

OSHTEMO TOWNSHIP
4050 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
05-01-225-001	5012 FOREST RIVER	09/21/20	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$131,100	35.53	\$298,084	\$36,660	\$332,340	\$314,590	1.056	1,918	\$173.27	4050	14.7627	RANCH	9%	\$35,000		4510 ROCKWOOD LAKE	401
05-01-225-002	5028 FOREST RIVER	03/11/22	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$386,630	52.20	\$673,812	\$118,560	\$621,440	\$668,173	0.930	3,328	\$186.73	4050	2.1261	TWO STORY	16%	\$115,000		4510 ROCKWOOD LAKE	401
05-01-225-009	5021 FOREST RIVER	08/13/21	\$422,239	WD	03-ARM'S LENGTH	\$422,239	\$169,600	40.17	\$373,380	\$36,660	\$385,579	\$405,199	0.952	1,838	\$209.78	4050	4.2783	RANCH	8%	\$35,000		4510 ROCKWOOD LAKE	401
05-01-225-012	5245 FOREST RIVER	08/25/20	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$229,800	37.98	\$532,026	\$36,152	\$568,848	\$596,720	0.953	2,208	\$257.63	4050	4.4495	RANCH	6%	\$35,000		4510 ROCKWOOD LAKE	401
05-01-482-203	3643 NORTHFIELD	10/01/20	\$501,005	WD	03-ARM'S LENGTH	\$500,003	\$241,500	48.30	\$555,033	\$34,343	\$465,660	\$626,582	0.743	3,048	\$152.78	4050	16.5623	TWO STORY	6%	\$32,500		CONDOMINIUMS	401
05-01-482-233	3620 NORTHFIELD	10/05/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$227,900	39.63	\$504,505	\$34,363	\$540,637	\$565,755	0.956	2,113	\$255.86	4050	4.6807	RANCH	6%	\$32,500		CONDOMINIUMS	401
05-10-290-010	7170 HAWTHORN VALLEY	08/24/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$187,300	44.60	\$445,119	\$82,546	\$337,454	\$436,309	0.773	2,744	\$122.98	4050	13.5369	TWO STORY	19%	\$80,865		4050 LAND TABLE NEW 2020	401
05-10-428-070	7069 ARBOR VALLEY	07/13/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$175,500	54.00	\$383,524	\$64,712	\$260,288	\$383,649	0.678	2,116	\$123.01	4050	23.0343	TWO STORY	19%	\$61,999		4050 LAND TABLE NEW 2020	401
05-10-435-100	2133 CROSS COUNTRY	10/28/20	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$220,400	54.42	\$499,266	\$70,531	\$334,469	\$515,927	0.648	2,689	\$124.38	4050	26.0509	TWO STORY	16%	\$65,000		4050 LAND TABLE NEW 2020	401
05-10-435-111	2163 CROSS COUNTRY	04/26/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$253,600	53.96	\$557,856	\$67,584	\$402,416	\$589,978	0.682	2,813	\$143.06	4050	22.6711	TWO STORY	14%	\$65,000		4050 LAND TABLE NEW 2020	401
05-10-435-230	7075 WINDCREST	12/10/21	\$505,555	WD	03-ARM'S LENGTH	\$505,555	\$215,700	42.67	\$443,874	\$66,681	\$438,874	\$453,903	0.967	2,690	\$163.15	4050	5.8093	TWO STORY	13%	\$65,000		4050 LAND TABLE NEW 2020	401
05-10-435-280	7041 STEEPLECHASE	07/31/20	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$221,100	46.06	\$497,864	\$73,506	\$406,494	\$510,626	0.796	2,697	\$150.72	4050	11.2727	TWO STORY	14%	\$65,000		4050 LAND TABLE NEW 2020	401
05-11-126-020	6693 W H	02/03/22	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$125,600	38.89	\$271,994	\$46,681	\$276,319	\$271,135	1.019	2,408	\$114.75	4050	11.0323	RANCH	14%	\$45,000		4050 LAND TABLE NEW 2020	401
05-11-126-111	6439 W H	06/09/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$134,100	47.05	\$288,556	\$66,155	\$218,845	\$267,631	0.818	1,726	\$126.79	4050	9.1084	RANCH	22%	\$63,750		4050 LAND TABLE NEW 2020	401
05-11-126-120	3147 BRAMBLE	05/22/20	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$137,500	41.68	\$306,861	\$59,042	\$270,858	\$298,218	0.908	2,264	\$119.64	4050	0.0541	RANCH	16%	\$52,388		4050 LAND TABLE NEW 2020	401
05-11-135-010	6499 ROSE ARBOUR	11/20/20	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$120,100	42.51	\$268,075	\$53,681	\$228,819	\$257,995	0.887	1,768	\$129.42	4050	2.1885	TWO STORY	18%	\$52,000		4050 LAND TABLE NEW 2020	401
05-11-135-060	6593 ROSE ARBOUR	07/15/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$157,700	34.66	\$345,051	\$53,681	\$401,319	\$350,626	1.145	2,408	\$166.66	4050	23.5782	1.25 - 1.75 ST	11%	\$52,000		4050 LAND TABLE NEW 2020	401
05-11-135-210	2900 REDBUD	07/16/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$178,100	32.38	\$389,019	\$53,681	\$496,319	\$403,536	1.230	2,970	\$167.11	4050	32.1129	TWO STORY	9%	\$52,000		4050 LAND TABLE NEW 2020	401
05-11-151-060	7019 OAK HIGHLANDS	10/08/21	\$423,000	WD	03-ARM'S LENGTH	\$422,750	\$132,100	31.25	\$291,667	\$57,931	\$364,819	\$281,271	1.297	2,246	\$162.43	4050	38.8242	RANCH	13%	\$56,250		4050 LAND TABLE NEW 2020	401
05-11-151-170	7068 OAK HIGHLANDS	08/04/21	\$450,000	WD	03-ARM'S LENGTH	\$435,000	\$173,000	39.77	\$375,437	\$65,054	\$369,946	\$373,505	0.990	2,100	\$176.16	4050	8.1673	TWO STORY	14%	\$59,873		4050 LAND TABLE NEW 2020	401
05-11-151-190	2770 CROSS COUNTRY	10/29/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$174,200	49.07	\$389,858	\$67,306	\$287,694	\$388,149	0.741	2,604	\$110.48	4050	16.7603	TWO STORY	18%	\$65,625		4050 LAND TABLE NEW 2020	401
05-11-185-100	2475 CHIPPENDALE	10/19/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$219,900	38.24	\$481,864	\$53,681	\$521,319	\$515,262	1.012	2,864	\$182.02	4050	10.2957	TWO STORY	9%	\$52,000		4050 LAND TABLE NEW 2020	401
05-11-185-170	6545 NIGHTINGALE	08/10/21	\$468,750	WD	03-ARM'S LENGTH	\$468,750	\$200,100	42.69	\$437,448	\$57,674	\$411,076	\$457,008	0.899	3,290	\$124.95	4050	0.9304	TWO STORY	11%	\$52,000		4050 LAND TABLE NEW 2020	401
05-11-225-110	2972 BRAMBLE	12/15/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$108,400	30.11	\$235,662	\$42,931	\$317,069	\$231,927	1.367	1,973	\$160.70	4050	45.8312	RANCH	11%	\$41,250		4050 LAND TABLE NEW 2020	401
05-11-225-290	6501 WINDDRIFT	08/13/20	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$141,300	51.95	\$316,954	\$56,221	\$215,779	\$313,758	0.688	1,980	\$108.98	4050	22.1073	TWO STORY	20%	\$53,708		4050 LAND TABLE NEW 2020	401
05-11-225-420	6370 NIGHTINGALE	10/01/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$127,000	41.64	\$285,755	\$42,931	\$262,069	\$292,207	0.897	2,144	\$122.23	4050	1.1936	TWO STORY	14%	\$41,250		4050 LAND TABLE NEW 2020	401
05-11-226-020	6200 KARABROOKE	05/29/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,300	48.10	\$326,017	\$48,065	\$251,935	\$334,479	0.753	2,348	\$107.30	4050	15.5581	TWO STORY	15%	\$46,384		4050 LAND TABLE NEW 2020	401
05-11-226-030	6180 KARABROOKE	06/09/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$165,500	50.92	\$373,192	\$60,414	\$264,586	\$376,388	0.703	2,614	\$101.22	4050	20.5835	TWO STORY	18%	\$58,733		4050 LAND TABLE NEW 2020	401
05-11-278-060	2573 RAMBLEWOOD	11/09/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$159,800	38.98	\$350,469	\$42,057	\$367,943	\$371,134	0.991	2,342	\$157.11	4050	8.2606	TWO STORY	10%	\$40,376		4050 LAND TABLE NEW 2020	401
05-11-278-160	2672 RAMBLEWOOD	09/30/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$138,800	37.51	\$313,779	\$49,681	\$320,319	\$317,807	1.008	2,426	\$132.04	4050	9.9106	TWO STORY	13%	\$48,000		4050 LAND TABLE NEW 2020	401
05-11-402-010	2037 N 10TH	12/09/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$105,300	36.95	\$233,708	\$43,125	\$241,875	\$229,342	1.055	1,616	\$149.68	4050	14.5852	RANCH	15%	\$43,125		4050 LAND TABLE NEW 2020	401
05-11-402-031	6079 TORRINGTON	01/28/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$117,900	38.66	\$262,356	\$48,759	\$256,241	\$257,036	0.997	2,666	\$96.11	4050	8.8110	DUPLEX	15%	\$47,228		4050 LAND TABLE NEW 2020	401
05-11-402-210	6129 OLD LOG	08/07/20	\$320,000	WD	03-ARM'S LENGTH	\$317,000	\$119,500	37.70	\$270,962	\$40,909	\$276,091	\$276,839	0.997	1,728	\$159.77	4050	8.8502	RANCH	12%	\$38,250		4050 LAND TABLE NEW 2020	401
05-11-402-250	6205 OLD LOG	03/14/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,100	39.03	\$261,971	\$38,441	\$261,559	\$268,989	0.972	2,260	\$115.73	4050	6.3580	RANCH	13%	\$38,441		4050 LAND TABLE NEW 2020	401
05-11-402-440	6384 OLD LOG	05/20/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$94,400	49.68	\$209,264	\$47,604	\$142,396	\$194,537	0.732	1,631	\$87.31	4050	17.6822	RANCH	24%	\$45,923		4050 LAND TABLE NEW 2020	401
05-11-402-590	6391 TORRINGTON	11/09/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$141,200	47.07	\$308,531	\$39,876	\$260,124	\$323,291	0.805	2,350	\$110.69	4050	10.4185	TWO STORY	13%	\$37,500		4050 LAND TABLE NEW 2020	401
05-11-402-730	6398 TORRINGTON	10/18/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$125,200	43.93	\$270,988	\$46,681	\$238,319	\$269,924	0.883	2,761	\$86.32	4050	2.5886	TWO STORY	16%	\$45,000		4050 LAND TABLE NEW 2020	401
05-11-402-810	6480 SAYBROOK	04/20/21	\$288,200	WD	03-ARM'S LENGTH	\$288,200	\$113,900	39.52	\$253,138	\$48,676	\$239,524	\$246,043	0.974	1,835	\$130.53	4050	6.4706	RANCH	16%	\$46,995		4050 LAND TABLE NEW 2020	401
05-11-402-920	6281 SAYBROOK	07/19/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$125,100	37.91	\$273,190	\$39,181	\$290,819	\$281,599	1.033	2,034	\$142.98	4050	12.3944	TWO STORY	11%	\$37,500		4050 LAND TABLE NEW 2020	401
05-11-403-120	6046 TORRINGTON	09/25/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$126,100	51.47	\$282,864	\$42,529	\$202,471	\$289,212	0.700	2,642	\$76.64	4050	20.8718	RANCH	17%	\$42,529		4050 LAND TABLE NEW 2020	401
05-11-426-100	2475 RAMBLEWOOD	04/23/20	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$130,500	48.69	\$286,541	\$40,749	\$227,251	\$295,779	0.768	1,959	\$116.00	4050	14.0482	TWO STORY	15%	\$39,068		4050 LAND TABLE NEW 2020	401
05-11-426-100	2475 RAMBLEWOOD	12/13/21	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$131,300	42.08	\$286,541	\$40,749	\$271,251	\$295,779	0.917	1,959	\$138.46	4050	0.8277	TWO STORY	13%	\$39,068		4050 LAND TABLE NEW 2020	401
05-11-426-150	2365 RAMBLEWOOD	10/04/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$139,800	43.02	\$305,849	\$44,333	\$280,667	\$314,700	0.892	1,708	\$164.32	4050	1.6942	RANCH	13%	\$41,381		4050 LAND TABLE NEW 2020	401
05-11-426-170	6206 COUNTRYWOOD	08/31/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$113,500	32.90	\$252,624	\$52,224	\$292,776	\$241,155	1.214	1,770	\$165.41	4050	30.5259	RANCH	15%	\$50,543		4050 LAND TABLE NEW 2020	401
05-11-426-190	6233 COUNTRYWOOD	12/03/20	\$346,895	WD	03-ARM'S LENGTH	\$346,895	\$101,900	29.37	\$228,820	\$43,977	\$302,918	\$222,434	1.362	1,537	\$197.08	4050	45.3034	RANCH	12%	\$42,296		4050 LAND TABLE NEW 2020	401
05-11-426-200	6219 COUNTRYWOOD	07/28/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$144,900	46.00	\$325,319	\$42,622	\$272,378	\$340,189	0.801	2,356	\$115.61	4050	10.8130	QUAD/TRI-LEVEL	12%	\$38,441		4050 LAND TABLE NEW 2020	401
05-11-451-010																							