

**OSTHEMO TOWNSHIP  
4030 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	
05-35-355-010	4404 CARVER	08/04/22	\$702,000	WD	03-ARM'S LENGTH	\$702,000	\$234,800	33.45	\$572,722	\$49,230	\$652,770	\$545,304	1.197	3,424	\$190.65	4030	35.1301	BI-LEVEL	7%	\$47,570		4030 ROSE ARBBOR & CARVER	401	
05-35-364-175	4725 CARVER	08/01/22	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$249,700	48.49	\$615,624	\$27,984	\$487,016	\$612,125	0.796	3,080	\$158.12	4030	5.0159	QUAD/TRI-LEVEL	5%	\$26,324		4030 ROSE ARBBOR & CARVER	401	
05-36-451-020	5315 SWEET BRIAR	09/09/21	\$535,000	WD	03-ARM'S LENGTH	\$525,000	\$190,400	36.27	\$498,591	\$32,479	\$492,521	\$485,533	1.014	2,935	\$167.81	4030	16.8618	TWO STORY	6%	\$32,479		4030 ROSE ARBBOR & CARVER	401	
05-36-451-170	5454 SWEET BRIAR	03/03/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$171,900	49.83	\$443,135	\$36,395	\$308,605	\$423,688	0.728	1,995	\$154.69	4030	11.7395	RANCH	11%	\$36,395		4030 ROSE ARBBOR & CARVER	401	
05-36-470-190	5496 ANTIQUA	08/16/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$176,300	39.62	\$455,249	\$37,278	\$407,722	\$435,386	0.936	2,628	\$155.15	4030	9.0686	TWO STORY	8%	\$37,278		4030 ROSE ARBBOR & CARVER	401	
05-36-475-050	4802 FOUNTAIN SQUARE	06/30/22	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$244,100	54.24	\$600,330	\$30,000	\$420,000	\$594,094	0.707	2,853	\$147.21	4030	13.8815	RANCH	7%	\$30,000		4030 ROSE ARBBOR & CARVER	401	
05-36-475-110	5375 BRANDY	10/27/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$204,900	53.92	\$497,594	\$37,800	\$342,200	\$478,952	0.714	2,275	\$150.42	4030	13.1298	RANCH	10%	\$37,800		4030 ROSE ARBBOR & CARVER	401	
05-36-475-140	4970 FOUNTAIN SQUARE	02/28/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$275,000	56.70	\$671,475	\$48,083	\$436,917	\$649,367	0.673	3,155	\$138.48	4030	17.2938	TWO STORY	9%	\$42,600		4030 ROSE ARBBOR & CARVER	401	
<b>Totals:</b>			<b>\$3,857,000</b>			<b>\$3,847,000</b>	<b>\$1,747,100</b>		<b>\$4,354,720</b>		<b>\$3,547,751</b>	<b>\$4,224,449</b>			<b>\$157.82</b>		<b>0.5960</b>		<b>8%</b>					
								<b>Sale. Ratio =&gt;</b>	<b>45.41</b>					<b>E.C.F. =&gt;</b>	<b>0.840</b>	<b>Std. Deviation=&gt;</b>		<b>0.18623415</b>						
<b>USED ECF .840</b>								<b>Std. Dev. =&gt;</b>	<b>8.92</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.846</b>	<b>Ave. Variance=&gt;</b>		<b>15.2651</b>	<b>Coefficient of Var=&gt;</b>		<b>18.04869577</b>			

E.C.F.	
Mean	0.846
Standard Error	0.066
Median	0.762
Mode	#N/A
Standard Deviatic	0.186
Sample Variance	0.035
Kurtosis	0.192
Skewness	1.092
Range	0.524
Minimum	0.673
Maximum	1.197
Sum	6.76619
Count	8

