

OSHTEMO TOWNSHIP 4060 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
05-15-205-015	1355 N 7TH	06/21/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$99,500	26.18	\$263,588	\$28,627	\$351,373	\$253,464	1.386	1,558	\$225.53	4060	34.7997	RANCH	7%	\$27,840	4060 NUMBER 6		401
05-15-310-016	604 SAWGRASS	11/19/20	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$190,100	46.14	\$461,981	\$29,963	\$382,037	\$466,039	0.820	1,836	\$208.08	4060	21.8534	RANCH	7%	\$28,100	4060 NUMBER 6		401
05-15-310-017	626 SAWGRASS	12/06/21	\$517,500	WD	03-ARM'S LENGTH	\$517,500	\$269,800	52.14	\$486,066	\$28,100	\$489,400	\$494,030	0.991	2,961	\$165.28	4060	4.7660	RANCH	5%	\$28,100	4060 NUMBER 6		401
05-15-310-023	559 SAWGRASS	08/04/20	\$372,635	WD	03-ARM'S LENGTH	\$372,635	\$228,000	61.19	\$450,945	\$29,821	\$342,814	\$454,287	0.755	2,422	\$141.54	4060	28.3667	TWO STORY	8%	\$28,100	4060 NUMBER 6		401
05-15-430-040	7125 W MAIN	01/03/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$72,900	44.18	\$162,730	\$9,938	\$155,062	\$164,824	0.941	1,284	\$120.76	4060	9.7515	RANCH	5%	\$8,580	4060 NUMBER 6		401
05-15-430-111	745 N 8TH	04/20/20	\$136,750	WD	03-ARM'S LENGTH	\$136,750	\$47,000	34.37	\$114,383	\$40,553	\$96,197	\$79,644	1.208	780	\$123.33	4060	16.9550	BUNGELow	25%	\$34,688	4060 NUMBER 6		401
05-15-430-230	473 N 8TH	10/15/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$71,700	30.51	\$168,285	\$30,260	\$204,740	\$148,894	1.375	1,092	\$187.49	4060	33.6782	RANCH	13%	\$30,260	4060 NUMBER 6		401
05-15-480-060	255 N 8TH	04/26/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$41,800	32.15	\$92,897	\$24,960	\$105,040	\$73,287	1.433	833	\$126.10	4060	39.4983	BUNGELow	19%	\$24,960	4060 NUMBER 6		401
05-16-305-071	8777 W MAIN	12/04/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$150,500	27.87	\$436,774	\$54,000	\$486,000	\$412,917	1.177	1,818	\$267.33	4060	13.8705	RANCH	10%	\$54,000	4060 NUMBER 6		401
05-16-330-091	8601 ALMENA	05/28/21	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$50,000	28.90	\$109,989	\$38,291	\$134,709	\$77,344	1.742	990	\$136.07	4060	70.3396	1.25 - 1.75 ST	21%	\$36,500	4060 NUMBER 6		401
05-16-490-010	8000 W KL	09/01/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$207,000	103.50	\$457,265	\$112,568	\$87,432	\$371,841	0.235	2,910	\$30.05	4060	23.5132	RANCH	32%	\$63,162	4060 NUMBER 6		401
05-20-282-020	9064 NATURE	10/29/21	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$126,300	50.32	\$283,218	\$16,681	\$234,319	\$287,526	0.815	2,115	\$110.79	4060	22.3340	RANCH	6%	\$15,000	4090 NUMBER 9		401
05-20-282-060	9105 NATURE	07/27/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$85,500	39.77	\$193,427	\$28,940	\$186,060	\$177,440	1.049	1,292	\$144.01	4060	1.0292	RANCH	11%	\$23,205	4090 NUMBER 9		401
05-21-105-040	371 S 4TH	12/27/21	\$192,575	WD	03-ARM'S LENGTH	\$192,575	\$67,700	35.16	\$149,486	\$20,350	\$172,225	\$139,305	1.236	1,176	\$146.45	4060	19.8026	RANCH	9%	\$17,160	4060 NUMBER 6		401
05-21-305-020	1031 S 4TH	09/03/21	\$80,000	LC	03-ARM'S LENGTH	\$80,000	\$34,300	42.88	\$76,272	\$20,800	\$59,200	\$59,840	0.989	1,103	\$53.67	4060	4.8988	BUNGELow	26%	\$20,800	4060 NUMBER 6		401
05-21-390-018	1551 FOREST VIEW	11/06/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$185,700	40.37	\$442,209	\$32,221	\$427,779	\$442,274	0.967	1,888	\$226.58	4060	7.1061	RANCH	7%	\$30,500	4060 NUMBER 6		401
05-21-390-025	1524 FOREST VIEW	09/23/21	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$271,000	44.07	\$608,405	\$52,555	\$562,445	\$599,622	0.938	2,256	\$249.31	4060	10.0289	RANCH	8%	\$49,740	4060 NUMBER 6		401
05-21-390-223	8626 PINE ACRES	05/27/21	\$635,000	PTA	03-ARM'S LENGTH	\$635,000	\$249,100	39.23	\$556,908	\$61,046	\$573,954	\$534,910	1.073	2,105	\$272.66	4060	3.4703	RANCH	9%	\$59,183	4060 NUMBER 6		401
05-22-160-023	575 AUTUMNS WAY	07/31/20	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$153,700	40.88	\$362,797	\$44,000	\$332,000	\$343,902	0.965	1,947	\$170.52	4060	7.2896	RANCH	12%	\$44,000	4060 NUMBER 6		401
05-22-160-035	7868 SUMMER SHADOW	08/17/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$165,600	46.65	\$389,270	\$45,721	\$309,279	\$370,603	0.835	2,107	\$146.79	4060	20.3758	RANCH	12%	\$44,000	4060 NUMBER 6		401
05-22-160-039	7845 SUMMER SHADOW	01/15/21	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$165,700	46.04	\$388,991	\$47,482	\$312,418	\$368,402	0.848	2,632	\$118.70	4060	19.0253	TWO STORY	12%	\$44,000	4060 NUMBER 6		401
05-27-155-011	7964 W ML	09/30/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$134,700	34.10	\$297,517	\$69,889	\$325,111	\$245,553	1.324	1,560	\$208.40	4060	28.5706	RANCH	18%	\$69,889	4060 NUMBER 6		401
05-27-280-011	2030 S 8TH	02/04/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$282,600	32.30	\$718,991	\$300,650	\$574,350	\$451,285	1.273	3,824	\$150.20	4060	23.4412	TWO STORY	33%	\$284,550	4060 NUMBER 6		401
05-27-280-036	7090 W ML	05/22/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$77,400	43.00	\$182,120	\$24,180	\$155,820	\$170,378	0.915	2,040	\$76.38	4060	12.3730	TWO STORY	13%	\$24,180	4060 NUMBER 6		401
05-27-280-040	7088 W ML	08/17/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$91,600	33.31	\$205,264	\$19,500	\$255,500	\$200,393	1.275	1,134	\$225.31	4060	23.6709	BI-LEVEL	7%	\$19,500	4060 NUMBER 6		401
05-27-430-050	7033 W ML	06/28/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$58,500	26.83	\$123,921	\$24,375	\$193,625	\$107,385	1.803	1,184	\$163.53	4060	76.4802	RANCH	11%	\$24,375	4060 NUMBER 6		401
05-27-430-060	2424 S 8TH	01/07/21	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$87,500	50.58	\$196,621	\$61,875	\$111,125	\$145,357	0.764	960	\$115.76	4060	27.3791	RANCH	36%	\$61,875	4060 NUMBER 6		401
05-27-485-190	3036 BAYOU VISTA	12/11/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$96,000	43.64	\$222,936	\$30,754	\$189,246	\$207,316	0.913	1,122	\$168.67	4060	12.5449	RANCH	14%	\$30,754	4060 NUMBER 6		401
05-27-486-030	7071 ST CHARLES	06/16/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$94,900	43.53	\$220,590	\$30,000	\$188,000	\$205,599	0.914	1,307	\$143.84	4060	12.3885	RANCH	14%	\$30,000	4060 NUMBER 6		401
05-27-486-040	7131 ST CHARLES	03/11/21	\$342,500	WD	03-ARM'S LENGTH	\$342,500	\$115,800	33.81	\$266,368	\$40,625	\$301,875	\$243,520	1.240	1,983	\$152.23	4060	20.1344	1.25 - 1.75 ST	11%	\$37,875	4060 NUMBER 6		401
05-27-486-060	7181 ST CHARLES	07/23/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$101,100	57.77	\$224,016	\$30,000	\$145,000	\$209,295	0.693	1,196	\$121.24	4060	34.5484	RANCH	17%	\$30,000	4060 NUMBER 6		401
05-27-486-070	7191 ST CHARLES	03/11/22	\$169,750	WD	03-ARM'S LENGTH	\$169,750	\$107,100	63.09	\$237,460	\$31,024	\$138,726	\$222,693	0.623	1,215	\$114.18	4060	41.5339	RANCH	18%	\$31,024	4060 NUMBER 6		401
05-27-486-180	3175 BELLE CHASE	12/23/20	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$90,800	45.42	\$208,087	\$43,125	\$156,775	\$177,953	0.881	1,090	\$143.83	4060	15.7294	RANCH	22%	\$43,125	4060 NUMBER 6		401
05-27-495-030	2928 S 8TH	09/17/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$63,500	43.20	\$144,830	\$33,000	\$114,000	\$120,636	0.945	960	\$118.75	4060	9.3300	RANCH	22%	\$33,000	4060 NUMBER 6		401
05-27-495-040	2954 S 8TH	11/19/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$66,300	34.00	\$144,960	\$33,000	\$162,000	\$120,777	1.341	912	\$177.63	4060	30.3031	RANCH	17%	\$33,000	4060 NUMBER 6		401
05-27-495-050	2970 S 8TH	11/19/21	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$60,000	78.95	\$130,526	\$34,681	\$41,319	\$103,393	0.400	768	\$53.80	4060	63.8656	RANCH	43%	\$33,000	4060 NUMBER 6		401
05-28-105-050	2037 S 4TH	08/31/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$100,100	46.56	\$221,953	\$29,413	\$185,587	\$207,702	0.894	1,854	\$100.10	4060	14.4763	BI-LEVEL	13%	\$27,840	4060 NUMBER 6		401
05-28-430-041	2582 S 6TH	11/19/20	\$558,000	WD	03-ARM'S LENGTH	\$558,000	\$227,600	40.79	\$594,232	\$281,397	\$276,603	\$337,470	0.820	1,295	\$213.59	4060	21.8651	TWO STORY	43%	\$239,850	4060 NUMBER 6		401
05-29-130-050	9531 W L	12/10/20	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$33,900	25.49	\$79,370	\$25,958	\$107,042	\$57,618	1.858	872	\$122.75	4060	81.9496	BUNGELow	17%	\$22,360	4060 NUMBER 6		401
05-29-205-018	9397 W L	12/22/20	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$177,000	38.31	\$476,993	\$198,948	\$263,052	\$299,941	0.877	2,484	\$105.90	4060	16.1274	TWO STORY	42%	\$195,300	4060 NUMBER 6		401
05-29-230-040	1640 S 4TH	04/02/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$47,900	29.03	\$104,520	\$38,165	\$126,835	\$71,580	1.772	1,077	\$117.77	4060	73.3637	RANCH	23%	\$38,165	4060 NUMBER 6		401
05-29-430-010	2460 S 4TH	06/04/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$95,500	36.73	\$214,083	\$64,168	\$195,832	\$161,721	1.211	1,565	\$125.13	4060	17.2640	RANCH	25%	\$64,168	4060 NUMBER 6		401
05-33-402-052	4115 O'PARK	12/28/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$112,300	38.72	\$249,972	\$23,500	\$266,500	\$244,306	1.091	1,400	\$190.36	4060	5.2556	RANCH	7%	\$19,500	4060 NUMBER 6		401
05-33-402-056	4149 O'PARK	07/20/21	\$244,700	WD	03-ARM'S LENGTH	\$244,700	\$97,600	39.89	\$217,926	\$19,500	\$225,200	\$214,052	1.052	1,680	\$134.05	4060	1.3794	MODULAR	8%	\$19,500	4060 NUMBER 6		401
05-33-402-058	4144 S 6TH	07/10/20	\$242,400	WD	03-ARM'S LENGTH	\$242,400	\$121,200	50.00	\$229,068	\$34,671	\$207,729	\$209,706	0.991	1,624	\$127.91	4060	4.7713	RANCH	14%	\$32,990	4060 NUMBER 6		401
05-33-402-069	4176 S 6TH	08/27/21	\$249,500	WD	03-ARM'S LENGTH	\$249,500	\$101,200	40.56	\$221,329	\$32,990	\$216,510	\$203,170	1.066	1,442	\$150.15	4060	2.7370	RANCH	13%	\$32,990	4060 NUMBER 6		401
05-33-402-430	4585 S 5TH	07/31/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$74,800	41.56	\$174,920														