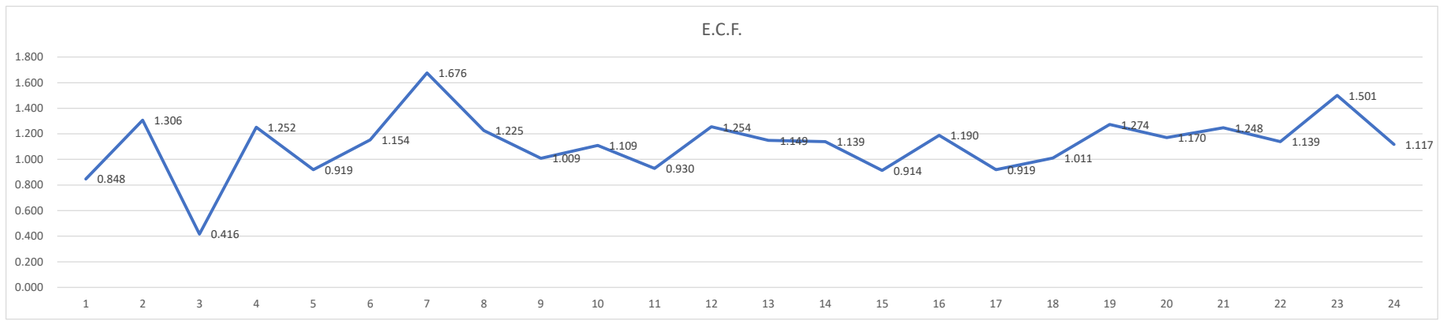
OSHTEMO TOWNSHIP

4010 RESIDENTIAL 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
05-01-355-012	3568 N 10TH	02/12/21	$320,000	WD	03-ARM'S LENGTH	$320,000	$134,200	41.94	$439,687	$79,506	$240,494	$283,607	0.848	2,240	$107.36	4010	27.1575	TWO STORY	25%	$78,460		4010 NUMBER 1	401
05-01-355-012	3568 N 10TH	03/01/22	$450,000	WD	03-ARM'S LENGTH	$450,000	$143,100	31.80	$439,687	$79,506	$370,494	$283,607	1.306	2,240	$165.40	4010	18.6806	TWO STORY	17%	$78,460		4010 NUMBER 1	401
05-01-380-051	5544 W H	04/29/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$65,500	65.50	$227,997	$37,760	$62,240	$149,793	0.416	1,830	$34.01	4010	67.8980	TWO STORY	38%	$37,760		4010 NUMBER 1	401
05-01-355-070	3300 N 10TH	10/15/21	$301,000	WD	03-ARM'S LENGTH	$301,000	$86,300	28.67	$304,858	$30,890	$270,110	$215,723	1.252	1,398	$193.21	4010	13.2558	RANCH	10%	$29,586		4010 NUMBER 1	401
05-01-385-150	5651 EMNETH	07/07/20	$225,000	WD	03-ARM'S LENGTH	$225,000	$96,700	42.98	$299,274	$30,500	$194,500	$211,633	0.919	1,092	$178.11	4010	20.0514	RANCH	14%	$30,500		4010 NUMBER 1	401
05-01-385-160	5691 EMNETH	04/24/20	$119,000	WD	03-ARM'S LENGTH	$119,000	$37,800	31.76	$127,908	$30,500	$88,500	$76,699	1.154	650	$136.15	4010	3.4300	BUNGELOW	26%	$30,500		4010 NUMBER 1	401
05-10-305-011	2400 N 6TH	05/29/20	$215,000	WD	03-ARM'S LENGTH	$215,000	$71,900	33.44	$183,211	$83,827	$131,173	$78,255	1.676	836	$156.91	4010	55.6665	1.25 - 1.75 ST	38%	$82,760		4010 NUMBER 1	401
05-10-480-023	2100 N 7TH	10/15/21	$315,000	WD	03-ARM'S LENGTH	$315,000	$108,700	34.51	$325,589	$26,040	$288,960	$235,865	1.225	1,773	$162.98	4010	10.5548	RANCH	7%	$21,944		4010 NUMBER 1	401
05-11-170-020	6812 PENNY	11/25/20	$221,000	WD	03-ARM'S LENGTH	$221,000	$86,800	39.28	$270,038	$31,717	$189,283	$187,654	1.009	1,418	$133.49	4010	11.0879	RANCH	14%	$30,500		4010 NUMBER 1	401
05-11-170-020	6812 PENNY	10/12/21	$239,900	WD	03-ARM'S LENGTH	$239,900	$93,600	39.02	$270,038	$31,717	$208,183	$187,654	1.109	1,418	$146.81	4010	1.0161	RANCH	13%	$30,500		4010 NUMBER 1	401
05-11-210-150	6300 WINDDRIFT	07/27/20	$286,000	WD	03-ARM'S LENGTH	$286,000	$123,700	43.25	$374,123	$44,806	$241,194	$259,305	0.930	2,365	$101.98	4010	18.9401	TWO STORY	15%	$43,125		4010 NUMBER 1	401
05-11-210-170	6256 WINDDRIFT	11/19/20	$362,000	WD	03-ARM'S LENGTH	$362,000	$121,000	33.43	$366,008	$47,075	$314,925	$251,128	1.254	2,554	$123.31	4010	13.4482	TWO STORY	13%	$45,394		4010 NUMBER 1	401
05-11-210-270	3074 BRAMBLE	05/25/21	$600,000	WD	03-ARM'S LENGTH	$600,000	$227,500	37.92	$654,971	$79,631	$520,369	$453,024	1.149	2,546	$204.39	4010	2.9100	1.25 - 1.75 ST	13%	$77,950		4010 NUMBER 1	401
05-11-305-060	2001 N 9TH	01/07/21	$345,000	PTA	03-ARM'S LENGTH	$345,000	$125,500	36.38	$376,291	$72,653	$272,347	$239,085	1.139	2,593	$105.03	4010	1.9564	TWO STORY	18%	$62,480		4010 NUMBER 1	401
05-11-340-091	2165 WALKER	11/09/20	$399,900	WD	03-ARM'S LENGTH	$399,900	$173,700	43.44	$537,964	$45,410	$354,490	$387,838	0.914	2,665	$133.02	4010	20.5542	1.25 - 1.75 ST	11%	$43,729		4010 NUMBER 1	401
05-12-105-017	2900 N 10TH	04/08/21	$278,000	WD	03-ARM'S LENGTH	$278,000	$104,400	37.55	$293,932	$42,340	$235,660	$198,104	1.190	1,489	$158.27	4010	7.0020	RANCH	15%	$42,340		4010 NUMBER 1	401
05-12-360-002	1752 N 10TH	10/30/20	$260,000	WD	03-ARM'S LENGTH	$260,000	$107,000	41.15	$344,373	$38,681	$221,319	$240,702	0.919	1,399	$158.20	4010	20.0086	CONDO	14%	$37,000		CONDOMINIUMS	401
05-12-360-002	1752 N 10TH	06/11/21	$282,000	WD	03-ARM'S LENGTH	$282,000	$113,300	40.18	$344,373	$38,681	$243,319	$240,702	1.011	1,399	$173.92	4010	10.8687	CONDO	13%	$37,000		CONDOMINIUMS	401
05-12-482-030	1335 N DRAKE	10/27/21	$225,000	WD	03-ARM'S LENGTH	$225,000	$75,200	33.42	$224,469	$43,414	$181,586	$142,563	1.274	1,151	$157.76	4010	15.4167	RANCH	18%	$41,500		4010 NUMBER 1	401
05-12-482-180	5204 BEECH	11/19/20	$234,900	WD	03-ARM'S LENGTH	$234,900	$81,000	34.48	$253,045	$22,720	$212,180	$181,358	1.170	1,297	$163.59	4010	5.0392	RANCH	9%	$20,625		4010 NUMBER 1	401
05-14-282-010	1181 N 10TH	07/16/21	$185,000	WD	03-ARM'S LENGTH	$185,000	$45,400	24.54	$187,889	$19,669	$165,331	$132,457	1.248	1,316	$125.63	4010	12.8631	RANCH	8%	$13,895		4010 NUMBER 1	401
05-15-276-030	7194 W MAIN	11/02/20	$215,000	WD	03-ARM'S LENGTH	$215,000	$67,200	31.26	$234,999	$41,250	$173,750	$152,558	1.139	1,415	$122.79	4010	1.9351	RANCH	19%	$41,250		4010 NUMBER 1	401
05-15-276-050	934 N 7TH	08/12/20	$239,900	WD	03-ARM'S LENGTH	$239,900	$60,700	25.30	$208,733	$37,380	$202,520	$134,924	1.501	1,432	$141.42	4010	38.1440	RANCH	16%	$37,380		4010 NUMBER 1	401
05-16-155-026	1157 N 5TH	05/03/21	$351,000	WD	03-ARM'S LENGTH	$351,000	$134,200	38.23	$394,829	$30,000	$321,000	$287,267	1.117	1,697	$189.16	4010	0.2130	RANCH	9%	$30,000		4010 NUMBER 1	401
		Totals:	**$6,769,600**			**$6,769,600**	**$2,484,400**		**$7,684,286**		**$5,703,927**	**$5,211,506**			**$144.70**		**2.5070**		**16%**				
							Sale. Ratio =>	**36.70**				**E.C.F. =>**	**1.094**		**Std. Deviation=>**	**0.241338445**							
USED ECF 1.090							**Std. Dev. =>**	**8.05**				**Ave. E.C.F. =>**	**1.120**		**Ave. Variance=>**	**16.5874**	**Coefficient of Var=>**	**14.81604418**					

E.C.F.	
Mean	1.120
Standard Error	0.049
Median	1.144
Mode	#N/A
Standard Deviatic	0.241
Sample Variance	0.058
Kurtosis	2.853
Skewness	-0.528
Range	1.261
Minimum	0.416
Maximum	1.676
Sum	26.869
Count	24