

**OSHTEMO TOWNSHIP  
26335 VILLAS OF STONEHENGE 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
05-26-335-008	2483 BLUESTONE	08/22/22	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$131,000	38.30	\$299,589	\$42,000	\$300,000	\$265,556	1.130	1,812	\$165.56	26335	12.7482	CONDO	12%	\$42,000		CONDOMINIUMS	407
05-26-335-014	2589 BLUESTONE	09/09/21	\$299,907	WD	03-ARM'S LENGTH	\$299,907	\$134,200	44.75	\$307,024	\$42,000	\$257,907	\$273,221	0.944	1,812	\$142.33	26335	5.8273	CONDO	14%	\$42,000		CONDOMINIUMS	407
05-26-335-015	2591 BLUESTONE	10/14/22	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$134,200	40.30	\$307,024	\$42,000	\$291,000	\$273,221	1.065	1,812	\$160.60	26335	6.2849	CONDO	13%	\$42,000		CONDOMINIUMS	407
05-26-335-017	2621 BLUESTONE	03/29/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$152,500	45.52	\$349,370	\$42,000	\$293,000	\$316,876	0.925	1,845	\$158.81	26335	7.7573	CONDO	13%	\$42,000		CONDOMINIUMS	407
05-26-335-018	2617 BLUESTONE	06/17/22	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$157,700	46.80	\$360,971	\$42,000	\$295,000	\$328,836	0.897	1,835	\$160.76	26335	10.5121	CONDO	12%	\$42,000		CONDOMINIUMS	407
05-26-335-020	2615 BLUESTONE	01/11/23	\$337,000	WD	03-ARM'S LENGTH	\$336,000	\$149,200	44.40	\$341,794	\$42,000	\$294,000	\$309,066	0.951	1,845	\$159.35	26335	5.0971	CONDO	13%	\$42,000		CONDOMINIUMS	407
05-26-335-055	2691 BLUESTONE	08/05/22	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$131,500	39.02	\$300,716	\$42,000	\$295,000	\$266,718	1.106	1,812	\$162.80	26335	10.3814	CONDO	12%	\$42,000		CONDOMINIUMS	407
05-26-335-069	2402 BLUESTONE	08/20/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$131,500	44.58	\$297,651	\$42,000	\$253,000	\$263,558	0.960	1,812	\$139.62	26335	4.2283	CONDO	14%	\$42,000		CONDOMINIUMS	407
05-26-335-072	2418 BLUESTONE	09/08/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$131,500	41.09	\$300,716	\$42,000	\$278,000	\$266,718	1.042	1,812	\$153.42	26335	4.0077	CONDO	13%	\$42,000		CONDOMINIUMS	407
<b>Totals:</b>			<b>\$2,935,907</b>			<b>\$2,934,907</b>	<b>\$1,253,300</b>		<b>\$2,864,855</b>	<b>\$2,556,907</b>	<b>\$2,563,768</b>			<b>\$155.92</b>			<b>0.4901</b>			<b>13%</b>			
							<b>Sale. Ratio =&gt;</b>	<b>42.70</b>					<b>E.C.F. =&gt;</b>	<b>0.997</b>	<b>Std. Deviation=&gt;</b>		<b>0.0847312</b>						
<b>USED ECF .997</b>							<b>Std. Dev. =&gt;</b>	<b>3.09</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.002</b>	<b>Ave. Variance=&gt;</b>		<b>7.4272</b>	<b>Coefficient of Var=&gt;</b>	<b>7.410670521</b>				

E.C.F.	
Mean	1.002
Standard Error	0.028
Median	0.960
Mode	#N/A
Standard Deviatc	0.085
Sample Variance	0.007
Kurtosis	-1.566
Skewness	0.388
Range	0.233
Minimum	0.897
Maximum	1.130
Sum	9.020
Count	9

