22.2673          | BI-LEVEL       | 13%        | \$31,549   | 4016 NEW OCT 25 2019         | 401        |                |
| 05-24-360-040 | 1482 ELLINGTON    | 09/28/22  | \$250,000  | WD     | 03-ARM'S LENGTH | \$250,000    | \$93,100       | 37.24         | \$213,017      | \$22,000    | \$228,000      | \$196,925    | 1.158  | 1,758      | \$129.69  | 4016     | 1.9387           | TWO STORY      | 9%         | \$22,000   | CONDOMINIUMS                 | 401        |                |
| 05-24-360-042 | 1540 ELLINGTON    | 05/09/22  | \$300,000  | WD     | 03-ARM'S LENGTH | \$300,000    | \$87,400       | 29.13         | \$199,584      | \$22,000    | \$278,000      | \$183,076    | 1.518  | 1,518      | \$183.14  | 4016     | 34.1303          | TWO STORY      | 7%         | \$22,000   | CONDOMINIUMS                 | 401        |                |
| 05-25-120-030 | 5677 CODDINGTON   | 03/31/23  | \$290,000  | WD     | 03-ARM'S LENGTH | \$290,000    | \$123,000      | 42.41         | \$288,824      | \$24,211    | \$265,789      | \$272,797    | 0.974  | 1,812      | \$146.68  | 4016     | 20.2879          | RANCH          | 8%         | \$24,211   | 4016 NEW OCT 25 2019         | 401        |                |
| 05-25-120-030 | 5904 LAMPLIGHTER  | 09/09/21  | \$295,500  | WD     | 03-ARM'S LENGTH | \$295,500    | \$110,000      | 37.23         | \$267,619      | \$35,625    | \$259,875      | \$239,169    | 1.087  | 1,435      | \$181.10  | 4016     | 9.0615           | RANCH          | 12%        | \$35,625   | 4016 NEW OCT 25 2019         | 401        |                |
| 05-25-120-530 | 5806 CODDINGTON   | 06/29/22  | \$270,000  | WD     | 03-ARM'S LENGTH | \$270,000    | \$109,300      | 40.48         | \$247,913      | \$41,903    | \$228,097      | \$212,381    | 1.074  | 1,441      | \$158.29  | 4016     | 10.3193          | RANCH          | 16%        | \$41,903   | 4016 NEW OCT 25 2019         | 401        |                |
| 05-25-120-580 | 5680 CODDINGTON   | 06/24/21  | \$287,000  | WD     | 03-ARM'S LENGTH | \$287,000    | \$97,500       | 33.97         | \$245,658      | \$45,066    | \$241,934      | \$206,796    | 1.170  | 1,365      | \$177.24  | 4016     | 0.7273           | RANCH          | 16%        | \$45,066   | 4016 NEW OCT 25 2019         | 401        |                |
| 05-25-135-030 | 1779 WHITEGATE    | 10/07/22  | \$234,900  | WD     | 03-ARM'S LENGTH | \$234,900    | \$75,000       | 31.93         | \$181,832      | \$40,285    | \$194,615      | \$145,925    | 1.334  | 1,278      | \$152.28  | 4016     | 15.6477          | BI-LEVEL       | 16%        | \$38,625   | 4016 NEW OCT 25 2019         | 401        |                |
| 05-25-135-200 | 5752 CASTLETON    | 09/26/22  | \$269,900  | WD     | 03-ARM'S LENGTH | \$269,900    | \$91,800       | 34.01         | \$224,193      | \$45,246    | \$224,654      | \$184,481    | 1.218  | 1,880      | \$119.50  | 4016     | 4.0569           | TWO STORY      | 16%        | \$43,586   | 4016 NEW OCT 25 2019         | 401        |                |
| 05-25-135-230 | 5690 CASTLETON    | 04/26/22  | \$210,000  | WD     | 03-ARM'S LENGTH | \$206,000    | \$75,200       | 36.50         | \$179,859      | \$41,553    | \$164,447      | \$142,584    | 1.153  | 1,272      | \$129.28  | 4016     | 2.3852           | RANCH          | 19%        | \$39,893   | 4016 NEW OCT 25 2019         | 401        |                |
| 05-25-135-260 | 5632 CASTLETON    | 10/31/22  | \$245,000  | WD     | 03-ARM'S LENGTH | \$245,000    | \$81,600       | 33.31         | \$199,151      | \$42,906    | \$202,094      | \$161,077    | 1.255  | 1,666      | \$121.30  | 4016     | 7.7450           | TWO STORY      | 17%        | \$41,246   | 4016 NEW OCT 25 2019         | 401        |                |
| 05-25-140-010 | 5629 POWDERHORN   | 11/29/21  | \$212,000  | WD     | 03-ARM'S LENGTH | \$212,000    | \$65,700       | 30.99         | \$168,786      | \$39,160    | \$172,840      | \$133,635    | 1.293  | 1,117      | \$154.74  | 4016     | 11.6183          | BI-LEVEL       | 18%        | \$37,500   | 4016 NEW OCT 25 2019         | 401        |                |
| 05-25-140-130 | 5700 POWDERHORN   | 09/02/22  | \$194,900  | WD     | 03-ARM'S LENGTH | \$194,900    | \$85,900       | 44.07         | \$207,270      | \$39,160    | \$155,740      | \$173,309    | 0.899  | 1,340      | \$116.22  | 4016     | 27.8565          | RANCH          | 19%        | \$37,500   | 4016 NEW OCT 25 2019         | 401        |                |
| 05-25-140-200 | 5665 LAMPLIGHTER  | 04/28/22  | \$240,000  | WD     | 03-ARM'S LENGTH | \$240,000    | \$78,100       | 32.54         | \$176,262      | \$35,410    | \$204,590      | \$145,208    | 1.409  | 1,173      | \$174.42  | 4016     | 23.1752          | RANCH          | 14%        | \$33,750   | 4016 NEW OCT 25 2019         | 401        |                |
| 05-26-430-130 | 2429 WILDEMERE    | 01/27/23  | \$240,000  | WD     | 03-ARM'S LENGTH | \$240,000    | \$86,100       | 35.88         | \$193,972      | \$39,660    | \$200,340      | \$159,085    | 1.259  | 1,442      | \$138.93  | 4016     | 8.2141           | RANCH          | 16%        | \$38,000   | 4014 RATES FROM LT 1 IN 2019 | 401        |                |
| 05-26-430-140 | 2461 WILDEMERE    | 03/29/22  | \$240,000  | WD     | 03-ARM'S LENGTH | \$240,000    | \$80,700       | 33.63         | \$191,579      | \$42,520    | \$197,480      | \$153,669    | 1.285  | 1,328      | \$148.70  | 4016     | 10.7909          | RANCH          | 16%        | \$38,000   | 4014 RATES FROM LT 1 IN 2019 | 401        |                |
| 05-26-430-350 | 2519 FAIRGROVE    | 06/30/21  | \$222,000  | WD     | 03-ARM'S LENGTH | \$222,000    | \$98,500       | 44.37         | \$236,742      | \$39,660    | \$182,340      | \$203,177    | 0.897  | 1,944      | \$93.80   | 4016     | 27.9747          | BI-LEVEL       | 17%        | \$38,000   | 4014 RATES FROM LT 1 IN 2019 | 401        |                |
| 05-26-430-500 | 2519 STRATHMORE   | 05/17/22  | \$210,000  | WD     | 03-ARM'S LENGTH | \$210,000    | \$74,700       | 35.57         | \$181,290      | \$41,183    | \$168,817      | \$144,440    | 1.169  | 1,276      | \$132.30  | 4016     | 0.8423           | RANCH          | 18%        | \$38,000   | 4014 RATES FROM LT 1 IN 2019 | 401        |                |
| 05-26-430-580 | 2459 MANSFIELD    | 02/13/23  | \$240,000  | WD     | 03-ARM'S LENGTH | \$240,000    | \$77,800       | 32.42         | \$189,895      | \$39,660    | \$200,340      | \$154,881    | 1.294  | 1,456      | \$137.60  | 4016     | 11.6316          | RANCH          | 16%        | \$38,000   | 4014 RATES FROM LT 1 IN 2019 | 401        |                |

|                       |                    |  |                          |  |                    |  |                          |  |                    |  |                            |  |                   |  |                                |  |                    |  |  |  |  |  |  |
|-----------------------|--------------------|--|--------------------------|--|--------------------|--|--------------------------|--|--------------------|--|----------------------------|--|-------------------|--|--------------------------------|--|--------------------|--|--|--|--|--|--|
| <b>Totals:</b>        | <b>\$7,168,529</b> |  | <b>\$7,160,279</b>       |  | <b>\$2,611,700</b> |  | <b>\$6,149,701</b>       |  | <b>\$6,141,488</b> |  | <b>\$5,289,598</b>         |  | <b>\$141.79</b>   |  | <b>1.6140</b>                  |  | <b>14%</b>         |  |  |  |  |  |  |
|                       |                    |  | <b>Sale. Ratio =&gt;</b> |  | <b>36.47</b>       |  | <b>E.C.F. =&gt;</b>      |  | <b>1.161</b>       |  | <b>Std. Deviation=&gt;</b> |  | <b>0.14723856</b> |  |                                |  |                    |  |  |  |  |  |  |
| <b>USED ECF 1.160</b> |                    |  | <b>Std. Dev. =&gt;</b>   |  | <b>4.23</b>        |  | <b>Ave. E.C.F. =&gt;</b> |  | <b>1.177</b>       |  | <b>Ave. Variance=&gt;</b>  |  | <b>11.1599</b>    |  | <b>Coefficient of Var=&gt;</b> |  | <b>9.480156402</b> |  |  |  |  |  |  |

| E.C.F.           |        |
|------------------|--------|
| Mean             | 1.177  |
| Standard Error   | 0.028  |
| Median           | 1.169  |
| Mode             | #N/A   |
| Standard Deviatc | 0.147  |
| Sample Variance  | 0.022  |
| Kurtosis         | 0.160  |
| Skewness         | 0.031  |
| Range            | 0.621  |
| Minimum          | 0.897  |
| Maximum          | 1.518  |
| Sum              | 32.961 |
| Count            | 28     |

