

**OSHEMO TOWNSHIP
4050 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
05-01-225-002	5028 FOREST RIVER	03/11/22	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$386,300	52.20	\$737,230	\$118,490	\$621,510	\$715,306	0.869	3,328	\$186.75	4050	9.2314	TWO STORY	16%	\$115,000		4510 ROCKWOOD LAKE	401
05-01-225-009	5021 FOREST RIVER	08/13/21	\$422,239	WD	03-ARM'S LENGTH	\$422,239	\$169,600	40.17	\$411,686	\$36,640	\$385,599	\$433,579	0.889	1,838	\$209.79	4050	7.1847	RANCH	8%	\$35,000		4510 ROCKWOOD LAKE	401
05-01-482-233	3620 NORTHFIELD	10/05/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$227,900	39.63	\$581,463	\$56,843	\$518,157	\$606,497	0.854	2,113	\$245.22	4050	10.6843	RANCH	10%	\$55,000		4050 LAND TABLE NEW 2020	401
05-10-428-010	7130 ARBOR VALLEY	05/26/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$249,300	51.40	\$585,989	\$65,000	\$420,000	\$602,299	0.697	2,238	\$187.67	4050	26.3859	RANCH	13%	\$65,000		4050 LAND TABLE NEW 2020	401
05-10-428-070	7069 ARBOR VALLEY	07/13/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$175,500	54.00	\$419,703	\$64,898	\$260,102	\$410,179	0.634	2,116	\$122.92	4050	32.7069	TWO STORY	19%	\$61,999		4050 LAND TABLE NEW 2020	401
05-10-435-080	7179 W FOXMOOR	06/23/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$271,100	52.13	\$638,622	\$66,660	\$453,340	\$661,228	0.686	2,957	\$153.31	4050	27.5583	TWO STORY	13%	\$65,000		4050 LAND TABLE NEW 2020	401
05-10-435-111	2163 CROSS COUNTRY	04/26/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$253,600	53.96	\$614,373	\$67,626	\$402,374	\$632,077	0.637	2,813	\$143.04	4050	32.4597	TWO STORY	14%	\$65,000		4050 LAND TABLE NEW 2020	401
05-10-435-230	7075 WINDCREST	12/10/21	\$505,555	WD	03-ARM'S LENGTH	\$505,555	\$215,700	42.67	\$486,436	\$66,660	\$438,895	\$485,290	0.904	2,690	\$163.16	4050	5.6790	TWO STORY	13%	\$65,000		4050 LAND TABLE NEW 2020	401
05-11-126-020	6693 W H	02/03/22	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$125,600	38.89	\$297,341	\$46,660	\$276,340	\$289,805	0.954	2,408	\$114.76	4050	0.7648	RANCH	14%	\$45,000		4050 LAND TABLE NEW 2020	401
05-11-126-070	6531 W H	10/19/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$123,100	31.16	\$283,478	\$46,660	\$348,340	\$273,778	1.272	1,702	\$204.67	4050	31.1158	RANCH	11%	\$45,000		4050 LAND TABLE NEW 2020	401
05-11-126-111	6439 W H	06/09/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$134,100	47.05	\$313,558	\$66,183	\$218,817	\$285,983	0.765	1,726	\$126.78	4050	19.6046	RANCH	22%	\$63,750		4050 LAND TABLE NEW 2020	401
05-11-135-060	6593 ROSE ARBOUR	07/15/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$157,700	34.66	\$378,388	\$53,660	\$401,340	\$375,408	1.069	2,408	\$166.67	4050	10.7890	1.25 - 1.75 ST	11%	\$52,000		4050 LAND TABLE NEW 2020	401
05-11-135-210	2900 REDBUD	07/16/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$178,100	32.38	\$426,386	\$53,660	\$496,340	\$430,897	1.152	2,970	\$167.12	4050	19.0689	TWO STORY	9%	\$52,000		4050 LAND TABLE NEW 2020	401
05-11-151-060	7019 OAK HIGHLANDS	10/08/21	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$132,100	31.25	\$320,704	\$57,910	\$364,840	\$303,808	1.201	2,246	\$162.44	4050	23.9703	RANCH	13%	\$56,250		4050 LAND TABLE NEW 2020	401
05-11-151-170	7068 OAK HIGHLANDS	08/04/21	\$450,000	WD	03-ARM'S LENGTH	\$435,000	\$173,000	39.77	\$409,457	\$64,983	\$370,017	\$398,236	0.929	2,100	\$176.20	4050	3.2046	TWO STORY	14%	\$59,873		4050 LAND TABLE NEW 2020	401
05-11-151-190	2770 CROSS COUNTRY	09/30/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$183,900	45.98	\$425,184	\$67,285	\$332,715	\$413,756	0.804	2,604	\$127.77	4050	15.7053	TWO STORY	16%	\$65,625		4050 LAND TABLE NEW 2020	401
05-11-151-220	7222 OAK HIGHLANDS	10/12/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$132,200	28.74	\$307,248	\$53,785	\$406,215	\$293,021	1.386	1,579	\$257.26	4050	42.5114	RANCH	11%	\$52,125		4050 LAND TABLE NEW 2020	401
05-11-185-100	6475 CHIPPENDALE	10/19/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$219,900	38.24	\$529,675	\$53,660	\$521,340	\$550,306	0.947	2,864	\$182.03	4050	1.3823	TWO STORY	9%	\$52,000		4050 LAND TABLE NEW 2020	401
05-11-185-170	6545 NIGHTINGALE	08/10/21	\$468,750	WD	03-ARM'S LENGTH	\$468,750	\$200,100	42.69	\$479,890	\$57,927	\$410,823	\$487,819	0.842	3,290	\$124.87	4050	11.9023	TWO STORY	11%	\$52,000		4050 LAND TABLE NEW 2020	401
05-11-225-070	2943 BRAMBLE	12/13/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$107,200	29.78	\$254,573	\$43,774	\$316,226	\$243,698	1.298	1,490	\$212.23	4050	33.6426	RANCH	11%	\$41,250		4050 LAND TABLE NEW 2020	401
05-11-225-110	2972 BRAMBLE	12/15/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$108,400	30.11	\$257,171	\$42,910	\$317,090	\$247,701	1.280	1,973	\$160.71	4050	31.8948	RANCH	11%	\$41,250		4050 LAND TABLE NEW 2020	401
05-11-225-400	6416 NIGHTINGALE	09/30/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$130,100	32.94	\$302,935	\$42,910	\$352,090	\$300,607	1.171	1,898	\$185.51	4050	21.0077	RANCH	10%	\$41,250		4050 LAND TABLE NEW 2020	401
05-11-226-130	2850 RAMBLEWOOD	06/24/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$185,300	41.18	\$433,376	\$56,598	\$393,402	\$435,582	0.903	2,083	\$188.86	4050	5.8021	RANCH	12%	\$54,938		4050 LAND TABLE NEW 2020	401
05-11-226-150	2768 RAMBLEWOOD	04/04/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$144,600	38.56	\$336,535	\$50,309	\$324,691	\$330,897	0.981	2,160	\$150.32	4050	2.0058	TWO STORY	13%	\$48,649		4050 LAND TABLE NEW 2020	401
05-11-253-120	6432 MAPLE LEAF	12/21/22	\$345,329	WD	03-ARM'S LENGTH	\$345,329	\$154,300	44.68	\$360,037	\$43,774	\$301,555	\$365,622	0.825	2,222	\$135.71	4050	13.6414	TWO STORY	12%	\$41,250		4050 LAND TABLE NEW 2020	401
05-11-278-060	2573 RAMBLEWOOD	11/09/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$159,800	38.98	\$385,253	\$42,036	\$367,964	\$396,783	0.927	2,342	\$157.12	4050	3.3817	TWO STORY	10%	\$40,376		4050 LAND TABLE NEW 2020	401
05-11-278-130	6181 KARABROOKE	05/20/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$172,700	37.14	\$401,392	\$62,885	\$402,115	\$391,338	1.028	2,461	\$163.39	4050	6.6353	TWO STORY	13%	\$58,733		4050 LAND TABLE NEW 2020	401
05-11-278-250	2524 RAMBLEWOOD	01/03/23	\$374,200	WD	03-ARM'S LENGTH	\$374,200	\$149,900	40.06	\$350,263	\$45,910	\$328,290	\$351,853	0.933	2,195	\$149.56	4050	2.8155	TWO STORY	12%	\$44,250		4050 LAND TABLE NEW 2020	401
05-11-402-031	6079 TORRINGTON	01/28/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$117,900	38.66	\$289,898	\$48,854	\$256,146	\$278,664	0.919	2,666	\$96.08	4050	4.1992	DUPLEX	15%	\$47,228		4050 LAND TABLE NEW 2020	401
05-11-402-210	6129 OLD LOG	03/14/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$127,700	30.77	\$295,986	\$40,956	\$374,044	\$294,832	1.269	1,728	\$216.46	4050	30.7480	RANCH	9%	\$38,250		4050 LAND TABLE NEW 2020	401
05-11-402-250	6205 OLD LOG	03/14/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,100	39.03	\$290,650	\$38,441	\$261,559	\$291,571	0.897	2,260	\$115.73	4050	6.4119	RANCH	13%	\$38,441		4050 LAND TABLE NEW 2020	401
05-11-402-360	6413 OLD LOG	02/03/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$104,800	34.93	\$242,284	\$41,826	\$258,174	\$231,743	1.114	2,258	\$114.34	4050	15.2865	TWO STORY	13%	\$40,166		4050 LAND TABLE NEW 2020	401
05-11-402-590	6391 TORRINGTON	11/09/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$141,200	47.07	\$338,452	\$40,042	\$259,958	\$344,983	0.754	2,350	\$110.62	4050	20.7647	TWO STORY	13%	\$37,500		4050 LAND TABLE NEW 2020	401
05-11-402-720	6414 TORRINGTON	06/13/22	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$136,800	39.31	\$318,347	\$39,910	\$308,090	\$321,893	0.957	2,608	\$118.13	4050	0.4066	TWO STORY	11%	\$38,250		4050 LAND TABLE NEW 2020	401
05-11-402-730	6398 TORRINGTON	05/20/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$128,000	38.21	\$299,746	\$46,660	\$288,340	\$292,585	0.985	2,761	\$104.43	4050	2.4305	TWO STORY	13%	\$45,000		4050 LAND TABLE NEW 2020	401
05-11-402-730	6398 TORRINGTON	10/18/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$125,200	43.93	\$299,746	\$46,660	\$238,340	\$292,585	0.815	2,761	\$86.32	4050	14.6586	TWO STORY	16%	\$45,000		4050 LAND TABLE NEW 2020	401
05-11-402-810	6480 SAYBROOK	04/20/21	\$288,200	WD	03-ARM'S LENGTH	\$288,200	\$113,900	39.52	\$279,350	\$48,655	\$239,545	\$266,699	0.898	1,835	\$130.54	4050	6.3003	RANCH	16%	\$46,995		4050 LAND TABLE NEW 2020	401
05-11-402-810	6480 SAYBROOK	03/17/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$118,000	29.51	\$279,350	\$48,655	\$351,245	\$266,699	1.317	1,835	\$191.41	4050	35.5820	RANCH	12%	\$46,995		4050 LAND TABLE NEW 2020	401
05-11-402-841	6420 SAYBROOK	09/16/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$131,400	39.22	\$305,746	\$57,910	\$277,090	\$286,516	0.967	2,770	\$100.03	4050	0.5916	TWO STORY	17%	\$56,250		4050 LAND TABLE NEW 2020	401
05-11-402-920	6281 SAYBROOK	07/19/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$125,100	37.91	\$299,336	\$39,160	\$290,840	\$300,782	0.967	2,034	\$142.99	4050	0.5761	TWO STORY	11%	\$37,500		4050 LAND TABLE NEW 2020	401
05-11-402-970	6358 TORRINGTON	04/04/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$109,500	32.69	\$254,950	\$49,753	\$285,247	\$237,222	1.202	1,950	\$146.28	4050	24.1261	TWO STORY	13%	\$45,124		4050 LAND TABLE NEW 2020	401
05-11-426-030	2336 RAMBLEWOOD	06/30/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$135,600	37.15	\$316,636	\$41,785	\$323,215	\$317,747	1.017	2,306	\$140.16	4050	5.6023	RANCH	11%	\$40,125		4050 LAND TABLE NEW 2020	401
05-11-426-100	2475 RAMBLEWOOD	12/13/21	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$131,300	42.08	\$313,913	\$40,728	\$271,272	\$315,821	0.859	1,959	\$138.47	4050	10.2244	TWO STORY	13%	\$39,068		4050 LAND TABLE NEW 2020	401
05-11-426-150	2365 RAMBLEWOOD	10/04/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$139,800	43.02	\$335,407	\$44,400	\$280,600	\$336,424	0.834	1,708	\$164.29	4050	12.7121	RANCH	13%	\$41,381		4050 LAND TABLE NEW 2020	401
05-11-465-033	6480 BREEZY POINT	04/12/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$296,600	56.50	\$720,196	\$67,870	\$457,130	\$754,134	0.606	3,685	\$124.05	4050	35.5021	TWO STORY	12%	\$64,466		4050 LAND TABLE NEW 2020	401
05-11-465-063	6435 BRECKENRIDGE	05/02/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$217,600	41.06	\$511,129	\$56,190	\$473,810	\$525,941	0.901										