

**OSHTEMO TOWNSHIP
4100 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
05-18-282-220	10174 W MAIN	03/14/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,400	37.44	\$177,065	\$19,800	\$160,200	\$163,818	0.978	1,680	\$95.36	4100	17.1247	QUAD/TRI-LEVEL	11%	\$19,800		4100 NUMBER 10	401
05-18-282-241	854 JOSIANE	12/27/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$75,000	31.25	\$195,770	\$21,599	\$218,401	\$181,428	1.204	1,680	\$130.00	4100	5.4625	QUAD/TRI-LEVEL	9%	\$21,599		4100 NUMBER 10	401
05-18-282-250	888 JOSIANE	03/07/22	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$86,200	37.32	\$200,455	\$26,638	\$204,362	\$181,059	1.129	1,369	\$149.28	4100	2.0461	RANCH	12%	\$26,638		4100 NUMBER 10	401
05-18-306-020	732 CHADD'S FORD	04/15/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$82,400	35.06	\$204,126	\$27,966	\$207,034	\$183,500	1.128	1,358	\$152.46	4100	2.0912	RANCH	11%	\$27,000		4100 NUMBER 10	401
05-18-460-001	10405 SKYVIEW	06/09/21	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$340,900	38.96	\$819,344	\$159,842	\$715,158	\$686,981	1.041	3,820	\$187.21	4100	10.8148	TWO STORY	7%	\$57,461		4100 NUMBER 10	401
05-18-460-010	81 SKYVIEW	04/21/22	\$847,000	WD	03-ARM'S LENGTH	\$847,000	\$348,900	41.19	\$820,111	\$141,043	\$705,957	\$707,363	0.998	2,539	\$278.05	4100	15.1150	RANCH	6%	\$54,000		4100 NUMBER 10	401
05-18-460-012	265 SKYVIEW	10/06/22	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$326,600	53.54	\$684,584	\$132,681	\$477,319	\$574,899	0.830	2,776	\$171.94	4100	31.8897	TWO STORY	9%	\$54,000		4100 NUMBER 10	401
05-20-101-080	133 S 2ND	08/10/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$72,700	30.30	\$164,201	\$19,660	\$220,240	\$150,564	1.463	1,224	\$179.93	4100	31.3608	1.25 - 1.75 ST	8%	\$18,000		4100 NUMBER 10	401
05-20-101-110	25 S 2ND	03/31/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$68,500	26.35	\$174,053	\$19,660	\$240,340	\$160,826	1.494	1,104	\$217.70	4100	34.5247	RANCH	7%	\$18,000		4100 NUMBER 10	401
05-20-101-120	10 N 2ND	11/11/22	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$78,400	31.87	\$182,553	\$20,505	\$225,495	\$168,800	1.336	1,152	\$195.74	4100	18.6708	RANCH	7%	\$18,004		4100 NUMBER 10	401
05-20-101-200	210 N 2ND	09/07/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$70,400	31.15	\$163,584	\$23,890	\$202,110	\$145,515	1.389	1,162	\$173.93	4100	23.9770	TWO STORY	10%	\$21,730		4100 NUMBER 10	401
05-20-103-171	9815 SUNNYWOOD	11/03/22	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$119,900	35.47	\$281,429	\$35,759	\$302,241	\$255,906	1.181	1,735	\$174.20	4100	3.1899	RANCH	10%	\$34,099		4100 NUMBER 10	401
05-20-305-202	10033 OSHTEMO	12/15/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$228,500	44.37	\$552,981	\$43,661	\$471,339	\$530,542	0.888	2,296	\$205.29	4100	26.0752	RANCH	8%	\$43,661		4100 NUMBER 10	401
05-30-210-070	1865 TOSCANA	09/02/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$269,200	47.65	\$638,147	\$42,042	\$522,958	\$620,943	0.842	2,583	\$202.46	4100	30.6963	TWO STORY	7%	\$42,042		4100 NUMBER 10	401
05-30-210-180	1828 TOSCANA	04/15/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$251,100	45.65	\$594,394	\$45,403	\$504,597	\$571,866	0.882	2,055	\$245.55	4100	26.6793	RANCH	8%	\$43,548		4100 NUMBER 10	401
05-30-210-200	1764 TOSCANA	11/04/21	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$252,900	45.24	\$614,845	\$39,012	\$519,988	\$599,826	0.867	2,106	\$246.91	4100	28.2265	RANCH	7%	\$39,012		4100 NUMBER 10	401
05-30-215-110	2313 SIENNA	11/18/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$205,400	36.04	\$482,818	\$55,000	\$515,000	\$445,644	1.156	1,982	\$259.84	4100	0.6469	RANCH	10%	\$55,000		4100 NUMBER 10	401
05-30-215-140	2258 SIENNA	05/24/21	\$562,500	WD	03-ARM'S LENGTH	\$562,500	\$253,900	45.14	\$630,243	\$78,708	\$483,792	\$574,516	0.842	2,001	\$241.78	4100	30.7076	RANCH	10%	\$55,000		4100 NUMBER 10	401
05-30-215-170	1998 SIENNA	10/12/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$286,600	41.54	\$678,472	\$57,380	\$632,620	\$646,971	0.978	2,631	\$240.45	4100	17.1344	TWO STORY	8%	\$55,000		4100 NUMBER 10	401
05-30-215-250	1730 SIENNA	08/18/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$213,100	31.57	\$533,566	\$89,533	\$585,467	\$462,534	1.266	1,940	\$301.79	4100	11.6618	RANCH	8%	\$55,000		4100 NUMBER 10	401
05-31-103-032	3329 PONDVIEW	01/03/23	\$340,000	WD	03-ARM'S LENGTH	\$339,000	\$102,400	30.21	\$259,210	\$45,101	\$293,899	\$223,030	1.318	1,376	\$213.59	4100	16.8591	RANCH	12%	\$39,303		4100 NUMBER 10	401
05-31-103-092	3575 PONDVIEW	06/17/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$110,600	36.87	\$261,224	\$52,116	\$247,884	\$217,821	1.138	1,377	\$180.02	4100	1.1145	RANCH	17%	\$52,116		4100 NUMBER 10	401
05-31-103-142	3328 PONDVIEW	08/13/21	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$103,100	36.30	\$252,021	\$39,303	\$244,697	\$221,581	1.104	1,766	\$138.56	4100	4.4841	TWO STORY	14%	\$39,303		4100 NUMBER 10	401
05-31-402-010	4115 S 1ST	08/02/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$87,900	33.81	\$223,502	\$31,855	\$228,145	\$199,632	1.143	1,820	\$125.35	4100	0.6337	BI-LEVEL	12%	\$31,855		4100 NUMBER 10	401
05-31-402-121	4449 S 1ST	05/04/22	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$81,400	30.26	\$201,234	\$30,240	\$238,760	\$178,119	1.340	1,812	\$131.77	4100	19.1291	QUAD/TRI-LEVEL	11%	\$30,240		4100 NUMBER 10	401
05-32-460-070	4752 FOREST CREEK	02/17/22	\$409,329	WD	03-ARM'S LENGTH	\$409,329	\$178,200	43.53	\$430,163	\$26,062	\$383,267	\$420,939	0.911	1,782	\$215.08	4100	23.8657	TWO STORY	6%	\$26,062		4100 NUMBER 10	401
05-32-478-100	9277 GREYSTONE	04/21/22	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$91,900	26.95	\$214,172	\$21,199	\$319,801	\$201,014	1.591	1,482	\$215.79	4100	44.1780	TWO STORY	6%	\$21,199		4100 NUMBER 10	401
05-32-478-110	9307 GREYSTONE	05/13/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$84,500	26.00	\$197,200	\$20,530	\$304,470	\$184,031	1.654	1,436	\$212.03	4100	50.5284	TWO STORY	6%	\$20,530		4100 NUMBER 10	401
05-32-478-120	9341 GREYSTONE	09/27/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$87,000	30.53	\$202,140	\$24,091	\$260,909	\$185,468	1.407	1,680	\$155.30	4100	25.7600	QUAD/TRI-LEVEL	8%	\$24,091		4100 NUMBER 10	401
05-32-478-140	4841 OLDE FOREST	02/23/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$93,200	40.52	\$220,826	\$21,600	\$208,400	\$207,527	1.004	1,482	\$140.62	4100	14.4957	TWO STORY	9%	\$21,600		4100 NUMBER 10	401
05-32-478-170	4957 OLDE FOREST	02/06/23	\$324,900	WD	03-ARM'S LENGTH	\$320,900	\$117,500	36.62	\$273,089	\$36,000	\$284,900	\$246,968	1.154	1,883	\$151.30	4100	0.4429	TWO STORY	11%	\$36,000		4100 NUMBER 10	401
05-32-478-200	4900 OLDE FOREST	04/09/21	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$112,400	41.17	\$269,508	\$19,104	\$253,896	\$260,838	0.973	1,978	\$128.36	4100	17.5775	TWO STORY	7%	\$19,104		4100 NUMBER 10	401
05-32-478-290	4355 OLDE FOREST	04/07/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$83,400	31.47	\$197,234	\$27,526	\$237,474	\$176,779	1.343	1,301	\$182.53	4100	19.4174	TWO STORY	10%	\$27,526		4100 NUMBER 10	401
05-32-478-400	9246 GREYSTONE	03/02/22	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$80,600	24.72	\$192,157	\$19,999	\$306,001	\$179,331	1.706	1,496	\$204.55	4100	55.7182	TWO STORY	6%	\$19,999		4100 NUMBER 10	401
05-32-478-460	9002 GREYSTONE	07/02/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$86,300	30.28	\$214,375	\$27,151	\$257,849	\$195,025	1.322	1,386	\$186.04	4100	17.2970	TWO STORY	10%	\$27,151		4100 NUMBER 10	401
05-33-170-009	3894 WHITNEY	10/27/22	\$312,000	WD	03-ARM'S LENGTH	\$307,534	\$119,200	38.76	\$277,288	\$43,144	\$264,390	\$243,900	1.084	1,508	\$175.32	4100	6.5153	TWO STORY	13%	\$41,484		4100 NUMBER 10	401
05-33-170-010	3880 WHITNEY	12/19/22	\$315,000	WD	03-ARM'S LENGTH	\$313,750	\$143,200	45.64	\$334,563	\$42,167	\$271,583	\$304,579	0.892	1,770	\$153.44	4100	25.7496	RANCH	13%	\$40,507		4100 NUMBER 10	401
05-33-170-023	8782 HATHAWAY	08/22/22	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$111,800	29.11	\$259,852	\$39,910	\$344,090	\$229,106	1.502	1,725	\$199.47	4100	35.2717	1.25 - 1.75 ST	10%	\$38,250		4100 NUMBER 10	401
05-33-170-046	8679 HATHAWAY	03/03/22	\$363,050	WD	03-ARM'S LENGTH	\$363,050	\$121,200	33.38	\$313,628	\$51,954	\$311,096	\$272,577	1.141	1,956	\$159.05	4100	0.7849	TWO STORY	12%	\$43,193		4100 NUMBER 10	401
05-33-171-058	3546 SMITHFIELD	07/26/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$140,000	33.33	\$326,294	\$45,109	\$374,891	\$292,901	1.280	1,498	\$250.26	4100	13.0761	RANCH	9%	\$38,250		4100 NUMBER 10	401
05-33-171-070	8625 HATHAWAY	06/13/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$127,400	34.90	\$296,367	\$39,910	\$325,090	\$267,143	1.217	1,530	\$212.48	4100	6.7752	TWO STORY	10%	\$38,250		4100 NUMBER 10	401
05-33-171-072	8601 HATHAWAY	09/16/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$127,100	32.59	\$292,834	\$53,397	\$336,603	\$249,414	1.350	1,678	\$200.60	4100	20.0415	TWO STORY	13%	\$51,737		4100 NUMBER 10	401
05-33-171-085	3381 HANFORD	03/04/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$164,400	43.84	\$394,334	\$39,910	\$335,090	\$369,192	0.908	1,606	\$208.65	4100	24.1531	RANCH	10%	\$38,250		4100 NUMBER 10	401
05-33-171-090	3348 ROTHWELL	10/15/21	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$127,100	40.67	\$301,726	\$39,910	\$272,590	\$272,725	1.000	1,808	\$150.77	4100	14.9658	TWO STORY	12%	\$38,250		4100 NUMBER 10	401
05-33-171-091	3324 ROTHWELL	06/16/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$124,700	41.71	\$295,966	\$39,910	\$259,090	\$266,725	0.971	1,850	\$140.05	4100	17.7788	TWO STORY	13%	\$38,250		4100 NUMBER 10	401
05-33-171-100	8532 HATHAWAY	12/29/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$151,200	44.47	\$351,247	\$42,673	\$297,327	\$321,431	0.925	1,585	\$187.59	4100	22.4153	RANCH	12%	\$41,013		4100 NUMBER 10	401
05-33-171-109	3259 WICKSHIRE	10/15/21	\$336,500	WD	03-ARM'S LENGTH	\$336,5																	