

**OSHTEMO TOWNSHIP
17300 SPRINGWOOD HILLS ECF ANALYSIS
ARMS-LENGTH SALES 04/01/2020 THROUGH 03/31/2022**

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
05-17-307-100	9820 OAK FOREST	02/11/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$163,800	41.47	\$380,586	\$42,960	\$352,040	\$400,031	0.880	2,324	\$151.48	17300	2.1576	TWO STORY	10%	\$41,279		SPRINGWOODS HILLS	401
05-17-307-140	9763 SPRINGWOOD	12/16/20	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$136,300	38.72	\$348,058	\$37,404	\$314,596	\$368,073	0.855	2,266	\$138.83	17300	0.3747	TWO STORY	10%	\$35,723		SPRINGWOODS HILLS	401
05-17-335-050	579 SPRINGWOOD	01/07/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$211,600	41.49	\$499,228	\$33,774	\$476,226	\$551,486	0.864	3,750	\$126.99	17300	0.5076	TWO STORY	6%	\$30,272		SPRINGWOODS HILLS	401
05-17-335-100	697 SPRINGWOOD	08/14/20	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$116,100	38.96	\$265,658	\$37,784	\$260,216	\$269,993	0.964	1,720	\$151.29	17300	10.5332	1.25 - 1.75 ST	12%	\$36,103		SPRINGWOODS HILLS	401
05-17-335-160	9532 AMBER	01/17/22	\$397,500	WD	03-ARM'S LENGTH	\$397,500	\$143,100	36.00	\$335,477	\$28,631	\$368,869	\$363,562	1.015	2,576	\$143.19	17300	15.6142	TWO STORY	7%	\$26,950		SPRINGWOODS HILLS	401
05-17-335-300	9607 AUTUMNWOOD	06/29/20	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$163,000	50.54	\$356,063	\$39,418	\$283,082	\$375,172	0.755	2,184	\$129.62	17300	10.3917	TWO STORY	12%	\$37,737		SPRINGWOODS HILLS	401
05-17-335-320	428 SPRINGWOOD	07/30/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$155,900	43.31	\$363,762	\$36,331	\$323,669	\$387,951	0.834	2,726	\$118.73	17300	2.4154	TWO STORY	10%	\$34,650		SPRINGWOODS HILLS	401
05-17-385-030	266 SUMMERSET	09/23/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$158,200	45.86	\$371,487	\$32,990	\$312,010	\$401,063	0.778	2,400	\$130.00	17300	8.0499	TWO STORY	9%	\$31,309		SPRINGWOODS HILLS	401
05-17-385-200	200 LAGUNA	09/09/20	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$128,900	44.60	\$290,462	\$33,629	\$255,371	\$304,305	0.839	1,966	\$129.89	17300	1.9261	TWO STORY	11%	\$31,948		SPRINGWOODS HILLS	401
05-17-385-401	209 SUMMERSET	11/17/20	\$542,000	WD	03-ARM'S LENGTH	\$542,000	\$245,400	45.28	\$566,587	\$73,572	\$468,428	\$584,141	0.802	3,174	\$147.58	17300	5.6548	1.25 - 1.75 ST	13%	\$68,600		SPRINGWOODS HILLS	401

Totals:	\$3,811,000		\$3,811,000		\$1,622,300		\$3,777,368		\$3,414,507		\$4,005,776		0.852		\$136.76		0.079868686		0.6061		10%		
					Sale. Ratio =>		42.57					E.C.F. =>	0.852		Std. Deviation=>	0.079868686							
USED .850 ECF					Std. Dev. =>		4.21					Ave. E.C.F. =>	0.858		Ave. Variance=>	5.7625		Coefficient of Var=>	6.71262332				

<u>E.C.F.</u>	
Mean	0.858
Standard Error	0.025
Median	0.847
Mode	#N/A
Standard Deviatc	0.080
Sample Variance	0.006
Kurtosis	0.418
Skewness	0.856
Range	0.260
Minimum	0.755
Maximum	1.015
Sum	8.585
Count	10

