

**OSHTEMO TOWNSHIP
26201 QUAIL RUN PHASE I QUAIL RUN #3 ECF ANALYSIS
ARMS-LENGTH SALES 4/1/2021 THROUGH 3/31/2023**

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
05-25-151-009	2454 QUAIL RUN	06/10/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$73,200	45.78	\$158,311	\$17,000	\$142,900	\$119,755	1.193	1,016	\$140.65	26201	4.9252	CONDO	11%	\$17,000		CONDOMINIUMS	407
05-25-151-015	2406 QUAIL RUN	07/16/21	\$140,500	WD	03-ARM'S LENGTH	\$140,500	\$60,900	43.35	\$147,853	\$17,000	\$123,500	\$110,892	1.114	1,000	\$123.50	26201	12.8828	CONDO	12%	\$17,000		CONDOMINIUMS	407
05-25-151-016	2400 QUAIL RUN	08/09/22	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$47,900	37.72	\$108,095	\$17,000	\$110,000	\$77,199	1.425	1,016	\$108.27	26201	18.2366	CONDO	13%	\$17,000		CONDOMINIUMS	407
05-25-151-017	2376 QUAIL RUN	05/26/21	\$150,750	WD	03-ARM'S LENGTH	\$150,750	\$65,500	43.45	\$159,574	\$17,000	\$133,750	\$120,825	1.107	1,016	\$131.64	26201	13.5551	CONDO	11%	\$17,000		CONDOMINIUMS	407
05-25-151-020	2382 QUAIL RUN	11/09/21	\$127,500	WD	03-ARM'S LENGTH	\$122,500	\$45,900	37.47	\$109,714	\$17,000	\$105,500	\$78,571	1.343	1,016	\$103.84	26201	10.0211	CONDO	14%	\$17,000		CONDOMINIUMS	407
05-25-151-027	2317 QUAIL RUN	09/03/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$63,000	40.91	\$153,093	\$17,000	\$137,000	\$115,333	1.188	956	\$143.31	26201	5.4656	CONDO	11%	\$17,000		CONDOMINIUMS	407
05-25-151-031	2367 QUAIL RUN	05/06/22	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$62,000	40.26	\$141,062	\$17,000	\$137,000	\$105,137	1.303	956	\$143.31	26201	6.0538	CONDO	11%	\$17,000		CONDOMINIUMS	407
05-25-151-033	2391 QUAIL RUN	12/07/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$69,300	46.20	\$158,311	\$17,000	\$133,000	\$119,755	1.111	1,016	\$130.91	26201	13.1920	CONDO	11%	\$17,000		CONDOMINIUMS	407
05-25-151-034	2395 QUAIL RUN	08/05/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$59,500	37.90	\$144,297	\$17,000	\$140,000	\$107,879	1.298	956	\$146.44	26201	5.5232	CONDO	11%	\$17,000		CONDOMINIUMS	407
05-25-151-037	2411 QUAIL RUN	04/01/21	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$73,100	51.12	\$176,335	\$17,000	\$126,000	\$135,030	0.933	1,016	\$124.02	26201	30.9392	CONDO	12%	\$17,000		CONDOMINIUMS	407
05-25-151-044	2447 QUAIL RUN	09/14/22	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$52,200	35.03	\$112,048	\$17,000	\$132,000	\$80,549	1.639	1,016	\$129.92	26201	39.6230	CONDO	11%	\$17,000		CONDOMINIUMS	407
05-25-151-048	2355 QUAIL RUN	04/22/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$49,300	37.35	\$113,930	\$17,000	\$115,000	\$82,144	1.400	1,016	\$113.19	26201	15.7459	CONDO	13%	\$17,000		CONDOMINIUMS	407
05-26-284-002	2217 QUAIL RUN	05/17/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$69,800	48.14	\$154,008	\$21,000	\$124,000	\$112,719	1.100	1,012	\$122.53	26201	14.2436	CONDO	14%	\$21,000		CONDOMINIUMS	407
Totals:			\$1,889,650			\$1,884,650	\$791,600		\$1,836,631		\$1,659,650	\$1,365,789			\$127.81		2.7362			12%			

USED ECF 1.215
 Sale. Ratio => 42.00 E.C.F. => 1.215 Std. Deviation=> 0.18384892
 Std. Dev. => 4.89 Ave. E.C.F. => 1.243 Ave. Variance=> 14.6467 Coefficient of Var=> 11.78789949

E.C.F.	
Mean	1.243
Standard Error	0.051
Median	1.193
Mode	#N/A
Standard Deviatc	0.184
Sample Variance	0.034
Kurtosis	0.538
Skewness	0.537
Range	0.706
Minimum	0.933
Maximum	1.639
Sum	16.153
Count	13

