

OSHTEMO TOWNSHIP 4014 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				
05-23-155-036	653 S 8TH	07/08/20	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$114,600	39.53	\$258,955	\$30,201	\$259,699	\$256,739	1.012	1,347	\$192.80	4014	1.6720	RANCH	10%	\$28,480		4014 RATES FROM LT 1 IN 2019	401				
05-23-155-080	6818 W KL	05/04/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$51,800	86.33	\$123,090	\$21,675	\$38,325	\$113,822	0.337	816	\$46.97	4014	33.6711	RANCH	36%	\$21,675		4014 RATES FROM LT 1 IN 2019	401				
05-23-185-011	6730 W KL	05/27/20	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$112,700	49.21	\$230,348	\$26,040	\$202,960	\$229,302	0.885	1,808	\$112.26	4014	10.9690	QUAD/TRI-LEVEL	11%	\$26,040		4014 RATES FROM LT 1 IN 2019	401				
05-25-324-051	2575 PLAINVIEW	10/12/21	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$108,500	31.01	\$245,764	\$39,181	\$310,719	\$231,855	1.340	2,036	\$152.61	4014	34.5331	TWO STORY	11%	\$37,500		4014 RATES FROM LT 1 IN 2019	401				
05-25-324-071	2648 PLAINVIEW	01/26/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$93,800	37.52	\$247,012	\$73,875	\$176,125	\$194,318	0.906	1,667	\$105.65	4014	8.8434	RANCH	28%	\$71,125	05-25-385-035	4014 RATES FROM LT 1 IN 2019	401				
05-25-324-110	2550 PLAINVIEW	09/11/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,300	43.12	\$165,838	\$44,492	\$125,508	\$136,191	0.922	1,120	\$112.06	4014	7.3251	RANCH	25%	\$42,000		4014 RATES FROM LT 1 IN 2019	401				
05-25-385-031	5650 PARKVIEW	08/23/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$47,900	25.21	\$121,706	\$29,201	\$160,799	\$103,822	1.549	1,692	\$95.03	4014	55.3991	1.25 - 1.75 ST	14%	\$27,520		4014 RATES FROM LT 1 IN 2019	401				
05-25-385-041	2990 VIENNA	02/09/22	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$71,200	34.40	\$155,667	\$16,891	\$190,109	\$155,753	1.221	1,420	\$133.88	4014	22.5768	RANCH	7%	\$15,210		4014 RATES FROM LT 1 IN 2019	401				
05-25-405-080	2777 S 11TH	11/23/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$106,800	68.90	\$199,119	\$93,328	\$61,672	\$118,733	0.519	1,680	\$36.71	4014	47.5393	RANCH	60%	\$93,328		2020 GENERAL COMMERCIAL	401				
05-25-405-090	2887 S 11TH	07/29/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$102,500	57.26	\$194,975	\$25,861	\$153,139	\$189,802	0.807	1,598	\$95.83	4014	18.7977	TWO STORY	14%	\$24,180		4014 RATES FROM LT 1 IN 2019	401				
05-26-136-033	1758 S 9TH	12/03/21	\$157,100	LC	03-ARM'S LENGTH	\$157,100	\$67,000	42.65	\$157,425	\$37,500	\$119,600	\$134,596	0.889	1,092	\$109.52	4014	10.6226	RANCH	24%	\$37,500		4014 RATES FROM LT 1 IN 2019	401				
05-26-206-060	2089 S 9TH	09/07/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$89,600	35.84	\$213,254	\$48,266	\$201,734	\$185,172	1.089	2,240	\$90.06	4014	9.4632	TWO STORY	19%	\$48,266		4014 RATES FROM LT 1 IN 2019	401				
05-26-235-056	6185 PHEASANT	01/11/21	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$112,900	39.07	\$261,301	\$30,500	\$258,500	\$259,036	0.998	1,565	\$165.18	4014	0.3120	RANCH	11%	\$30,500		4014 RATES FROM LT 1 IN 2019	401				
05-26-235-122	1735 TANAGER	10/22/21	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$133,900	38.59	\$252,907	\$30,500	\$316,500	\$249,615	1.268	2,188	\$144.65	4014	27.3141	TWO STORY	9%	\$30,500		4014 RATES FROM LT 1 IN 2019	401				
05-26-235-127	1668 QUAIL RUN	10/19/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$108,400	34.41	\$239,122	\$30,500	\$284,500	\$234,144	1.215	1,920	\$148.18	4014	22.0255	TWO STORY	10%	\$30,500		4014 RATES FROM LT 1 IN 2019	401				
05-26-330-098	2832 S 9TH	06/23/20	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$80,300	35.22	\$178,454	\$19,621	\$208,379	\$178,264	1.169	1,538	\$135.49	4014	17.4126	DUPLEX	8%	\$17,940		4014 RATES FROM LT 1 IN 2019	401				
05-26-360-007	3046 JACOB'S	12/17/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$154,300	34.29	\$339,414	\$38,000	\$412,000	\$338,287	1.218	1,689	\$243.93	4014	22.3089	RANCH	8%	\$38,000		CONDOMINIUMS	401				
05-26-360-012	3033 JACOB'S	08/26/21	\$368,500	WD	03-ARM'S LENGTH	\$368,500	\$153,800	41.74	\$338,676	\$38,000	\$330,500	\$337,459	0.979	1,518	\$217.72	4014	1.5433	RANCH	10%	\$38,000		CONDOMINIUMS	401				
05-26-360-015	3095 JACOB'S	08/11/20	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$158,100	48.95	\$356,321	\$38,000	\$285,000	\$357,263	0.798	1,974	\$144.38	4014	19.7078	RANCH	12%	\$38,000		CONDOMINIUMS	401				
05-26-360-018	3177 JACOB'S	09/03/20	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$131,500	46.80	\$295,195	\$38,000	\$243,000	\$288,659	0.842	1,474	\$164.86	4014	15.2987	RANCH	14%	\$38,000		CONDOMINIUMS	401				
05-26-360-020	3189 JACOB'S	02/25/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$151,300	58.19	\$341,636	\$38,000	\$222,000	\$340,781	0.651	1,517	\$146.34	4014	34.3367	RANCH	15%	\$38,000		CONDOMINIUMS	401				
05-26-360-021	3197 JACOB'S	07/29/20	\$267,000	PTA	03-ARM'S LENGTH	\$267,000	\$138,500	51.87	\$312,035	\$38,000	\$229,000	\$307,559	0.745	1,571	\$145.77	4014	25.0238	RANCH	14%	\$38,000		CONDOMINIUMS	401				
05-26-360-023	3213 JACOB'S	09/11/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$136,600	52.54	\$344,263	\$38,000	\$222,000	\$343,730	0.646	1,676	\$132.46	4014	34.8954	RANCH	15%	\$38,000		CONDOMINIUMS	401				
05-26-456-050	2934 SUNSET	06/11/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$70,500	37.30	\$153,841	\$27,931	\$161,069	\$141,313	1.140	1,350	\$119.31	4014	14.4991	QUAD/TRI-LEVEL	14%	\$26,250		4014 RATES FROM LT 1 IN 2019	401				
05-26-456-071	2920 SUNSET	03/21/22	\$251,250	WD	03-ARM'S LENGTH	\$251,250	\$107,300	42.71	\$233,800	\$41,056	\$210,194	\$216,323	0.972	1,768	\$118.89	4014	2.3145	RANCH	16%	\$39,375		4014 RATES FROM LT 1 IN 2019	401				
05-26-474-010	6343 STADIUM	12/14/21	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$67,300	30.73	\$145,361	\$51,596	\$167,404	\$105,236	1.591	1,440	\$116.25	4014	59.5942	RANCH	24%	\$51,596		4014 RATES FROM LT 1 IN 2019	401				
05-26-474-100	6244 PARKVIEW	10/16/20	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$52,800	32.80	\$120,280	\$33,342	\$127,658	\$97,574	1.308	950	\$134.38	4014	31.3515	RANCH	20%	\$31,661		4014 RATES FROM LT 1 IN 2019	401				
05-26-490-019	6038 PARKVIEW	08/03/21	\$258,000	WD	03-ARM'S LENGTH	\$257,000	\$95,400	37.12	\$208,598	\$28,993	\$228,007	\$201,577	1.131	2,184	\$104.40	4014	13.6306	RANCH	11%	\$27,312		4014 RATES FROM LT 1 IN 2019	401				
05-35-135-120	3433 CHIME	08/02/21	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$49,400	32.96	\$107,306	\$20,619	\$129,281	\$97,292	1.329	930	\$139.01	4014	33.3985	RANCH	13%	\$18,938		4014 RATES FROM LT 1 IN 2019	401				
05-35-135-130	3447 CHIME	08/18/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$39,300	65.50	\$90,974	\$19,681	\$40,319	\$80,015	0.504	878	\$45.92	4014	49.0915	BUNGELow	30%	\$18,000		4014 RATES FROM LT 1 IN 2019	401				
05-35-205-151	6371 PARKVIEW	02/26/21	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$45,900	41.35	\$101,991	\$11,881	\$99,119	\$101,134	0.980	1,097	\$90.35	4014	1.4731	RANCH	9%	\$10,200		4014 RATES FROM LT 1 IN 2019	401				
05-35-215-020	6463 ATLANTIC	04/15/20	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$44,100	57.27	\$136,456	\$21,599	\$55,401	\$128,908	0.430	1,098	\$50.46	4014	56.5039	1.25 - 1.75 ST	28%	\$21,599		4014 RATES FROM LT 1 IN 2019	401				
05-36-355-050	5858 W N	06/11/20	\$162,125	WD	03-ARM'S LENGTH	\$162,125	\$87,500	53.97	\$191,970	\$37,500	\$124,625	\$173,367	0.719	1,612	\$77.31	4014	27.5960	RANCH	23%	\$37,500		4014 RATES FROM LT 1 IN 2019	401				
05-36-355-090	5822 W N	02/25/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$76,600	34.04	\$168,774	\$37,500	\$187,500	\$147,333	1.273	1,566	\$119.73	4014	27.7814	RANCH	17%	\$37,500		4014 RATES FROM LT 1 IN 2019	401				
05-36-495-090	4196 S 12TH	12/20/21	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$76,500	37.87	\$166,838	\$49,500	\$152,500	\$131,692	1.158	1,644	\$92.76	4014	16.3190	1.25 - 1.75 ST	25%	\$49,500		4014 RATES FROM LT 1 IN 2019	401				
05-36-495-100	4238 S 12TH	11/30/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$70,600	35.30	\$154,606	\$49,500	\$150,500	\$117,964	1.276	1,472	\$102.24	4014	28.1001	1.25 - 1.75 ST	25%	\$49,500		4014 RATES FROM LT 1 IN 2019	401				
Totals:			\$8,140,675			\$8,139,675	\$3,382,500		\$7,553,272		\$6,845,345	\$7,024,626			\$121.76		2.0333		18%								
								Sale. Ratio =>	41.56									E.C.F. =>	0.974								
USED .970 ECF								Std. Dev. =>	12.56									Ave. E.C.F. =>	0.995								
																		Std. Deviation=>	0.302835128								
																		Ave. Variance=>	23.4235	Coefficient of Var=> 23.54564265							