

OSHTEMO TOWNSHIP 4100 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	
05-18-282-170	969 JOSIANE	08/28/20	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$77,700	35.00	\$172,233	\$20,151	\$201,849	\$164,413	1.228	1,438	\$140.37	4100	19.0277	RANCH	9%	\$20,151		4100 NUMBER 10	401	
05-18-282-220	10174 W MAIN	03/14/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,400	37.44	\$145,582	\$19,800	\$160,200	\$135,981	1.178	1,680	\$95.36	4100	14.0692	QUAD/TRI-LEVEL	11%	\$19,800		4100 NUMBER 10	401	
05-18-282-250	888 JOSIANE	03/07/22	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$86,200	37.32	\$170,790	\$26,638	\$204,362	\$155,840	1.311	1,369	\$149.28	4100	27.3940	RANCH	12%	\$26,638		4100 NUMBER 10	401	
05-18-306-040	664 CHADD'S FORD	10/02/20	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$71,100	36.84	\$155,435	\$23,631	\$169,369	\$142,491	1.189	1,710	\$99.05	4100	15.1213	QUAD/TRI-LEVEL	12%	\$23,631		4100 NUMBER 10	401	
05-18-460-001	10405 SKYVIEW	06/09/21	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$340,900	38.96	\$750,059	\$157,113	\$717,887	\$641,023	1.120	3,820	\$187.93	4100	8.2491	TWO STORY	7%	\$57,461		4100 NUMBER 10	401	
05-18-460-005	10292 SKYVIEW	09/28/20	\$608,000	WD	03-ARM'S LENGTH	\$608,000	\$364,400	59.93	\$818,208	\$180,317	\$427,683	\$689,612	0.620	2,650	\$161.39	4100	41.7239	RANCH	10%	\$58,500		4100 NUMBER 10	401	
05-18-460-008	142 SKYVIEW	01/04/21	\$999,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$999,500	\$617,600	61.79	\$1,395,918	\$245,335	\$754,165	\$1,243,874	0.606	4,735	\$159.27	4100	43.1114	TWO STORY	11%	\$105,890	05-18-460-009	4100 NUMBER 10	401	
05-20-101-090	81 S 2ND	10/30/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$85,500	36.38	\$190,087	\$26,635	\$208,365	\$176,705	1.179	1,651	\$126.21	4100	14.1752	TWO STORY	8%	\$18,000		4100 NUMBER 10	401	
05-20-103-171	9815 SUNNYWOOD	07/31/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$115,100	47.96	\$255,718	\$35,780	\$204,220	\$237,771	0.859	1,735	\$117.71	4100	17.8524	RANCH	14%	\$34,099		4100 NUMBER 10	401	
05-20-305-032	951 OSHTEMO	11/18/20	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$199,400	45.33	\$448,636	\$28,284	\$411,616	\$454,435	0.906	2,606	\$157.95	4100	13.1642	RANCH	6%	\$28,284		4100 NUMBER 10	401	
05-20-305-112	1233 OSHTEMO	06/30/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$192,700	52.08	\$432,647	\$67,324	\$302,676	\$394,944	0.766	2,555	\$118.46	4100	27.1040	TWO STORY	9%	\$32,854		4100 NUMBER 10	401	
05-20-305-202	10033 OSHTEMO	12/15/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$228,500	44.37	\$499,286	\$43,661	\$471,339	\$492,568	0.957	2,296	\$205.29	4100	8.0516	RANCH	8%	\$43,661		4100 NUMBER 10	401	
05-30-210-030	1759 TOSCANA	03/12/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$252,700	56.16	\$572,104	\$49,302	\$400,698	\$565,191	0.709	2,062	\$194.32	4100	32.8458	RANCH	11%	\$49,302		4100 NUMBER 10	401	
05-30-210-200	1764 TOSCANA	11/04/21	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$252,900	45.24	\$556,426	\$39,012	\$519,988	\$559,367	0.930	2,106	\$246.91	4100	10.7816	RANCH	7%	\$39,012		4100 NUMBER 10	401	
05-30-215-140	2258 SIENNA	05/24/21	\$562,500	WD	03-ARM'S LENGTH	\$562,500	\$253,900	45.14	\$551,665	\$56,154	\$506,346	\$535,688	0.945	2,001	\$253.05	4100	9.2192	RANCH	10%	\$55,000		4100 NUMBER 10	401	
05-31-103-142	3328 PONDVIEW	08/13/21	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$103,100	36.30	\$223,506	\$39,303	\$244,697	\$199,138	1.229	1,766	\$138.56	4100	19.1361	TWO STORY	14%	\$39,303		4100 NUMBER 10	401	
05-31-402-010	4115 S 1ST	08/02/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$87,900	33.81	\$189,154	\$31,855	\$228,145	\$170,053	1.342	1,820	\$125.35	4100	30.4194	BI-LEVEL	12%	\$31,855		4100 NUMBER 10	401	
05-31-402-121	4449 S 1ST	01/29/21	\$228,800	WD	03-ARM'S LENGTH	\$228,800	\$79,100	34.57	\$172,382	\$30,240	\$198,560	\$153,667	1.292	1,812	\$109.58	4100	25.4727	QUAD/TRI-LEVEL	13%	\$30,240		4100 NUMBER 10	401	
05-32-460-070	4752 FOREST CREEK	02/17/22	\$409,329	WD	03-ARM'S LENGTH	\$409,329	\$178,200	43.53	\$390,050	\$26,062	\$383,267	\$393,501	0.974	1,782	\$215.08	4100	6.3424	TWO STORY	6%	\$26,062		4100 NUMBER 10	401	
05-32-460-170	4513 FOREST CREEK	10/15/20	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$203,500	50.88	\$456,767	\$41,489	\$358,511	\$448,949	0.799	2,028	\$176.78	4100	23.8862	TWO STORY	10%	\$41,489	05-32-460-160	4100 NUMBER 10	401	
05-32-478-110	9307 GREYSTONE	03/23/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$81,300	31.27	\$179,658	\$20,530	\$239,470	\$172,030	1.392	1,436	\$166.76	4100	35.4605	TWO STORY	8%	\$20,530		4100 NUMBER 10	401	
05-32-478-140	4841 OLDE FOREST	02/23/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$93,200	40.52	\$202,414	\$21,600	\$208,400	\$195,475	1.066	1,482	\$140.62	4100	2.8705	TWO STORY	9%	\$21,600		4100 NUMBER 10	401	
05-32-478-290	4355 OLDE FOREST	04/07/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$83,400	31.47	\$180,333	\$27,526	\$237,474	\$165,197	1.438	1,301	\$182.53	4100	40.0104	TWO STORY	10%	\$27,526		4100 NUMBER 10	401	
05-32-478-360	9340 GREYSTONE	09/01/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$88,900	39.51	\$196,688	\$27,765	\$197,235	\$182,619	1.080	1,881	\$104.86	4100	4.2615	QUAD/TRI-LEVEL	12%	\$26,782		4100 NUMBER 10	401	
05-32-478-460	9002 GREYSTONE	09/21/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$84,700	60.50	\$195,703	\$27,151	\$112,849	\$182,218	0.619	1,386	\$81.42	4100	41.8111	TWO STORY	19%	\$27,151		4100 NUMBER 10	401	
05-32-478-460	9002 GREYSTONE	07/02/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$86,300	30.28	\$195,703	\$27,151	\$257,849	\$182,218	1.415	1,386	\$186.04	4100	37.7637	TWO STORY	10%	\$27,151		4100 NUMBER 10	401	
05-32-478-500	9105 HOBBIT	06/03/20	\$177,528	WD	03-ARM'S LENGTH	\$177,528	\$88,200	49.68	\$193,753	\$29,359	\$148,169	\$177,723	0.834	1,524	\$97.22	4100	20.3712	1.25 - 1.75 ST	17%	\$29,359		4100 NUMBER 10	401	
05-33-170-009	3894 WHITNEY	05/15/20	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$113,900	45.11	\$253,745	\$43,165	\$209,335	\$227,654	0.920	1,508	\$138.82	4100	11.7887	TWO STORY	16%	\$41,484		4100 NUMBER 10	401	
05-33-170-015	3893 WHITNEY	03/05/21	\$292,509	WD	03-ARM'S LENGTH	\$292,509	\$112,100	38.32	\$248,623	\$42,365	\$250,144	\$222,982	1.122	1,335	\$187.37	4100	8.4397	RANCH	14%	\$40,375		4100 NUMBER 10	401	
05-33-170-038	8734 CHADWICK	03/31/21	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$114,800	41.01	\$253,195	\$44,615	\$235,285	\$225,492	1.043	1,668	\$141.06	4100	0.6012	TWO STORY	15%	\$42,934		4100 NUMBER 10	401	
05-33-170-046	8679 HATHAWAY	03/03/22	\$363,050	WD	03-ARM'S LENGTH	\$363,050	\$121,200	33.38	\$262,293	\$51,567	\$311,483	\$227,812	1.367	1,956	\$159.24	4100	32.9864	TWO STORY	12%	\$43,193		4100 NUMBER 10	401	
05-33-170-051	8730 HATHAWAY	11/13/20	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$119,800	42.48	\$266,996	\$39,931	\$242,069	\$245,476	0.986	1,310	\$184.79	4100	5.1296	RANCH	14%	\$38,250		4100 NUMBER 10	401	
05-33-171-079	3384 HANFORD	11/25/20	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$120,400	44.10	\$265,467	\$49,898	\$223,102	\$233,048	0.957	1,692	\$131.86	4100	8.0094	TWO STORY	17%	\$47,033		4100 NUMBER 10	401	
05-33-171-085	3381 HANFORD	03/04/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$164,400	43.84	\$359,008	\$39,931	\$335,069	\$344,948	0.971	1,606	\$208.64	4100	6.6057	RANCH	10%	\$38,250		4100 NUMBER 10	401	
05-33-171-086	8632 HATHAWAY	10/16/20	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$135,400	43.69	\$301,271	\$47,597	\$262,303	\$274,242	0.956	2,195	\$119.50	4100	8.0953	TWO STORY	14%	\$44,498		4100 NUMBER 10	401	
05-33-171-090	3348 ROTHWELL	10/15/21	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$127,100	40.67	\$275,937	\$39,931	\$272,569	\$255,142	1.068	1,808	\$150.76	4100	3.0887	TWO STORY	12%	\$38,250		4100 NUMBER 10	401	
05-33-171-091	3324 ROTHWELL	06/16/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$124,700	41.71	\$270,731	\$39,931	\$259,069	\$249,514	1.038	1,850	\$140.04	4100	0.0879	TWO STORY	13%	\$38,250		4100 NUMBER 10	401	
05-33-171-100	8532 HATHAWAY	12/29/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$151,200	44.47	\$329,065	\$42,694	\$297,306	\$309,590	0.960	1,585	\$187.57	4100	7.7097	RANCH	12%	\$41,013		4100 NUMBER 10	401	
05-33-171-102	8476 HATHAWAY	09/16/20	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$143,200	45.32	\$318,422	\$52,044	\$263,956	\$287,976	0.917	2,052	\$128.63	4100	12.0828	TWO STORY	16%	\$50,363		4100 NUMBER 10	401	
05-33-171-109	3259 WICKSHIRE	10/15/21	\$336,500	WD	03-ARM'S LENGTH	\$336,000	\$136,900	40.74	\$297,140	\$49,001	\$286,999	\$268,258	1.070	1,606	\$178.70	4100	3.2442	RANCH	14%	\$47,320		4100 NUMBER 10	401	
05-33-171-118	3547 HATHAWAY	08/13/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$152,900	32.19	\$332,666	\$40,129	\$434,871	\$316,256	1.375	2,491	\$174.58	4100	33.7641	TWO STORY	8%	\$38,448		4100 NUMBER 10	401	
05-33-171-123	3436 HATHAWAY	10/16/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$170,300	40.07	\$374,853	\$69,936	\$355,064	\$329,640	1.077	2,809	\$126.40	4100	3.9709	TWO STORY	16%	\$68,255		4100 NUMBER 10	401	
05-33-171-128	3564 HATHAWAY	11/30/21	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$153,200	37.27	\$334,396	\$42,056	\$368,944	\$316,043	1.167	2,096	\$176.02	4100	12.9967	RANCH	10%	\$40,375		4100 NUMBER 10	401	
05-33-171-132	3698 HATHAWAY	09/08/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$161,700	49.75	\$362,857	\$42,056	\$282,944	\$346,812	0.816	1,678	\$168.62	4100	22.1575	RANCH	12%	\$40,375		4100 NUMBER 10	401	
05-33-171-134	3778 HATHAWAY	10/13/21	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$208,300	47.35	\$455,422	\$48,169	\$391,731	\$440,274	0.890	2,066	\$189.61	4100	14.7673	RANCH	9%	\$40,375		4100 NUMBER 10	401	
Totals:			\$15,952,316			\$15,951,816	\$6,995,300		\$15,452,992		\$13,757,632	\$14,333,846			\$156.21		7.7617		12%					