

**OSHTEMO TOWNSHIP
4018 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
05-14-126-060	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	10.6976	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	4.4241	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	16.4879	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	13.5962	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	14.3168	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	18.4526	TWO STORY	11%	\$30,000		4010 NUMBER 1	401
05-14-385-012	6540 MICKEY'S	04/08/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$99,500	30.15	\$245,523	\$22,124	\$307,876	\$237,659	1.295	1,699	\$181.21	4018	32.1902	TWO STORY	6%	\$20,626		4018 LAND TABLE NEW IN 2020	401
05-14-385-033	295 MAURI'S	12/07/21	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$84,200	35.98	\$213,517	\$21,481	\$212,519	\$204,294	1.040	1,236	\$171.94	4018	6.6709	RANCH	9%	\$19,983		4018 LAND TABLE NEW IN 2020	401
05-14-385-044	211 MAURI'S	07/16/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$88,400	41.12	\$227,532	\$21,481	\$193,519	\$219,203	0.883	1,944	\$99.55	4018	9.0724	BI-LEVEL	9%	\$19,983		4018 LAND TABLE NEW IN 2020	401
05-14-385-051	210 MURPHY'S	12/05/22	\$249,500	WD	03-ARM'S LENGTH	\$249,500	\$90,400	36.23	\$222,728	\$21,481	\$228,019	\$214,093	1.065	1,346	\$169.40	4018	9.1495	RANCH	8%	\$19,983		4018 LAND TABLE NEW IN 2020	401
05-14-385-052	186 MURPHY'S	06/30/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$86,800	43.40	\$213,882	\$21,481	\$178,519	\$204,682	0.872	1,293	\$138.07	4018	10.1376	RANCH	10%	\$19,983		4018 LAND TABLE NEW IN 2020	401
05-14-385-057	36 MURPHY'S	10/22/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$102,300	42.63	\$263,351	\$21,481	\$218,519	\$257,309	0.849	1,653	\$132.20	4018	12.4305	TWO STORY	8%	\$19,983		4018 LAND TABLE NEW IN 2020	401
05-14-451-002	6488 LEXY	08/02/21	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$126,400	40.00	\$317,299	\$32,343	\$283,657	\$303,145	0.936	2,202	\$128.82	4018	3.7839	TWO STORY	10%	\$30,500		4018 LAND TABLE NEW IN 2020	401
05-14-451-013	337 BEYMOURE	07/11/22	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$132,300	38.68	\$306,194	\$30,500	\$311,500	\$293,292	1.062	2,054	\$151.66	4018	8.8530	TWO STORY	9%	\$30,500		4018 LAND TABLE NEW IN 2020	401
05-14-451-015	346 BEYMOURE	09/15/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$114,900	38.43	\$280,531	\$32,363	\$266,637	\$264,009	1.010	1,840	\$144.91	4018	3.6402	TWO STORY	10%	\$30,500		4018 LAND TABLE NEW IN 2020	401
05-14-451-033	86 BEYMOURE	02/28/22	\$335,000	WD	03-ARM'S LENGTH	\$330,000	\$107,900	32.70	\$265,082	\$32,322	\$297,678	\$247,617	1.202	1,820	\$163.56	4018	22.8617	TWO STORY	9%	\$30,500		4018 LAND TABLE NEW IN 2020	401
05-23-207-013	6371 BUCKHAM WOOD	06/29/22	\$301,500	WD	03-ARM'S LENGTH	\$301,500	\$181,900	60.33	\$350,047	\$32,410	\$269,090	\$337,912	0.796	2,200	\$122.31	4018	17.7221	RANCH	10%	\$30,750		4018 LAND TABLE NEW IN 2020	401
05-23-207-023	6436 BUCKHAM WOOD	03/17/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$155,900	59.96	\$357,980	\$49,980	\$210,020	\$327,660	0.641	2,672	\$78.60	4018	33.2584	TWO STORY	19%	\$49,980		4018 LAND TABLE NEW IN 2020	401
05-23-207-035	6487 CADDAM WOOD	10/25/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$140,400	47.59	\$352,945	\$35,410	\$259,590	\$337,803	0.768	1,727	\$150.31	4018	20.5089	RANCH	11%	\$33,750		4018 LAND TABLE NEW IN 2020	401
05-23-207-037	6488 CADDAM WOOD	07/06/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$116,600	40.21	\$276,686	\$38,218	\$251,782	\$253,689	0.992	1,840	\$136.84	4018	1.8928	TWO STORY	13%	\$36,375		4018 LAND TABLE NEW IN 2020	401
05-23-207-043	576 LAUREL WOOD	09/20/21	\$342,500	WD	03-ARM'S LENGTH	\$342,500	\$156,200	45.61	\$373,080	\$41,943	\$300,557	\$352,273	0.853	2,352	\$127.79	4018	12.0361	TWO STORY	12%	\$40,121		4018 LAND TABLE NEW IN 2020	401
05-23-207-048	1046 LAUREL WOOD	05/14/21	\$310,500	WD	03-ARM'S LENGTH	\$310,500	\$131,100	42.22	\$311,636	\$37,430	\$273,070	\$291,709	0.936	2,096	\$130.28	4018	3.7448	TWO STORY	12%	\$35,749		4018 LAND TABLE NEW IN 2020	401
05-23-215-006	6346 WOOD HOLLOW	05/12/22	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$130,200	33.83	\$299,358	\$42,604	\$342,296	\$273,143	1.253	2,044	\$167.46	4018	27.9623	RANCH	11%	\$41,500		4018 LAND TABLE NEW IN 2020	401
05-23-215-007	6342 WOOD HOLLOW	10/12/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$138,800	38.56	\$319,539	\$42,604	\$317,396	\$294,612	1.077	2,341	\$135.58	4018	10.3783	TWO STORY	12%	\$41,500		4018 LAND TABLE NEW IN 2020	401
05-23-215-031	6333 WOOD HOLLOW	07/16/21	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$119,900	44.42	\$282,680	\$41,500	\$228,400	\$256,574	0.890	1,987	\$114.95	4018	8.3364	BI-LEVEL	15%	\$41,500		4018 LAND TABLE NEW IN 2020	401
05-23-215-035	6185 WOOD HOLLOW	12/20/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$121,200	42.53	\$285,892	\$42,064	\$242,936	\$259,391	0.937	1,760	\$138.03	4018	3.6993	TWO STORY	15%	\$41,500		4018 LAND TABLE NEW IN 2020	401
05-23-215-038	6332 GABRIELLA	04/07/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$167,700	39.93	\$387,512	\$41,500	\$378,500	\$368,098	1.028	2,368	\$159.84	4018	5.4705	TWO STORY	10%	\$41,500		4018 LAND TABLE NEW IN 2020	401
05-23-215-043	6360 GABRIELLA	12/10/21	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$139,300	47.54	\$330,559	\$41,500	\$251,500	\$307,510	0.818	2,196	\$114.53	4018	15.5693	TWO STORY	14%	\$41,500		4018 LAND TABLE NEW IN 2020	401
05-23-215-043	6360 GABRIELLA	07/15/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$143,400	57.36	\$330,559	\$41,500	\$208,500	\$307,510	0.678	2,196	\$94.95	4018	29.5526	TWO STORY	17%	\$41,500		4018 LAND TABLE NEW IN 2020	401
Totals:			\$8,539,300			\$8,533,700	\$3,584,600		\$8,375,367		\$7,552,713	\$7,866,362			\$137.80		1.3426			11%			

USED ECF .960	Sale. Ratio => 42.01	E.C.F. => 0.960	Std. Deviation=> 0.16246489
	Std. Dev. => 7.71	Ave. E.C.F. => 0.974	Ave. Variance=> 13.3413 Coefficient of Var=> 13.70368229

E.C.F.	
Mean	0.974
Standard Error	0.030
Median	0.992
Mode	#N/A
Standard Deviatc	0.162
Sample Variance	0.026
Kurtosis	-0.394
Skewness	-0.036
Range	0.654
Minimum	0.641
Maximum	1.295
Sum	28.233
Count	29

