

**OSHTEMO TOWNSHIP
26203 QUAIL RUN #2 MID RANGE CONDOS 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
05-26-285-008	6056 FAIRGROVE	11/22/22	\$219,250	WD	03-ARM'S LENGTH	\$219,250	\$79,900	36.44	\$158,847	\$24,000	\$195,250	\$137,599	1.419	1,069	\$182.65	26203	29.0951	CONDO	11%	\$24,000		CONDOMINIUMS	407
05-26-287-072	6148 FAIRGROVE	01/06/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$166,800	55.60	\$335,066	\$38,500	\$261,500	\$302,618	0.864	2,324	\$112.52	26203	26.3903	RANCH	13%	\$38,500		CONDOMINIUMS	407
05-26-288-001	6202 CROSS BEND	12/03/21	\$202,600	WD	03-ARM'S LENGTH	\$202,600	\$103,000	50.84	\$236,266	\$22,500	\$180,100	\$218,129	0.826	927	\$194.28	26203	30.2368	CONDO	11%	\$22,500		CONDOMINIUMS	407
05-26-288-004	6216 CROSS BEND	12/13/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$95,300	39.72	\$201,611	\$22,500	\$217,400	\$182,766	1.189	1,260	\$172.54	26203	6.1470	CONDO	9%	\$22,500		CONDOMINIUMS	407
05-26-290-002	2398 WILDEMERE	11/15/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$102,900	47.86	\$204,819	\$25,000	\$190,000	\$183,489	1.035	1,253	\$151.64	26203	9.2542	RANCH	12%	\$25,000		CONDOMINIUMS	407
05-26-290-006	2393 WILDEMERE	02/02/23	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$86,900	36.22	\$173,612	\$24,000	\$215,900	\$152,665	1.414	1,205	\$179.17	26203	28.6177	RANCH	10%	\$24,000		CONDOMINIUMS	407
05-26-290-007	2399 WILDEMERE	08/05/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$105,600	46.93	\$210,917	\$26,000	\$199,000	\$188,691	1.055	1,291	\$154.14	26203	7.3392	RANCH	12%	\$26,000		CONDOMINIUMS	407
05-26-290-011	2380 FAIRGROVE	07/29/22	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$79,500	39.16	\$157,999	\$22,000	\$181,000	\$138,774	1.304	1,247	\$145.15	26203	17.6247	RANCH	11%	\$22,000		CONDOMINIUMS	407
05-26-290-013	2348 FAIRGROVE	07/22/22	\$186,500	WD	03-ARM'S LENGTH	\$186,500	\$65,600	35.17	\$130,805	\$19,000	\$167,500	\$114,087	1.468	994	\$168.51	26203	34.0154	RANCH	10%	\$19,000		CONDOMINIUMS	407
05-26-290-015	2343 FAIRGROVE	03/08/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$174,125	45.31	\$156,776	\$19,000	\$155,125	\$140,588	1.103	994	\$156.06	26203	2.4624	RANCH	11%	\$19,000		CONDOMINIUMS	407
05-26-290-017	2373 FAIRGROVE	02/07/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$80,400	45.94	\$187,986	\$29,000	\$146,000	\$162,231	0.900	1,642	\$88.92	26203	22.8074	RANCH	17%	\$29,000		CONDOMINIUMS	407
05-26-290-022	2406 STRATHMORE	02/07/23	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$79,000	50.32	\$157,322	\$22,000	\$135,000	\$138,084	0.978	1,290	\$104.65	26203	15.0359	TWO STORY	14%	\$22,000		CONDOMINIUMS	407
05-26-290-032	2407 STRATHMORE	12/19/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$72,800	42.82	\$145,423	\$19,000	\$151,000	\$129,003	1.171	994	\$151.91	26203	4.2487	RANCH	11%	\$19,000		CONDOMINIUMS	407
05-26-291-035	2384 MANSFIELD	07/02/21	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$94,100	44.39	\$214,082	\$26,000	\$186,000	\$191,920	0.969	1,292	\$143.96	26203	15.8876	RANCH	12%	\$26,000		CONDOMINIUMS	407
05-26-291-040	2387 MANSFIELD	04/22/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$108,900	41.09	\$217,250	\$26,000	\$239,000	\$195,153	1.225	1,292	\$184.98	26203	9.6652	RANCH	10%	\$26,000		CONDOMINIUMS	407
Totals:			\$3,185,150			\$3,184,275	\$1,399,600		\$2,888,781		\$2,819,775	\$2,575,797			\$152.74		3.3308			12%			

USED ECF 1.095 **Sale. Ratio => 43.95** **E.C.F. => 1.095** **Std. Deviation=> 0.207663461**
Std. Dev. => 5.96 **Ave. E.C.F. => 1.128** **Ave. Variance=> 17.2552** **Coefficient of Var=> 15.29676446**

E.C.F.	
Mean	1.128
Standard Error	0.054
Median	1.103
Mode	#N/A
Standard Deviation	0.208
Sample Variance	0.043
Kurtosis	-1.081
Skewness	0.254
Range	0.643
Minimum	0.826
Maximum	1.468
Sum	16.920
Count	15

