

OSHTEMO TOWNSHIP
24210 REDSTONE FARMS CONDOS
ARMS-LENGTH SALES 04/01/2020 THROUGH 03/31/2023

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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
05-24-210-013	188 ROUND HILL	09/30/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$126,500	42.88	\$277,242	\$48,181	\$246,819	\$280,026	0.881	1,290	\$191.33	24210	3.1617	CONDO	16%	\$46,500	No	/ /		CONDOMINIUMS ADDITIONAL	407	81
05-24-210-025	28 ROUND HILL	02/22/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$126,000	42.00	\$279,712	\$48,181	\$251,819	\$283,045	0.890	1,274	\$197.66	24210	3.9879	CONDO	16%	\$46,500	No	/ /		CONDOMINIUMS ADDITIONAL	407	82
05-24-210-067	86 HICKORY VALLEY	09/14/21	\$344,950	WD	03-ARM'S LENGTH	\$344,950	\$151,600	43.95	\$328,299	\$48,181	\$296,769	\$342,443	0.867	1,725	\$172.04	24210	1.6826	CONDO	13%	\$46,500	No	/ /		CONDOMINIUMS ADDITIONAL	407	85
05-24-210-079	119 ROUND HILL	08/14/20	\$292,392	WD	03-ARM'S LENGTH	\$292,392	\$127,600	43.64	\$267,048	\$48,181	\$244,211	\$267,564	0.913	1,260	\$193.82	24210	6.2923	CONDO	16%	\$46,500	No	/ /		CONDOMINIUMS ADDITIONAL	407	82
05-24-210-105	328 ROUND HILL	12/28/20	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$142,000	54.62	\$296,219	\$48,181	\$211,819	\$303,225	0.699	1,363	\$155.41	24210	15.1245	CONDO	18%	\$46,500	No	/ /		CONDOMINIUMS ADDITIONAL	407	91
Totals:			\$1,492,342			\$1,492,342	\$673,700		\$1,448,520		\$1,251,437	\$1,476,302			\$182.05		0.2115		16%							
								Sale. Ratio =>	45.14					E.C.F. =>	0.848	Std. Deviation=>	0.086178997									
USED .840 ECF								Std. Dev. =>	5.20					Ave. E.C.F. =>	0.850	Ave. Variance=>	6.0498	Coefficient of Var=>	7.119077931							

E.C.F.	
Mean	0.850
Standard Error	0.039
Median	0.881
Mode	#N/A
Standard Deviatio	0.086
Sample Variance	0.007
Kurtosis	4.295
Skewness	-2.025
Range	0.214
Minimum	0.699
Maximum	0.913
Sum	4.248992906
Count	5

