

OSHTEMO TOWNSHIP
4012 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
05-13-352-160	533 CLUB VIEW	08/28/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$92,200	42.88	\$231,161	\$43,407	\$171,593	\$178,984	0.959	1,534	\$111.86	4012	8.5346	TWO STORY	19%	\$41,726	4014	RATES FROM LT 1 IN 2019	401
05-13-352-381	152 CLUB VIEW	06/29/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$101,800	35.10	\$234,810	\$45,759	\$244,241	\$180,220	1.355	1,656	\$147.49	4012	31.1183	RANCH	15%	\$44,078	4014	RATES FROM LT 1 IN 2019	401
05-13-360-010	5977 HORIZON HEIGHTS	06/11/21	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$180,000	48.91	\$425,383	\$39,871	\$328,129	\$367,504	0.893	2,306	\$142.29	4012	15.1196	TWO STORY	10%	\$36,680	4014	RATES FROM LT 1 IN 2019	401
05-13-360-047	5815 WINDINGWOOD	11/05/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$107,200	41.23	\$276,359	\$33,081	\$226,919	\$231,914	0.978	1,470	\$154.37	4012	6.5592	RANCH	10%	\$26,850	4014	RATES FROM LT 1 IN 2019	401
05-14-435-310	483 SUNRISE	06/12/20	\$225,329	WD	03-ARM'S LENGTH	\$225,329	\$83,400	37.01	\$238,617	\$36,362	\$188,967	\$192,807	0.980	2,090	\$90.41	4012	6.3972	TWO STORY	15%	\$33,750	4014	RATES FROM LT 1 IN 2019	401
05-14-435-380	484 SUNRISE	04/20/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$80,800	46.17	\$213,470	\$35,431	\$139,569	\$169,723	0.822	1,978	\$70.56	4012	22.1717	TWO STORY	19%	\$33,750	4014	RATES FROM LT 1 IN 2019	401
05-14-476-140	379 W RIDGE	05/21/21	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$126,100	37.09	\$332,664	\$43,426	\$296,574	\$275,727	1.076	2,508	\$118.25	4012	3.1553	RANCH	12%	\$39,390	4014	RATES FROM LT 1 IN 2019	401
05-14-480-140	157 HIGHCREST	10/01/20	\$270,005	WD	03-ARM'S LENGTH	\$270,005	\$113,000	41.85	\$275,505	\$53,476	\$216,529	\$211,658	1.023	2,292	\$94.47	4012	2.1039	TWO STORY	19%	\$50,625	4014	RATES FROM LT 1 IN 2019	401
05-14-490-060	207 LODGE	11/30/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$80,300	40.15	\$211,395	\$39,181	\$160,819	\$164,170	0.980	1,540	\$104.43	4012	6.4463	TWO STORY	19%	\$37,500	4014	RATES FROM LT 1 IN 2019	401
05-14-490-070	165 LODGE	06/29/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$92,500	38.54	\$261,566	\$39,181	\$200,819	\$211,997	0.947	1,809	\$111.01	4012	9.6781	RANCH	16%	\$37,500	4014	RATES FROM LT 1 IN 2019	401
05-14-490-190	5982 HORIZON HEIGHTS	09/10/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$110,200	44.08	\$300,805	\$40,220	\$209,780	\$248,413	0.844	2,078	\$100.95	4012	19.9572	TWO STORY	15%	\$37,500	4014	RATES FROM LT 1 IN 2019	401
05-24-101-111	5858 MANORWOOD	07/13/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$107,500	36.44	\$250,002	\$42,931	\$252,069	\$197,398	1.277	1,494	\$168.72	4012	23.2902	RANCH	14%	\$41,250	4014	RATES FROM LT 1 IN 2019	401
05-24-101-181	5913 MANORWOOD	09/24/21	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$126,400	35.01	\$276,189	\$73,513	\$287,487	\$193,209	1.488	2,120	\$135.61	4012	44.3907	TWO STORY	19%	\$70,313	4014	RATES FROM LT 1 IN 2019	401
05-24-101-270	5878 SCENIC WAY	07/30/20	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$154,700	65.55	\$313,197	\$44,445	\$191,555	\$256,198	0.748	2,766	\$69.25	4012	29.6371	QUAD/TRI-LEVEL	17%	\$41,250	4014	RATES FROM LT 1 IN 2019	401
05-24-101-280	5856 SCENIC WAY	08/05/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$116,900	41.02	\$258,057	\$43,748	\$241,252	\$204,298	1.181	1,868	\$129.15	4012	13.6827	RANCH	14%	\$41,250	4014	RATES FROM LT 1 IN 2019	401
05-24-103-080	5819 SCENIC WAY	10/29/21	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$99,900	40.12	\$230,482	\$45,000	\$204,000	\$176,818	1.154	1,933	\$105.54	4012	10.9676	QUAD/TRI-LEVEL	18%	\$45,000	4014	RATES FROM LT 1 IN 2019	401
Totals:			\$4,259,334			\$4,259,334	\$1,772,900		\$4,329,662		\$3,560,302	\$3,461,039			\$115.90		1.5373		16%				
								Sale. Ratio =>	41.62					E.C.F. =>	1.029	Std. Deviation=>		0.20152826					
USED ECF 1.020								Std. Dev. =>	7.40					Ave. E.C.F. =>	1.044	Ave. Variance=>		15.8256	Coefficient of Var=>		15.15785263		

E.C.F.	
Mean	1.044
Standard Error	0.050
Median	0.980
Mode	#N/A
Standard Deviatric	0.202
Sample Variance	0.041
Kurtosis	0.162
Skewness	0.777
Range	0.740
Minimum	0.748
Maximum	1.488
Sum	16.705
Count	16

