

OSHTEMO TOWNSHIP
4020 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
05-02-105-051	6867 W G	11/04/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$62,000	53.91	\$151,032	\$50,277	\$64,723	\$116,077	0.558	1,008	\$64.21	4020	43.7302	RANCH	44%	\$50,277		4020 NUMBER 2	401
05-02-105-084	4500 N 8TH	11/16/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$143,000	39.72	\$336,285	\$38,968	\$321,032	\$342,531	0.937	2,311	\$138.91	4020	5.7653	RANCH	8%	\$30,390		4020 NUMBER 2	401
05-02-155-030	4272 N 8TH	11/25/20	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$106,700	30.75	\$325,729	\$96,207	\$250,793	\$264,426	0.948	1,828	\$137.20	4020	4.6445	RANCH	27%	\$95,054		4020 NUMBER 2	401
05-02-340-040	3609 KELFREY	09/03/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$178,200	37.52	\$408,761	\$48,431	\$426,569	\$415,127	1.028	1,887	\$226.06	4020	3.2676	RANCH	10%	\$46,750		4020 NUMBER 2	401
05-02-340-050	3561 KELFREY	06/29/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$210,900	44.87	\$485,313	\$48,431	\$421,569	\$503,320	0.838	2,617	\$161.09	4020	15.7311	TWO STORY	10%	\$46,750		4020 NUMBER 2	401
05-02-380-040	6558 W H	05/12/21	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$230,400	41.89	\$528,707	\$42,096	\$507,904	\$560,612	0.906	2,369	\$214.40	4020	8.8906	RANCH	7%	\$38,773		4020 NUMBER 2	401
05-02-401-150	3642 OAKHARBOR	08/05/21	\$632,000	WD	03-ARM'S LENGTH	\$632,000	\$210,200	33.26	\$484,755	\$46,030	\$585,970	\$505,444	1.159	2,721	\$215.35	4020	16.4431	TWO STORY	7%	\$41,580		4020 NUMBER 2	401
05-02-401-260	4110 OAKHARBOR	05/27/21	\$749,900	WD	03-ARM'S LENGTH	\$749,900	\$289,900	38.66	\$663,246	\$92,120	\$657,780	\$657,979	1.000	2,805	\$234.50	4020	0.4810	RANCH	11%	\$86,219		4020 NUMBER 2	401
05-02-401-290	4099 OAKHARBOR	07/16/20	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$255,900	46.53	\$689,944	\$43,402	\$506,598	\$744,864	0.680	2,774	\$182.62	4020	31.4766	RANCH	8%	\$41,580		4020 NUMBER 2	401
05-03-130-050	7543 W G	08/03/20	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$188,600	37.35	\$491,487	\$99,016	\$405,984	\$452,156	0.898	2,017	\$201.28	4020	9.7002	RANCH	10%	\$48,741		4020 NUMBER 2	401
05-03-155-020	4138 N 6TH	03/29/21	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$154,300	39.97	\$358,013	\$57,586	\$328,414	\$346,114	0.949	3,264	\$100.62	4020	4.6027	QUAD/TRI-LEVEL	14%	\$55,186		4020 NUMBER 2	401
05-03-380-036	7640 W H	07/01/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$111,000	29.21	\$252,134	\$30,311	\$349,689	\$255,556	1.368	2,776	\$125.97	4020	37.3456	QUAD/TRI-LEVEL	8%	\$30,311		4020 NUMBER 2	401
05-03-451-034	3671 OLD SAVANNAH	01/14/22	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$109,300	42.45	\$272,887	\$23,100	\$234,400	\$287,773	0.815	1,472	\$159.24	4020	18.0357	RANCH	9%	\$23,100		4020 NUMBER 2	401
05-03-451-043	3710 OLD SAVANNAH	10/08/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$131,200	35.95	\$302,855	\$24,781	\$340,219	\$320,362	1.062	1,579	\$215.46	4020	6.7096	RANCH	6%	\$23,100		4020 NUMBER 2	401
05-03-451-044	3780 OLD SAVANNAH	09/15/21	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$128,400	36.79	\$295,665	\$24,781	\$324,219	\$312,078	1.039	1,697	\$191.05	4020	4.4015	RANCH	7%	\$23,100		4020 NUMBER 2	401
05-03-451-102	3320 VALDOSTA	07/28/21	\$453,000	WD	03-ARM'S LENGTH	\$443,000	\$149,700	33.79	\$349,215	\$23,100	\$419,900	\$375,709	1.118	2,075	\$202.36	4020	12.2734	TWO STORY	5%	\$23,100		4020 NUMBER 2	401
05-03-480-034	7110 W H	09/28/20	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$51,000	35.42	\$144,822	\$32,335	\$111,665	\$129,593	0.862	2,078	\$53.74	4020	13.3230	DUPLEX	21%	\$30,360		4020 NUMBER 2	401
05-04-130-021	8607 W G	09/03/21	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$112,500	25.86	\$278,313	\$106,608	\$328,392	\$197,817	1.660	1,886	\$174.12	4020	66.5194	TWO STORY	23%	\$101,948		4020 NUMBER 2	401
05-04-130-039	8515 W G	01/06/21	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$136,400	40.00	\$279,444	\$48,766	\$292,234	\$265,758	1.100	2,033	\$143.75	4020	10.4737	1.25 - 1.75 ST	14%	\$48,766		4020 NUMBER 2	401
05-04-230-025	4687 N 6TH	06/26/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$87,700	36.54	\$222,728	\$42,205	\$207,795	\$207,976	0.951	1,455	\$135.94	4020	4.3839	RANCH	18%	\$42,205		4020 NUMBER 2	401
05-05-105-010	9971 W G	07/16/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$67,100	29.82	\$166,608	\$42,569	\$182,431	\$142,902	1.277	1,032	\$176.77	4020	28.1728	RANCH	19%	\$42,569		4020 NUMBER 2	401
05-05-105-030	9859 W G	01/15/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$86,600	35.35	\$212,193	\$52,372	\$192,628	\$184,126	1.046	1,408	\$136.81	4020	5.1290	QUAD/TRI-LEVEL	19%	\$45,540		4020 NUMBER 2	401
05-05-130-010	9769 W G	09/25/20	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$112,500	37.19	\$260,834	\$59,988	\$242,512	\$231,389	1.048	1,906	\$127.24	4020	5.3181	RANCH	20%	\$59,988		4020 NUMBER 2	401
05-05-305-010	4066 N 2ND	10/08/20	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$201,200	44.72	\$492,140	\$116,839	\$333,061	\$432,374	0.770	3,914	\$85.09	4020	22.4581	RANCH	25%	\$110,689		4020 NUMBER 2	401
05-05-330-077	3815 N 3RD	08/31/21	\$320,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$320,000	\$126,200	39.44	\$394,526	\$146,431	\$173,569	\$162,887	1.066	1,505	\$115.33	4020	7.0691	1.25 - 1.75 ST	46%	\$145,931	05-05-330-060	4020 NUMBER 2	401
05-06-355-016	3488 N VAN KAL	06/26/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$98,800	42.04	\$249,760	\$74,628	\$260,372	\$201,765	0.795	1,648	\$97.31	4020	20.0042	RANCH	23%	\$54,978		4020 NUMBER 2	401
05-06-430-041	3763 N 2ND	03/08/22	\$523,000	WD	03-ARM'S LENGTH	\$523,000	\$167,300	31.99	\$382,897	\$163,059	\$359,941	\$253,270	1.421	2,188	\$164.51	4020	42.6290	RANCH	30%	\$155,782		4020 NUMBER 2	401
05-06-480-020	10188 W H	06/11/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$132,400	39.52	\$299,164	\$95,792	\$239,208	\$234,300	1.021	2,676	\$89.39	4020	2.6062	TWO STORY	27%	\$90,397		4020 NUMBER 2	401
05-07-355-041	1638 N VAN KAL	01/06/22	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$138,800	36.62	\$354,377	\$47,713	\$331,287	\$353,300	0.938	3,010	\$110.06	4020	5.7193	TWO STORY	11%	\$43,303		4020 NUMBER 2	401
05-07-380-040	10540 W J	05/19/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$56,100	33.00	\$152,506	\$27,645	\$142,355	\$143,849	0.990	1,819	\$78.26	4020	0.5274	TWO STORY	16%	\$26,767		4020 NUMBER 2	401
05-08-105-010	9995 W H	05/13/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$57,400	31.89	\$137,701	\$30,360	\$149,640	\$123,665	1.210	1,014	\$147.57	4020	21.5158	RANCH	17%	\$30,360		4020 NUMBER 2	401
05-08-105-090	3080 N 2ND	01/08/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$43,700	26.48	\$114,921	\$24,804	\$140,196	\$103,821	1.350	944	\$148.51	4020	35.5470	RANCH	15%	\$24,804		4020 NUMBER 2	401
05-08-105-130	2868 N 2ND	09/22/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$55,100	23.45	\$142,777	\$18,047	\$216,953	\$143,698	1.510	1,203	\$180.34	4020	51.4895	RANCH	8%	\$18,047		4020 NUMBER 2	401
05-08-205-044	9351 W H	05/26/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$100,400	32.39	\$222,615	\$36,756	\$273,244	\$214,123	1.276	1,704	\$160.35	4020	28.1219	RANCH	12%	\$36,756		4020 NUMBER 2	401
05-08-280-030	9124 HIGHLAND VIEW	07/30/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$127,800	34.08	\$322,446	\$47,089	\$327,911	\$317,232	1.034	2,176	\$150.69	4020	3.8777	TWO STORY	13%	\$47,089		4020 NUMBER 2	401
05-08-280-040	9122 HIGHLAND VIEW	06/25/20	\$458,000	WD	03-ARM'S LENGTH	\$458,000	\$226,900	49.54	\$505,195	\$52,995	\$405,005	\$520,968	0.777	2,668	\$151.80	4020	21.7478	TWO STORY	11%	\$48,995		4020 NUMBER 2	401
05-08-405-032	2152 N 3RD	10/29/21	\$419,876	WD	03-ARM'S LENGTH	\$419,876	\$153,400	36.53	\$350,790	\$47,014	\$372,862	\$349,972	1.065	2,597	\$143.57	4020	7.0517	TWO STORY	11%	\$47,014		4020 NUMBER 2	401
05-08-410-100	9499 HIGHLAND VIEW	04/13/20	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$161,100	40.78	\$384,751	\$34,652	\$360,348	\$403,340	0.893	2,247	\$160.37	4020	10.1477	TWO STORY	9%	\$34,652		4020 NUMBER 2	401
05-08-410-130	9377 HIGHLAND VIEW	02/23/21	\$375,000	WD	03-ARM'S LENGTH	\$373,000	\$150,900	40.46	\$361,695	\$28,697	\$344,303	\$383,638	0.897	1,930	\$178.40	4020	9.7420	RANCH	8%	\$28,697		4020 NUMBER 2	401
05-08-410-190	9275 HIGHLAND VIEW	11/16/20	\$405,000	WD	03-ARM'S LENGTH	\$404,000	\$179,800	44.50	\$428,179	\$35,396	\$368,604	\$452,515	0.815	3,101	\$118.87	4020	18.0320	TWO STORY	9%	\$35,396		4020 NUMBER 2	401
05-08-455-060	1664 N 3RD	10/07/20	\$110,500	WD	03-ARM'S LENGTH	\$110,500	\$43,200	39.10	\$110,203	\$28,009	\$82,491	\$94,694	0.871	1,008	\$81.84	4020	12.3751	1.25 - 1.75 ST	25%	\$28,009		4020 NUMBER 2	401
05-09-130-050	2910 N 5TH	03/11/22	\$391,500	WD	03-ARM'S LENGTH	\$391,500	\$117,000	29.89	\$291,740	\$72,439	\$319,061	\$252,651	1.263	2,193	\$145.49	4020	26.7966	TWO STORY	17%	\$64,599		4020 NUMBER 2	401
05-09-180-018	2502 N 5TH	05/12/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$72,800	53.93	\$161,779	\$98,503	\$36,497	\$72,899	0.501	1,278	\$28.56	4020	49.4233	1.25 - 1.75 ST	57%	\$76,501		4020 NUMBER 2	401
05-09-280-010	2751 N 6TH	01/15/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$94,900	32.17	\$232,910	\$76,911	\$218,089	\$179,722	1.213	1,396	\$156.22	4020	21.8590	RANCH	15%	\$45,503		4020 NUMBER 2	401
05-09-305-030	2189 N 5TH	08/14/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$101,600	36.29	\$255,354	\$85,475	\$194,525	\$195,713	0.994	1,940	\$100.27	4020	0.0958	TWO STORY	31%	\$85,475		4020 NUMBER 2	401
05-10-250-160	3072 PROMENADE	06/30/20	\$500,000	WD	03-ARM'S LENGTH	\$498,500	\$253,500	50.85	\$546,238	\$62,421	\$436,079	\$557,393	0.782	3,143	\$138.75	4020	21.2533	TWO STORY	12%	\$60,680		4020 NUMBER 2	401
05-10-250-190	7020 NORTHSTAR	08/14/20	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$211,300	39.87	\$494,101	\$66,868	\$463,132	\$492,204	0.941	3,347	\$138.37	4020							