

**OSHTEMO TOWNSHIP  
4014 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 |
|----------------|----------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|-----------------|----------|----------------------------|-------------------|------------|------------|--------------------------------|------------------------------|----------------|
| 05-23-155-080  | 6818 W KL      | 05/04/21  | \$60,000           | WD     | 03-ARM'S LENGTH | \$60,000           | \$51,800           | 86.33                    | \$139,768          | \$21,675    | \$38,325           | \$121,745          | 0.315                    | 816          | \$46.97         | 4014     | 74.9799                    | RANCH             | 36%        | \$21,675   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-25-142-010  | 1741 WHITEGATE | 07/25/22  | \$245,000          | WD     | 03-ARM'S LENGTH | \$245,000          | \$71,000           | 28.98                    | \$188,997          | \$35,785    | \$209,215          | \$157,951          | 1.325                    | 1,732        | \$120.79        | 4014     | 25.9965                    | TWO STORY         | 14%        | \$34,125   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-25-324-051  | 2575 PLAINVIEW | 10/12/21  | \$349,900          | WD     | 03-ARM'S LENGTH | \$349,900          | \$108,500          | 31.01                    | \$279,622          | \$39,160    | \$310,740          | \$247,899          | 1.253                    | 2,036        | \$152.62        | 4014     | 18.8899                    | TWO STORY         | 11%        | \$37,500   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-25-385-041  | 2990 VIENNA    | 02/09/22  | \$207,000          | WD     | 03-ARM'S LENGTH | \$207,000          | \$71,200           | 34.40                    | \$177,992          | \$16,870    | \$190,130          | \$166,105          | 1.145                    | 1,420        | \$133.89        | 4014     | 8.0041                     | RANCH             | 7%         | \$15,210   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-25-405-090  | 2887 S 11TH    | 07/29/21  | \$179,000          | WD     | 03-ARM'S LENGTH | \$179,000          | \$102,500          | 57.26                    | \$222,819          | \$25,840    | \$153,160          | \$203,071          | 0.754                    | 1,598        | \$95.84         | 4014     | 31.0377                    | TWO STORY         | 14%        | \$24,180   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-25-455-060  | 5478 PARKVIEW  | 04/22/22  | \$250,000          | WD     | 03-ARM'S LENGTH | \$250,000          | \$73,600           | 29.44                    | \$177,305          | \$14,040    | \$235,960          | \$168,314          | 1.402                    | 1,636        | \$144.23        | 4014     | 33.7304                    | BI-LEVEL          | 6%         | \$14,040   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-26-136-033  | 1758 S 9TH     | 12/03/21  | \$157,100          | LC     | 03-ARM'S LENGTH | \$157,100          | \$67,000           | 42.65                    | \$176,668          | \$37,500    | \$119,600          | \$143,472          | 0.834                    | 1,092        | \$109.52        | 4014     | 23.0984                    | RANCH             | 24%        | \$37,500   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-26-206-060  | 2089 S 9TH     | 07/21/22  | \$250,000          | WD     | 03-ARM'S LENGTH | \$250,000          | \$92,800           | 37.12                    | \$239,727          | \$48,266    | \$201,734          | \$197,382          | 1.022                    | 2,240        | \$90.06         | 4014     | 4.2549                     | TWO STORY         | 19%        | \$48,266   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-26-235-009  | 1870 PARTRIDGE | 04/12/22  | \$305,000          | WD     | 03-ARM'S LENGTH | \$305,000          | \$105,300          | 34.52                    | \$265,248          | \$30,500    | \$274,500          | \$242,008          | 1.134                    | 1,856        | \$147.90        | 4014     | 6.9663                     | TWO STORY         | 10%        | \$30,500   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-26-235-016  | 1718 TANAGER   | 10/14/22  | \$329,000          | WD     | 03-ARM'S LENGTH | \$329,000          | \$121,200          | 36.84                    | \$295,711          | \$30,500    | \$298,500          | \$273,413          | 1.092                    | 1,856        | \$160.83        | 4014     | 2.7158                     | TWO STORY         | 9%         | \$30,500   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-26-235-018  | 1710 TANAGER   | 06/17/22  | \$324,000          | WD     | 03-ARM'S LENGTH | \$324,000          | \$105,400          | 32.53                    | \$255,398          | \$30,500    | \$293,500          | \$231,854          | 1.266                    | 1,856        | \$158.14        | 4014     | 20.1290                    | TWO STORY         | 9%         | \$30,500   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-26-235-052  | 6186 TANAGER   | 08/25/22  | \$415,000          | WD     | 03-ARM'S LENGTH | \$415,000          | \$151,000          | 36.39                    | \$369,865          | \$30,500    | \$384,500          | \$349,861          | 1.099                    | 2,782        | \$138.21        | 4014     | 3.4413                     | TWO STORY         | 7%         | \$30,500   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-26-235-122  | 1735 TANAGER   | 10/22/21  | \$347,000          | WD     | 03-ARM'S LENGTH | \$347,000          | \$133,900          | 38.59                    | \$289,776          | \$30,500    | \$316,500          | \$267,295          | 1.184                    | 2,188        | \$144.65        | 4014     | 11.9490                    | TWO STORY         | 9%         | \$30,500   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-26-235-127  | 1668 QUAIL RUN | 10/19/21  | \$315,000          | WD     | 03-ARM'S LENGTH | \$315,000          | \$108,400          | 34.41                    | \$273,708          | \$30,500    | \$284,500          | \$250,730          | 1.135                    | 1,920        | \$148.18        | 4014     | 7.0092                     | TWO STORY         | 10%        | \$30,500   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-26-360-007  | 3046 JACOB'S   | 12/17/21  | \$450,000          | WD     | 03-ARM'S LENGTH | \$450,000          | \$154,300          | 34.29                    | \$389,308          | \$38,000    | \$412,000          | \$362,173          | 1.138                    | 1,689        | \$243.93        | 4014     | 7.2982                     | RANCH             | 8%         | \$38,000   |                                | CONDOMINIUMS                 | 401            |
| 05-26-360-012  | 3033 JACOB'S   | 08/26/21  | \$368,500          | WD     | 03-ARM'S LENGTH | \$368,500          | \$153,800          | 41.74                    | \$388,448          | \$38,000    | \$330,500          | \$361,287          | 0.915                    | 1,518        | \$217.72        | 4014     | 14.9809                    | RANCH             | 10%        | \$38,000   |                                | CONDOMINIUMS                 | 401            |
| 05-26-360-017  | 3163 JACOB'S   | 06/17/22  | \$400,000          | WD     | 03-ARM'S LENGTH | \$400,000          | \$181,100          | 45.28                    | \$444,407          | \$38,000    | \$362,000          | \$418,976          | 0.864                    | 1,575        | \$229.84        | 4014     | 20.0585                    | RANCH             | 10%        | \$38,000   |                                | CONDOMINIUMS                 | 401            |
| 05-26-453-041  | 2875 S 9TH     | 07/29/22  | \$215,000          | WD     | 03-ARM'S LENGTH | \$215,000          | \$55,400           | 25.77                    | \$160,772          | \$28,013    | \$186,987          | \$136,865          | 1.366                    | 984          | \$190.03        | 4014     | 30.1620                    | RANCH             | 13%        | \$28,013   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-26-456-050  | 2934 SUNSET    | 06/11/21  | \$189,000          | WD     | 03-ARM'S LENGTH | \$189,000          | \$70,500           | 37.30                    | \$174,319          | \$27,910    | \$161,090          | \$150,937          | 1.067                    | 1,350        | \$119.33        | 4014     | 0.2670                     | QUAD/TRI-LEVEL    | 14%        | \$26,250   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-26-456-071  | 2920 SUNSET    | 03/21/22  | \$251,250          | WD     | 03-ARM'S LENGTH | \$251,250          | \$107,300          | 42.71                    | \$264,798          | \$41,035    | \$210,215          | \$230,684          | 0.911                    | 1,768        | \$118.90        | 4014     | 15.3325                    | RANCH             | 16%        | \$39,375   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-26-490-019  | 6038 PARKVIEW  | 08/03/21  | \$258,000          | WD     | 03-ARM'S LENGTH | \$258,000          | \$95,400           | 37.12                    | \$237,480          | \$28,972    | \$228,028          | \$214,957          | 1.061                    | 2,184        | \$104.41        | 4014     | 0.3786                     | RANCH             | 11%        | \$27,312   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-35-130-060  | 6628 STADIUM   | 07/22/22  | \$100,000          | WD     | 03-ARM'S LENGTH | \$100,000          | \$59,900           | 59.90                    | \$144,379          | \$32,910    | \$67,090           | \$114,916          | 0.584                    | 1,618        | \$41.46         | 4014     | 48.0780                    | 1.25 - 1.75 ST    | 31%        | \$31,250   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-35-135-120  | 3433 CHIME     | 04/08/22  | \$154,900          | WD     | 03-ARM'S LENGTH | \$154,900          | \$50,700           | 32.73                    | \$121,160          | \$20,598    | \$134,302          | \$103,672          | 1.295                    | 930          | \$144.41        | 4014     | 23.0854                    | RANCH             | 12%        | \$18,938   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-35-135-120  | 3433 CHIME     | 08/02/21  | \$149,900          | WD     | 03-ARM'S LENGTH | \$149,900          | \$49,400           | 32.96                    | \$121,160          | \$20,598    | \$129,302          | \$103,672          | 1.247                    | 930          | \$139.03        | 4014     | 18.2625                    | RANCH             | 13%        | \$18,938   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-35-255-050  | 3667 S 9TH     | 08/04/22  | \$170,000          | WD     | 03-ARM'S LENGTH | \$170,000          | \$68,300           | 40.18                    | \$167,941          | \$4,940     | \$165,060          | \$168,042          | 0.982                    | 1,488        | \$110.93        | 4014     | 8.2343                     | RANCH             | 3%         | \$4,940    |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-36-355-090  | 5822 W N       | 02/25/22  | \$225,000          | WD     | 03-ARM'S LENGTH | \$225,000          | \$76,600           | 34.04                    | \$192,412          | \$37,500    | \$187,500          | \$159,703          | 1.174                    | 1,566        | \$119.73        | 4014     | 10.9458                    | RANCH             | 17%        | \$37,500   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-36-495-090  | 4196 S 12TH    | 12/20/21  | \$202,000          | PTA    | 03-ARM'S LENGTH | \$202,000          | \$76,500           | 37.87                    | \$187,983          | \$49,500    | \$152,500          | \$142,766          | 1.068                    | 1,644        | \$92.76         | 4014     | 0.3586                     | 1.25 - 1.75 ST    | 25%        | \$49,500   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| 05-36-495-100  | 4238 S 12TH    | 11/30/21  | \$200,000          | PTA    | 03-ARM'S LENGTH | \$200,000          | \$70,600           | 35.30                    | \$173,550          | \$49,500    | \$150,500          | \$127,887          | 1.177                    | 1,472        | \$102.24        | 4014     | 11.2228                    | 1.25 - 1.75 ST    | 25%        | \$49,500   |                                | 4014 RATES FROM LT 1 IN 2019 | 401            |
| <b>Totals:</b> |                |           | <b>\$7,066,550</b> |        |                 | <b>\$7,065,550</b> | <b>\$2,633,400</b> |                          | <b>\$6,520,721</b> |             | <b>\$6,187,938</b> | <b>\$5,817,638</b> |                          |              | <b>\$134.52</b> |          | <b>0.0944</b>              |                   |            | <b>14%</b> |                                |                              |                |
|                |                |           |                    |        |                 |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>37.27</b>       |             |                    |                    | <b>E.C.F. =&gt;</b>      | <b>1.064</b> |                 |          | <b>Std. Deviation=&gt;</b> | <b>0.23845937</b> |            |            |                                |                              |                |
|                |                |           |                    |        |                 |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>11.83</b>       |             |                    |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.065</b> |                 |          | <b>Ave. Variance=&gt;</b>  | <b>17.1738</b>    |            |            | <b>Coefficient of Var=&gt;</b> | <b>16.13180253</b>           |                |

**USED ECF 1.060**

| E.C.F.           |          |
|------------------|----------|
| Mean             | 1.065    |
| Standard Error   | 0.045    |
| Median           | 1.117    |
| Mode             | #N/A     |
| Standard Deviatc | 0.238    |
| Sample Variance  | 0.057    |
| Kurtosis         | 2.611    |
| Skewness         | -1.376   |
| Range            | 1.087    |
| Minimum          | 0.315    |
| Maximum          | 1.402    |
| Sum              | 29.80867 |
| Count            | 28       |

