

**OSHTEMO TOWNSHIP  
26482 DANFORD CREEK 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	
05-26-482-009	6081 DANFORD CREEK	02/24/22	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$27,800	42.77	\$62,364	\$6,898	\$58,102	\$70,210	0.828	638	\$91.07	26482	3.7450	CONDO	8%	\$5,400		CONDOMINIUMS	407	
05-26-482-037	6031 DANFORD CREEK	08/09/22	\$88,000	WD	03-ARM'S LENGTH	\$86,200	\$34,500	40.02	\$79,951	\$8,398	\$77,802	\$90,573	0.859	850	\$91.53	26482	6.8899	CONDO	8%	\$6,900		CONDOMINIUMS	407	
05-26-482-048	6047 DANFORD CREEK	03/14/22	\$72,900	WD	03-ARM'S LENGTH	\$72,900	\$38,000	52.13	\$82,877	\$8,698	\$64,202	\$93,897	0.684	882	\$72.79	26482	10.6349	CONDO	10%	\$7,200		CONDOMINIUMS	407	
<b>Totals:</b>			<b>\$225,900</b>			<b>\$224,100</b>	<b>\$100,300</b>		<b>\$225,192</b>		<b>\$200,106</b>	<b>\$254,681</b>			<b>\$85.13</b>		<b>0.4382</b>		<b>9%</b>					
								<b>Sale. Ratio =&gt;</b>	<b>44.76</b>					<b>E.C.F. =&gt;</b>	<b>0.786</b>	<b>Std. Deviation=&gt;</b>		<b>0.09343355</b>						
								<b>Std. Dev. =&gt;</b>	<b>6.35</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.790</b>	<b>Ave. Variance=&gt;</b>		<b>7.0899</b>	<b>Coefficient of Var=&gt;</b>		<b>8.973513691</b>			

<i>E.C.F.</i>	
Mean	0.790
Standard Error	0.054
Median	0.828
Mode	#N/A
Standard Deviatc	0.093
Sample Variance	0.009
Kurtosis	#DIV/0!
Skewness	-1.514
Range	0.175
Minimum	0.684
Maximum	0.859
Sum	2.370
Count	3

