

OSHTEMO TOWNSHIP																								
26202 SIXTH AMEND QUAIL MEAD CONDO HOMES AT QUAIL MEAD 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	
05-23-480-168	6140 OSPREY	07/13/20	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$110,800	46.65	\$269,163	\$31,681	\$205,819	\$253,179	0.813	1,193	\$172.52	26202	9.1924	CONDO	13%	\$30,000		CONDOMINIUMS	407	
05-23-480-179	6133 PEREGRINE	03/23/22	\$265,000	WD	03-ARM'S LENGTH	\$264,500	\$124,900	47.22	\$272,176	\$31,681	\$232,819	\$256,391	0.908	1,202	\$193.69	26202	0.3199	CONDO	11%	\$30,000		CONDOMINIUMS	407	
05-23-480-206	1224 HARRIER	07/16/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$128,300	46.65	\$279,895	\$31,681	\$243,319	\$264,620	0.920	1,193	\$203.96	26202	1.4640	CONDO	11%	\$30,000		CONDOMINIUMS	407	
05-23-480-211	1242 HARRIER	03/25/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$120,600	38.90	\$264,109	\$31,681	\$278,319	\$247,791	1.123	1,201	\$231.74	26202	21.8338	CONDO	10%	\$30,000		CONDOMINIUMS	407	
05-23-480-213	1294 HARRIER	08/30/21	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$111,300	40.92	\$263,758	\$31,681	\$240,319	\$247,417	0.971	1,193	\$201.44	26202	6.6450	CONDO	11%	\$30,000		CONDOMINIUMS	407	
05-23-480-221	1255 TANAGER	08/03/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$117,400	51.04	\$286,025	\$31,681	\$198,319	\$271,156	0.731	1,193	\$166.24	26202	17.3478	CONDO	13%	\$30,000		CONDOMINIUMS	407	
05-23-480-226	1215 TANAGER	08/07/20	\$293,500	WD	03-ARM'S LENGTH	\$293,500	\$131,600	44.84	\$321,927	\$31,681	\$261,819	\$309,431	0.846	1,392	\$188.09	26202	5.8731	CONDO	10%	\$30,000		CONDOMINIUMS	407	
05-23-480-240	1360 TANAGER	01/15/21	\$280,000	WD	03-ARM'S LENGTH	\$279,100	\$119,300	42.74	\$288,846	\$31,681	\$247,419	\$274,163	0.902	1,193	\$207.39	26202	0.2411	CONDO	11%	\$30,000		CONDOMINIUMS	407	
05-23-480-241	1402 TANAGER	08/27/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$134,700	44.90	\$294,140	\$31,681	\$268,319	\$279,807	0.959	1,195	\$224.53	26202	5.4081	CONDO	10%	\$30,000		CONDOMINIUMS	407	
05-26-278-005	2052 QUAIL COVE	06/11/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$109,200	44.57	\$236,204	\$28,500	\$216,500	\$221,433	0.978	1,108	\$195.40	26202	7.2861	CONDO	12%	\$28,500		CONDOMINIUMS	407	
05-26-278-008	2034 QUAIL COVE	08/11/20	\$222,000	WD	03-ARM'S LENGTH	\$220,000	\$108,000	49.09	\$262,466	\$28,500	\$191,500	\$249,431	0.768	1,196	\$160.12	26202	13.7114	CONDO	13%	\$28,500		CONDOMINIUMS	407	
05-26-278-015	2000 QUAIL COVE	08/19/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$119,500	46.32	\$263,303	\$28,500	\$229,500	\$250,323	0.917	1,196	\$191.89	26202	1.1953	CONDO	11%	\$28,500		CONDOMINIUMS	407	
05-26-278-022	1940 QUAIL COVE	02/04/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,300	46.52	\$251,955	\$28,500	\$221,500	\$238,225	0.930	1,196	\$185.20	26202	2.4931	CONDO	11%	\$28,500		CONDOMINIUMS	407	
05-26-278-027	1949 QUAIL COVE	09/10/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$118,300	40.79	\$257,731	\$28,500	\$261,500	\$244,383	1.070	1,196	\$218.65	26202	16.5181	CONDO	10%	\$28,500		CONDOMINIUMS	407	
05-26-278-039	2065 QUAIL COVE	10/08/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$119,500	41.93	\$260,307	\$28,500	\$256,500	\$247,129	1.038	1,196	\$214.46	26202	13.3057	CONDO	10%	\$28,500		CONDOMINIUMS	407	
05-26-278-040	2069 QUAIL COVE	10/21/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$118,300	50.34	\$256,447	\$28,500	\$206,500	\$243,014	0.850	1,196	\$172.66	26202	5.5117	CONDO	12%	\$28,500		CONDOMINIUMS	407	
05-26-278-041	2073 QUAIL COVE	06/01/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$118,400	46.43	\$256,666	\$28,500	\$226,500	\$243,247	0.931	1,196	\$189.38	26202	2.6289	CONDO	11%	\$28,500		CONDOMINIUMS	407	
05-26-278-042	2077 QUAIL COVE	08/27/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$113,300	41.20	\$246,652	\$28,500	\$246,500	\$232,571	1.060	1,196	\$206.10	26202	15.5027	CONDO	10%	\$28,500		CONDOMINIUMS	407	
05-26-278-052	1848 QUAIL COVE	06/25/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$102,600	51.30	\$248,888	\$28,500	\$171,500	\$234,955	0.730	1,196	\$143.39	26202	17.4936	CONDO	14%	\$28,500		CONDOMINIUMS	407	
05-26-278-054	1824 QUAIL COVE	08/06/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$112,000	43.92	\$243,791	\$28,500	\$226,500	\$229,521	0.987	1,196	\$189.38	26202	8.1974	CONDO	11%	\$28,500		CONDOMINIUMS	407	
05-26-278-055	1820 QUAIL COVE	04/26/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$118,700	53.95	\$258,635	\$28,500	\$191,500	\$245,346	0.781	1,196	\$160.12	26202	12.4333	CONDO	13%	\$28,500		CONDOMINIUMS	407	
05-26-278-075	1649 QUAIL RUN	02/18/22	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$119,300	43.86	\$259,923	\$28,500	\$243,500	\$246,720	0.987	1,196	\$203.60	26202	8.2088	CONDO	10%	\$28,500		CONDOMINIUMS	407	
05-26-278-078	1631 QUAIL RUN	07/17/20	\$221,000	WD	03-ARM'S LENGTH	\$218,500	\$106,700	48.83	\$251,234	\$28,500	\$190,000	\$237,456	0.800	1,204	\$157.81	26202	10.4715	CONDO	13%	\$28,500		CONDOMINIUMS	407	
05-26-278-079	1611 SKYLARK	07/20/20	\$220,000	WD	03-ARM'S LENGTH	\$216,500	\$107,500	49.65	\$261,451	\$28,500	\$188,000	\$248,349	0.757	1,196	\$157.19	26202	14.7862	CONDO	13%	\$28,500		CONDOMINIUMS	407	
05-26-278-107	1570 SKYLARK	07/28/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$106,100	47.16	\$258,042	\$28,500	\$196,500	\$244,714	0.803	1,204	\$163.21	26202	10.1885	CONDO	13%	\$28,500		CONDOMINIUMS	407	
05-26-278-114	1720 LINDEN	09/21/21	\$275,000	WD	03-ARM'S LENGTH	\$274,600	\$131,100	47.74	\$286,112	\$28,500	\$246,100	\$274,640	0.896	1,194	\$206.11	26202	0.8779	CONDO	10%	\$28,500		CONDOMINIUMS	407	
05-26-278-115	1716 LINDEN	12/29/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$108,400	49.27	\$236,205	\$28,500	\$191,500	\$221,434	0.865	1,033	\$185.38	26202	4.0044	CONDO	13%	\$28,500		CONDOMINIUMS	407	
05-26-278-126	1654 LINDEN	07/20/20	\$207,900	WD	03-ARM'S LENGTH	\$207,900	\$109,900	52.86	\$265,971	\$28,500	\$179,400	\$253,167	0.709	1,184	\$151.52	26202	19.6240	CONDO	14%	\$28,500		CONDOMINIUMS	407	
05-26-278-131	1630 LINDEN	04/09/21	\$280,500	WD	03-ARM'S LENGTH	\$280,500	\$122,000	43.49	\$266,171	\$28,500	\$252,000	\$253,381	0.995	1,202	\$209.65	26202	8.9689	CONDO	10%	\$28,500		CONDOMINIUMS	407	
05-26-278-138	1563 SKYLARK	07/07/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$126,300	40.74	\$275,730	\$28,500	\$281,500	\$263,571	1.068	1,195	\$235.56	26202	16.3159	CONDO	9%	\$28,500		CONDOMINIUMS	407	
05-26-278-143	1525 SKYLARK	03/03/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$117,400	42.69	\$256,110	\$28,500	\$246,500	\$242,655	1.016	1,175	\$209.79	26202	11.0985	CONDO	10%	\$28,500		CONDOMINIUMS	407	
05-26-278-145	1517 SKYLARK	03/08/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$111,500	44.60	\$270,640	\$28,500	\$221,500	\$258,145	0.858	1,175	\$188.51	26202	4.6817	CONDO	11%	\$28,500		CONDOMINIUMS	407	
05-26-278-146	1685 LINDEN	03/04/22	\$251,200	WD	03-ARM'S LENGTH	\$251,200	\$107,800	42.91	\$234,731	\$28,500	\$222,700	\$219,862	1.013	1,204	\$184.97	26202	10.8044	CONDO	11%	\$28,500		CONDOMINIUMS	407	
05-26-278-149	1691 LINDEN	06/02/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$122,500	44.55	\$267,506	\$28,500	\$246,500	\$254,804	0.967	1,195	\$206.28	26202	6.2549	CONDO	10%	\$28,500		CONDOMINIUMS	407	
05-26-278-155	1711 LINDEN	05/13/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$126,500	57.50	\$276,345	\$28,500	\$191,500	\$264,227	0.725	1,201	\$159.45	26202	18.0107	CONDO	13%	\$28,500		CONDOMINIUMS	407	
Totals:			\$8,955,600			\$8,945,800	\$4,096,000		\$9,249,255		\$7,919,671	\$8,766,659			\$189.58		0.1477		11%					
							Sale. Ratio =>	45.79				E.C.F. =>	0.903		Std. Deviation=>	0.11310835								
USED .900 ECF							Std. Dev. =>	4.16				Ave. E.C.F. =>	0.905		Ave. Variance=>	9.3971	Coefficient of Var=>	10.38512243						

E.C.F.	
Mean	0.905
Standard Error	0.019
Median	0.917
Mode	#N/A
Standard Deviatc	0.113
Sample Variance	0.013
Kurtosis	-0.945
Skewness	-0.093
Range	0.415
Minimum	0.709
Maximum	1.123
Sum	31.670
Count	35

