

OSHTEMO TOWNSHIP
4016 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
05-24-220-050	201 MANDALAY	11/12/20	\$195,000	WD	03-ARM'S LENGTH	\$193,000	\$88,100	45.65	\$206,969	\$22,699	\$170,301	\$193,561	0.880	1,637	\$104.03	4016	12.6427	RANCH	11%	\$20,523	4014 RATES FROM LT 1 IN 2019		401
05-24-220-302	82 MANDALAY	06/22/20	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$92,800	50.71	\$218,964	\$24,409	\$158,591	\$204,365	0.776	1,705	\$93.02	4016	23.0238	RANCH	12%	\$22,728	4014 RATES FROM LT 1 IN 2019		401
05-24-226-410	319 WESTVIEW	06/24/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$75,200	30.69	\$171,073	\$39,358	\$205,642	\$138,356	1.486	1,564	\$131.48	4016	48.0066	TWO STORY	15%	\$37,500	4014 RATES FROM LT 1 IN 2019		401
05-24-230-091	576 S DRAKE	11/06/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,900	42.36	\$149,750	\$8,821	\$156,179	\$148,035	1.055	1,160	\$134.64	4016	4.8758	RANCH	4%	\$7,140	4014 RATES FROM LT 1 IN 2019		401
05-24-359-002	1607 TILLINGSDALE	04/06/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$114,500	44.90	\$262,458	\$35,156	\$219,844	\$238,763	0.921	1,900	\$115.71	4016	8.5495	TWO STORY	14%	\$35,156	4016 NEW OCT 25 2019		401
05-24-359-018	1511 DARLINGTON	10/12/20	\$219,960	PTA	03-ARM'S LENGTH	\$219,960	\$107,800	49.01	\$253,543	\$32,636	\$187,324	\$232,045	0.807	2,016	\$92.92	4016	19.8985	TWO STORY	15%	\$32,636	4016 NEW OCT 25 2019		401
05-24-359-021	1405 DARLINGTON	09/20/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$87,000	32.83	\$195,083	\$30,000	\$235,000	\$173,407	1.355	1,183	\$198.65	4016	34.8939	BI-LEVEL	11%	\$30,000	4016 NEW OCT 25 2019		401
05-24-359-033	1534 DARLINGTON	09/30/21	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$81,800	36.68	\$182,794	\$30,000	\$193,000	\$160,498	1.203	1,555	\$124.12	4016	19.6249	BI-LEVEL	13%	\$30,000	4016 NEW OCT 25 2019		401
05-24-359-035	1562 DARLINGTON	08/24/20	\$177,300	WD	03-ARM'S LENGTH	\$177,300	\$73,900	41.68	\$170,252	\$30,000	\$147,300	\$147,324	1.000	1,368	\$107.68	4016	0.6418	BI-LEVEL	17%	\$30,000	4016 NEW OCT 25 2019		401
05-24-359-038	1608 DARLINGTON	09/02/21	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$105,100	41.71	\$236,737	\$31,549	\$220,451	\$215,534	1.023	2,129	\$103.55	4016	1.6556	BI-LEVEL	13%	\$31,549	4016 NEW OCT 25 2019		401
05-24-360-011	1385 OSHTEMO RIDGE	06/29/20	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$82,000	35.67	\$187,293	\$22,000	\$207,900	\$173,627	1.197	1,518	\$136.96	4016	19.1135	TWO STORY	10%	\$22,000	CONDOMINIUMS		401
05-24-360-025	1504 OSHTEMO RIDGE	11/05/20	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$90,500	43.61	\$211,244	\$22,000	\$185,500	\$198,786	0.933	2,131	\$87.05	4016	7.3093	BI-LEVEL	11%	\$22,000	CONDOMINIUMS		401
05-24-360-027	1552 OSHTEMO RIDGE	10/16/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$74,000	37.95	\$171,846	\$22,000	\$173,000	\$157,401	1.099	1,555	\$111.25	4016	9.2843	BI-LEVEL	11%	\$22,000	CONDOMINIUMS		401
05-25-120-040	5695 CODDINGTON	10/09/20	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$104,800	40.94	\$265,277	\$39,392	\$216,608	\$237,274	0.913	1,920	\$112.82	4016	9.3357	TWO STORY	15%	\$39,392	4016 NEW OCT 25 2019		401
05-25-120-050	5711 CODDINGTON	10/08/20	\$265,000	WD	03-ARM'S LENGTH	\$255,000	\$125,300	49.14	\$313,720	\$37,063	\$217,937	\$290,606	0.750	1,690	\$128.96	4016	25.6319	RANCH	15%	\$37,063	4016 NEW OCT 25 2019		401
05-25-120-060	5733 CODDINGTON	08/03/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$132,500	53.00	\$336,738	\$43,232	\$206,768	\$308,305	0.671	2,804	\$73.74	4016	33.5597	TWO STORY	17%	\$43,232	4016 NEW OCT 25 2019		401
05-25-120-270	5920 OSHTEMO WOODS	10/21/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$105,600	43.10	\$285,165	\$43,069	\$201,931	\$254,303	0.794	1,680	\$120.20	4016	21.2200	TWO STORY	18%	\$43,069	4016 NEW OCT 25 2019		401
05-25-120-280	5904 LAMPLIGHTER	09/09/21	\$295,500	WD	03-ARM'S LENGTH	\$295,500	\$110,000	37.23	\$248,248	\$35,625	\$259,875	\$223,343	1.164	1,435	\$181.10	4016	15.7308	RANCH	12%	\$35,625	4016 NEW OCT 25 2019		401
05-25-120-490	5890 CODDINGTON	09/08/20	\$208,500	WD	03-ARM'S LENGTH	\$208,500	\$86,200	41.34	\$216,020	\$34,403	\$174,097	\$190,774	0.913	1,364	\$127.64	4016	9.3677	RANCH	17%	\$34,403	4016 NEW OCT 25 2019		401
05-25-120-580	5680 CODDINGTON	06/24/21	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$97,500	33.97	\$228,966	\$45,066	\$241,934	\$193,172	1.252	1,365	\$177.24	4016	24.6168	RANCH	16%	\$45,066	4016 NEW OCT 25 2019		401
05-25-135-120	5775 CASTLETON	06/08/21	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$78,100	41.54	\$173,565	\$39,601	\$148,399	\$140,718	1.055	1,852	\$80.13	4016	4.8322	BI-LEVEL	20%	\$37,920	4016 NEW OCT 25 2019		401
05-25-140-010	5629 POWDERHORN	11/29/21	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$65,700	30.99	\$158,536	\$39,181	\$172,819	\$125,373	1.378	1,117	\$154.72	4016	37.2181	BI-LEVEL	18%	\$37,500	4016 NEW OCT 25 2019		401
05-26-430-130	2429 WILDEMERE	08/03/20	\$186,329	WD	03-ARM'S LENGTH	\$186,329	\$79,100	42.45	\$181,919	\$39,681	\$146,648	\$149,410	0.982	1,442	\$101.70	4016	2.4742	RANCH	20%	\$38,000	4014 RATES FROM LT 1 IN 2019		401
05-26-430-140	2461 WILDEMERE	03/29/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$80,700	33.63	\$179,551	\$42,355	\$197,645	\$144,113	1.371	1,328	\$148.83	4016	36.5196	RANCH	16%	\$38,000	4014 RATES FROM LT 1 IN 2019		401
05-26-430-340	2489 FAIRGROVE	07/23/20	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$83,000	46.76	\$191,717	\$39,681	\$137,819	\$159,702	0.863	1,406	\$98.02	4016	14.3281	RANCH	21%	\$38,000	4014 RATES FROM LT 1 IN 2019		401
05-26-430-350	2519 FAIRGROVE	09/17/20	\$140,000	LC	03-ARM'S LENGTH	\$140,000	\$93,500	66.79	\$220,849	\$39,681	\$100,319	\$190,303	0.527	1,944	\$51.60	4016	47.9103	BI-LEVEL	27%	\$38,000	4014 RATES FROM LT 1 IN 2019		401
05-26-430-350	2519 FAIRGROVE	06/30/21	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$98,500	44.37	\$220,849	\$39,681	\$182,319	\$190,303	0.958	1,944	\$93.79	4016	4.8210	BI-LEVEL	17%	\$38,000	4014 RATES FROM LT 1 IN 2019		401
05-26-430-430	2520 STRATHMORE	12/04/20	\$181,400	WD	03-ARM'S LENGTH	\$181,400	\$83,200	45.87	\$198,466	\$39,681	\$141,719	\$166,791	0.850	1,356	\$104.51	4016	15.6578	RANCH	21%	\$38,000	4014 RATES FROM LT 1 IN 2019		401
Totals:			\$6,156,889			\$6,154,889	\$2,566,300		\$6,037,592		\$5,206,869	\$5,346,189			\$117.72		3.2318		15%				
							Sale. Ratio =>	41.70				E.C.F. =>	0.974		Std. Deviation=>	0.2307599							
USED .970 ECF							Std. Dev. =>	7.59				Ave. E.C.F. =>	1.006		Ave. Variance=>	18.3123	Coefficient of Var=>	18.1983959					

E.C.F.	
Mean	1.006
Standard Error	0.044
Median	0.970
Mode	#N/A
Standard Deviatric	0.231
Sample Variance	0.053
Kurtosis	-0.269
Skewness	0.266
Range	0.959
Minimum	0.527
Maximum	1.486
Sum	28.175
Count	28

