

**OSHTEMO TOWNSHIP
4060 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
05-15-205-015	1355 N 7TH	06/21/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$99,500	26.18	\$292,758	\$28,825	\$351,175	\$270,978	1.296	1,558	\$225.40	4060	18.3621	RANCH	7%	\$27,840		4060 NUMBER 6	401
05-15-310-017	626 SAWGRASS	12/06/21	\$517,500	WD	03-ARM'S LENGTH	\$517,500	\$269,800	52.14	\$543,520	\$28,100	\$489,400	\$529,179	0.925	2,961	\$165.28	4060	18.7501	RANCH	5%	\$28,100		4060 NUMBER 6	401
05-15-430-040	7125 W MAIN	01/03/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$72,900	44.18	\$181,330	\$10,023	\$154,977	\$175,880	0.881	1,284	\$120.70	4060	23.1178	RANCH	5%	\$8,580		4060 NUMBER 6	401
05-15-430-070	7085 W MAIN	01/25/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$53,400	31.41	\$127,190	\$21,791	\$148,209	\$108,213	1.370	1,189	\$124.65	4060	25.7280	RANCH	10%	\$17,420		4060 NUMBER 6	401
05-15-430-150	695 N 8TH	03/10/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$67,700	41.03	\$152,699	\$30,260	\$134,740	\$125,707	1.072	981	\$137.35	4060	4.0477	1.25 - 1.75 ST	18%	\$30,260		4060 NUMBER 6	401
05-15-430-230	473 N 8TH	10/15/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$71,700	30.51	\$184,843	\$30,260	\$204,740	\$158,709	1.290	1,092	\$187.49	4060	17.7699	RANCH	13%	\$30,260		4060 NUMBER 6	401
05-15-480-060	255 N 8TH	04/26/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$41,800	32.15	\$102,339	\$24,960	\$105,040	\$79,445	1.322	833	\$126.10	4060	20.9849	BUNGELow	19%	\$24,960		4060 NUMBER 6	401
05-15-480-101	75 N 8TH	08/04/22	\$166,500	WD	03-ARM'S LENGTH	\$166,500	\$71,100	42.70	\$148,214	\$23,442	\$143,058	\$128,103	1.117	1,137	\$125.82	4060	0.4414	RANCH	8%	\$13,000		4060 NUMBER 6	401
05-16-330-091	8601 ALMENA	05/28/21	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$50,000	28.90	\$119,986	\$38,394	\$134,606	\$83,770	1.607	990	\$135.97	4060	49.4521	1.25 - 1.75 ST	21%	\$36,500		4060 NUMBER 6	401
05-16-490-010	8000 W KL	09/01/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$207,000	103.50	\$501,262	\$115,122	\$84,878	\$396,448	0.214	2,910	\$29.17	4060	89.8234	RANCH	32%	\$63,162		4060 NUMBER 6	401
05-17-485-036	9143 ALMENA	12/22/22	\$286,500	WD	03-ARM'S LENGTH	\$286,500	\$105,500	36.82	\$249,345	\$28,940	\$257,560	\$226,289	1.138	1,352	\$190.50	4060	2.5862	MODULAR	10%	\$27,280		4060 NUMBER 6	401
05-17-485-045	9069 ALMENA	09/02/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$72,100	27.21	\$213,149	\$39,426	\$225,574	\$178,360	1.265	1,788	\$126.16	4060	15.2378	1.25 - 1.75 ST	14%	\$37,040		4060 NUMBER 6	401
05-20-282-020	9064 NATURE	10/29/21	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$126,300	50.32	\$315,335	\$16,660	\$234,340	\$306,648	0.764	2,115	\$110.80	4060	34.8132	RANCH	6%	\$15,000		4090 NUMBER 9	401
05-20-455-100	9274 W L	01/30/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$76,800	34.13	\$178,104	\$46,550	\$178,450	\$135,066	1.321	1,370	\$130.26	4060	20.8878	RANCH	21%	\$46,550		4060 NUMBER 6	401
05-21-105-040	371 S 4TH	12/27/21	\$192,575	WD	03-ARM'S LENGTH	\$192,575	\$67,700	35.16	\$164,926	\$20,388	\$172,187	\$148,396	1.160	1,176	\$146.42	4060	4.7988	RANCH	9%	\$17,160		4060 NUMBER 6	401
05-21-155-070	8900 W KL	07/22/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$63,800	31.12	\$150,841	\$21,680	\$183,320	\$132,609	1.382	1,144	\$160.24	4060	27.0081	RANCH	10%	\$20,020		4060 NUMBER 6	401
05-21-305-020	1031 S 4TH	09/03/21	\$80,000	LC	03-ARM'S LENGTH	\$80,000	\$34,300	42.88	\$83,974	\$20,800	\$59,200	\$64,860	0.913	1,103	\$53.67	4060	19.9601	BUNGELow	26%	\$20,800		4060 NUMBER 6	401
05-21-355-010	1249 S 4TH	06/30/22	\$391,000	WD	03-ARM'S LENGTH	\$391,000	\$32,816	27.75	\$256,339	\$32,816	\$358,184	\$229,490	1.561	1,224	\$292.63	4060	44.8454	1.25 - 1.75 ST	7%	\$27,200		4060 NUMBER 6	401
05-21-355-023	1311 S 4TH	10/31/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$83,600	29.33	\$200,848	\$27,280	\$257,720	\$178,201	1.446	1,441	\$178.85	4060	33.3899	RANCH	10%	\$27,280		4060 NUMBER 6	401
05-21-390-025	1524 FOREST VIEW	09/23/21	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$271,000	44.07	\$679,010	\$52,608	\$562,392	\$643,123	0.874	2,256	\$249.29	4060	23.7861	RANCH	8%	\$49,740		4060 NUMBER 6	401
05-21-390-104	8812 PINE ACRES	04/28/22	\$600,000	WD	03-ARM'S LENGTH	\$550,000	\$267,600	48.65	\$637,517	\$58,190	\$491,810	\$594,792	0.827	2,158	\$272.90	4060	28.5470	RANCH	10%	\$55,744		4060 NUMBER 6	401
05-21-390-223	8626 PINE ACRES	05/27/21	\$635,000	PTA	03-ARM'S LENGTH	\$635,000	\$249,100	39.23	\$619,575	\$61,026	\$573,974	\$573,459	1.001	2,105	\$272.67	4060	11.1433	RANCH	9%	\$59,183		4060 NUMBER 6	401
05-22-160-031	7972 SPRING HAVEN	09/02/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$168,200	36.17	\$397,373	\$50,281	\$414,719	\$356,357	1.164	1,927	\$215.21	4060	5.1442	TWO STORY	9%	\$44,000		4060 NUMBER 6	401
05-22-235-020	144 S 8TH	09/26/22	\$200,000	WD	03-ARM'S LENGTH	\$198,800	\$89,100	44.82	\$206,886	\$45,832	\$152,968	\$165,353	0.925	1,020	\$149.97	4060	18.7232	RANCH	23%	\$44,730		4060 NUMBER 6	401
05-27-155-011	7964 W ML	09/30/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$134,700	34.10	\$316,506	\$60,992	\$334,008	\$262,335	1.273	1,560	\$214.11	4060	16.0882	RANCH	15%	\$60,992		4060 NUMBER 6	401
05-27-280-011	2030 S 8TH	02/04/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$282,600	32.30	\$711,756	\$235,309	\$639,691	\$489,165	1.308	3,824	\$167.28	4060	19.5389	TWO STORY	25%	\$217,930		4060 NUMBER 6	401
05-27-280-040	7088 W ML	08/17/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$91,600	33.31	\$238,516	\$19,500	\$255,500	\$224,862	1.136	1,134	\$225.31	4060	2.3919	BI-LEVEL	7%	\$19,500		4060 NUMBER 6	401
05-27-330-017	7599 W ML	07/06/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$99,900	35.05	\$234,805	\$50,166	\$234,834	\$189,568	1.239	1,056	\$222.38	4060	12.6456	1.25 - 1.75 ST	11%	\$32,457		4060 NUMBER 6	401
05-27-430-050	7033 W ML	06/28/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$58,500	26.83	\$137,755	\$24,375	\$193,625	\$116,407	1.663	1,184	\$163.53	4060	55.1020	RANCH	11%	\$24,375		4060 NUMBER 6	401
05-27-484-042	3035 BELLE CHASE	12/01/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$128,300	38.30	\$301,149	\$39,788	\$295,212	\$268,338	1.100	1,564	\$188.75	4060	1.2180	TWO STORY	11%	\$36,038		4060 NUMBER 6	401
05-27-486-060	7181 ST CHARLES	07/23/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$101,100	57.77	\$248,020	\$30,000	\$145,000	\$223,840	0.648	1,196	\$121.24	4060	46.4546	RANCH	17%	\$30,000		4060 NUMBER 6	401
05-27-486-070	7191 ST CHARLES	03/11/22	\$169,750	WD	03-ARM'S LENGTH	\$169,750	\$107,100	63.09	\$263,005	\$31,024	\$138,726	\$238,174	0.582	1,215	\$114.18	4060	52.9873	RANCH	18%	\$31,024		4060 NUMBER 6	401
05-27-486-070	7191 ST CHARLES	05/05/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$111,500	37.80	\$263,005	\$31,024	\$263,976	\$238,174	1.108	1,215	\$217.26	4060	0.3996	RANCH	11%	\$31,024		4060 NUMBER 6	401
05-27-486-210	7058 ST CHARLES	06/30/22	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$92,000	30.56	\$213,240	\$40,875	\$260,125	\$176,966	1.470	1,307	\$199.02	4060	35.7583	RANCH	14%	\$40,875		4060 NUMBER 6	401
05-27-495-040	2954 S 8TH	11/19/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$66,300	34.00	\$158,520	\$33,000	\$162,000	\$128,871	1.257	912	\$177.63	4060	14.4744	RANCH	17%	\$33,000		4060 NUMBER 6	401
05-27-495-050	2970 S 8TH	11/19/21	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$60,000	78.95	\$167,711	\$34,660	\$41,340	\$136,603	0.303	768	\$53.83	4060	80.9701	RANCH	43%	\$33,000		4060 NUMBER 6	401
05-27-495-050	2970 S 8TH	06/30/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$61,900	32.58	\$167,711	\$34,660	\$155,340	\$136,603	1.137	768	\$202.27	4060	2.4836	RANCH	17%	\$33,000		4060 NUMBER 6	401
05-27-495-080	3056 S 8TH	09/30/22	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$74,800	38.96	\$173,876	\$31,125	\$160,875	\$146,562	1.098	1,040	\$154.69	4060	1.4670	RANCH	16%	\$31,125		4060 NUMBER 6	401
05-27-495-110	3200 S 8TH	06/06/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$70,500	27.65	\$167,826	\$31,125	\$223,875	\$140,350	1.595	1,580	\$141.69	4060	48.2787	TWO STORY	12%	\$31,125		4060 NUMBER 6	401
05-28-105-050	2037 S 4TH	08/31/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$100,100	46.56	\$245,582	\$29,521	\$185,479	\$221,829	0.836	1,854	\$100.04	4060	27.6194	BI-LEVEL	13%	\$27,840		4060 NUMBER 6	401
05-29-105-031	9849 W L	08/01/22	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$73,400	41.47	\$174,746	\$31,038	\$145,962	\$147,544	0.989	1,396	\$104.56	4060	12.3054	RANCH	17%	\$30,650		4060 NUMBER 6	401
05-29-230-040	1640 S 4TH	04/02/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$47,900	29.03	\$113,522	\$38,165	\$126,835	\$77,369	1.639	1,077	\$117.77	4060	52.7030	RANCH	23%	\$38,165		4060 NUMBER 6	401
05-29-430-010	2460 S 4TH	06/04/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$95,500	36.73	\$225,741	\$55,224	\$204,776	\$175,069	1.170	1,565	\$130.85	4060	5.7358	RANCH	21%	\$55,224		4060 NUMBER 6	401
05-33-402-052	4115 O'PARK	12/28/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$112,300	38.72	\$268,847	\$23,450	\$266,550	\$251,948	1.058	1,400	\$190.39	4060	5.4373	RANCH	7%	\$19,500		4060 NUMBER 6	401
05-33-402-056	4149 O'PARK	07/20/21	\$244,700	WD	03-ARM'S LENGTH	\$244,700	\$97,600	39.89	\$242,587	\$19,500	\$225,200	\$229,042	0.983	1,680	\$134.05	4060	12.9105	MODULAR	8%	\$19,500		4060 NUMBER 6	401
05-33-402-069	4176 S 6TH	08/27/21	\$249,500	WD	03-ARM'S LENGTH	\$249,500	\$101,200	40.56	\$261,422	\$32,990	\$216,510	\$234,530	0.923	1,442	\$150.15	4060	18.9165	RANCH	13%	\$32,990		4060 NUMBER 6	401
05-34-226-002	8401 STADIUM	02/28/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$106,300	24.72	\$277,203	\$48,147	\$381,853	\$235,170	1.6										