

OSHTOMO TOWNSHIP																								
COMMERCIAL 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	
05-12-455-017	1700 BRONSON	12/01/21	\$26,652,814	CD	19-MULTI PARCEL ARM'S LENGTH	\$26,652,814	\$13,203,600	49.54	\$25,392,803	\$5,118,265	\$21,534,549	\$25,343,173	0.850	248,610	\$86.62	WMC	2.3536		18%	\$4,743,904	05-12-455-016	2000 WESTMAIN CORRIDOR	201	
05-14-155-035	6880 W MAIN	04/30/21	\$1,900,000	PTA	03-ARM'S LENGTH	\$1,900,000	\$731,700	38.51	\$1,349,746	\$611,019	\$1,288,981	\$923,409	1.396	12,600	\$102.30	WMC	52.2640		32%	\$611,019		2000 WESTMAIN CORRIDOR	201	
05-16-280-015	8128 W MAIN	12/21/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$212,500	65.38	\$355,296	\$112,690	\$212,310	\$303,258	0.700	9,703	\$21.88	WMC	17.3156		34%	\$109,344		2000 WESTMAIN CORRIDOR	201	
05-22-276-019	500 S 8TH	02/26/21	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$265,900	38.26	\$504,474	\$116,960	\$578,040	\$645,857	0.895	11,400	\$50.71	30001	2.1743		15%	\$106,741		3000 INDUSTRIAL	201	
05-23-255-021	6350 W KL	02/15/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$449,500	44.95	\$874,383	\$704,476	\$295,524	\$242,724	1.218	14,623	\$20.21	2000	34.4276		34%	\$344,818		2020 GENERAL COMMERCIAL	201	
05-25-188-050	5534 W MICHIGAN	02/09/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$228,600	45.72	\$464,645	\$51,365	\$448,635	\$590,400	0.760	9,360	\$47.93	APTS	11.3371		9%	\$42,750		2050 R4 APT R3 OFFICE	201	
05-25-330-071	5579 STADIUM	12/20/21	\$1,780,000	WD	03-ARM'S LENGTH	\$1,780,000	\$1,064,800	59.82	\$2,101,572	\$475,519	\$1,304,481	\$1,806,726	0.722	16,036	\$81.35	5000	15.1240		25%	\$450,906		2020 GENERAL COMMERCIAL	201	
05-25-355-070	2854 S 11TH	02/23/22	\$2,700,000	WD	03-ARM'S LENGTH	\$2,700,000	\$841,900	31.18	\$1,654,137	\$295,216	\$2,404,784	\$1,941,316	1.239	11,647	\$206.47	2000	36.5485		9%	\$247,095		2020 GENERAL COMMERCIAL	201	
05-26-440-018	6120 STADIUM	12/29/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$513,600	68.48	\$984,454	\$331,877	\$418,123	\$725,086	0.577	6,802	\$61.47	5000	29.6601		40%	\$297,287		2012 26380 VILLAGE SQUARE AREA	201	
05-35-205-085	6471 STADIUM	09/10/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$250,000	55.56	\$537,770	\$347,549	\$102,451	\$271,744	0.377	11,233	\$9.12	2012	49.6241		73%	\$329,341		2010 STADIUM DRIVE	201	
Totals:			\$36,752,814			\$36,752,814	\$17,762,100		\$34,219,280		\$28,587,878	\$32,793,691			\$68.81		0.1505		29%					
								Sale. Ratio =>	48.33					E.C.F. =>	0.872	Std. Deviation=>	0.32080139							
USED .845 ECF								Std. Dev. =>	12.35					Ave. E.C.F. =>	0.873	Ave. Variance=>	25.0829	Coefficient of Var=>	28.72348202					

E.C.F.	
Mean	0.873
Standard Error	0.101
Median	0.805
Mode	#N/A
Standard Deviatc	0.321
Sample Variance	0.103
Kurtosis	-0.703
Skewness	0.311
Range	1.019
Minimum	0.377
Maximum	1.396
Sum	8.733
Count	10

