

**OSHTEMO TOWNSHIP  
4090 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
05-18-230-032	10105 W J	06/23/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$95,600	35.41	\$246,447	\$41,945	\$228,055	\$208,676	1.093	1,554	\$146.75	4090	4.3369	RANCH	13%	\$36,200		4090 NUMBER 9	401
05-18-305-071	682 N VAN KAL	01/26/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$131,700	37.63	\$304,839	\$44,000	\$306,000	\$266,162	1.150	1,458	\$209.88	4090	1.3437	1.25 - 1.75 ST	13%	\$44,000		4090 NUMBER 9	401
05-19-155-010	457 S VAN KAL	06/27/22	\$260,000	WD	03-ARM'S LENGTH	\$230,000	\$85,900	37.35	\$193,727	\$71,276	\$158,724	\$124,950	1.270	1,470	\$107.98	4090	13.4063	RANCH	24%	\$54,806		4090 NUMBER 9	401
05-19-280-053	180 S 2ND	10/08/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$122,400	43.71	\$300,233	\$34,560	\$245,440	\$271,095	0.905	1,752	\$140.09	4090	23.0872	TWO STORY	12%	\$32,900		4090 NUMBER 9	401
05-19-285-020	10211 ALMENA	07/09/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$82,400	31.69	\$205,690	\$64,905	\$195,095	\$143,658	1.358	1,058	\$184.40	4090	22.1813	RANCH	14%	\$36,200		4090 NUMBER 9	401
05-19-355-021	10895 ALMENA	09/29/21	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$70,400	45.57	\$167,319	\$39,040	\$115,460	\$130,897	0.882	1,326	\$87.07	4090	25.4169	RANCH	25%	\$39,040		4090 NUMBER 9	401
05-19-355-050	10968 W L	09/30/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$61,900	34.58	\$144,857	\$20,440	\$158,560	\$126,956	1.249	1,039	\$152.61	4090	11.2698	BI-LEVEL	11%	\$20,440		4090 NUMBER 9	401
05-19-470-010	10384 W L	01/06/23	\$885,000	WD	03-ARM'S LENGTH	\$885,000	\$318,100	35.94	\$816,339	\$147,332	\$737,668	\$682,660	1.081	2,689	\$274.33	4090	5.5659	RANCH	9%	\$82,492		4090 NUMBER 9	401
05-19-470-025	1372 S 2ND	05/17/21	\$705,000	WD	03-ARM'S LENGTH	\$705,000	\$380,700	54.00	\$916,724	\$43,745	\$661,255	\$890,795	0.742	3,916	\$168.86	4090	39.3917	RANCH	6%	\$43,745		4090 NUMBER 9	401
05-20-105-070	9825 ALMENA	03/31/23	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$231,300	30.43	\$549,804	\$51,891	\$708,109	\$508,075	1.394	3,091	\$229.09	4090	25.7473	1.25 - 1.75 ST	5%	\$41,250		4090 NUMBER 9	401
05-20-155-011	9883 ALMENA	04/08/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$101,900	36.39	\$235,478	\$47,284	\$232,716	\$192,035	1.212	1,896	\$122.74	4090	7.5606	1.25 - 1.75 ST	14%	\$39,654		4090 NUMBER 9	401
05-20-155-018	551 S 2ND	01/13/23	\$462,500	WD	03-ARM'S LENGTH	\$462,500	\$197,300	42.66	\$402,119	\$44,330	\$418,170	\$365,091	1.145	2,708	\$154.42	4090	0.9149	TWO STORY	9%	\$39,420		4090 NUMBER 9	401
05-20-155-038	9696 W KL	03/14/22	\$710,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$710,000	\$296,600	41.77	\$626,775	\$108,447	\$601,553	\$557,942	1.078	4,930	\$122.02	4090	5.8073	TWO STORY	14%	\$96,850	05-20-155-036	4090 NUMBER 9	401
05-30-105-014	10925 W L	08/13/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$85,900	35.79	\$206,312	\$36,280	\$203,720	\$173,502	1.174	1,120	\$181.89	4090	3.7927	RANCH	15%	\$36,280		4090 NUMBER 9	401
05-30-155-014	2025 S VAN KAL	07/30/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$48,700	26.32	\$160,548	\$61,572	\$123,428	\$100,996	1.222	912	\$135.34	4090	8.5871	RANCH	20%	\$36,200		4090 NUMBER 9	401
05-30-230-014	10195 W L	02/15/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$63,900	39.94	\$147,970	\$55,746	\$104,254	\$94,106	1.108	1,156	\$90.19	4090	2.8403	1.25 - 1.75 ST	29%	\$45,806		4090 NUMBER 9	401
05-30-380-030	10592 W M	11/28/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$139,900	38.86	\$345,676	\$46,426	\$313,574	\$305,357	1.027	2,808	\$111.67	4090	10.9329	1.25 - 1.75 ST	13%	\$46,426		4090 NUMBER 9	401
05-30-380-041	10554 W M	08/26/22	\$394,500	WD	03-ARM'S LENGTH	\$394,500	\$199,400	50.54	\$505,206	\$168,145	\$226,355	\$343,940	0.658	2,124	\$168.89	4090	47.8114	RANCH	43%	\$168,145		4090 NUMBER 9	401
05-31-105-040	3333 S VAN KAL	02/23/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$130,200	31.37	\$308,595	\$39,456	\$375,544	\$274,632	1.367	2,010	\$186.84	4090	23.1209	TWO STORY	10%	\$39,456		4090 NUMBER 9	401
05-31-105-050	3407 S VAN KAL	09/08/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$77,600	43.11	\$179,377	\$39,586	\$140,414	\$142,644	0.984	1,568	\$89.55	4090	15.1870	MODULAR	22%	\$39,586		4090 NUMBER 9	401
05-31-255-015	3823 S 1ST	01/06/23	\$1,280,000	WD	03-ARM'S LENGTH	\$1,280,000	\$550,600	43.02	\$1,294,782	\$404,327	\$875,673	\$908,628	0.964	4,714	\$185.76	4090	17.2506	TWO STORY	12%	\$148,200		4090 NUMBER 9	401
05-31-330-030	4162 S 1ST	09/08/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,400	38.96	\$257,262	\$37,490	\$212,510	\$224,257	0.948	1,520	\$139.81	4090	18.8620	RANCH	14%	\$36,040		4090 NUMBER 9	401
05-32-105-015	9939 W M	06/17/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$85,900	27.71	\$231,387	\$41,875	\$268,125	\$193,380	1.387	1,746	\$153.57	4090	25.0284	BI-LEVEL	14%	\$41,875		4090 NUMBER 9	401
05-32-355-020	9860 STADIUM	10/11/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$81,800	34.81	\$189,588	\$40,000	\$195,000	\$152,641	1.278	1,604	\$121.57	4090	14.1271	RANCH	17%	\$40,000		4090 NUMBER 9	401
05-32-430-100	4366 S 4TH	06/08/21	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$126,900	39.29	\$287,326	\$52,732	\$270,268	\$239,382	1.129	1,624	\$166.42	4090	0.7212	RANCH	14%	\$46,054		4090 NUMBER 9	401
05-33-105-013	3201 S 4TH	09/28/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$169,100	34.16	\$380,038	\$156,467	\$338,533	\$228,134	1.484	1,430	\$236.74	4090	34.7686	RANCH	20%	\$98,684		4090 NUMBER 9	401
05-33-105-040	3749 S 4TH	11/10/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$149,100	39.76	\$325,126	\$189,353	\$185,647	\$138,544	1.340	2,279	\$81.46	4090	20.3750	TWO STORY	28%	\$105,450		4090 NUMBER 9	401
05-33-330-030	8694 STADIUM	09/13/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$88,900	36.29	\$208,800	\$36,680	\$208,320	\$175,633	1.186	1,414	\$147.33	4090	4.9874	RANCH	15%	\$36,680		4090 NUMBER 9	401
<b>Totals:</b>			<b>\$11,003,500</b>			<b>\$10,973,500</b>	<b>\$4,271,500</b>		<b>\$10,138,344</b>		<b>\$8,808,170</b>	<b>\$8,164,764</b>			<b>\$151.25</b>		<b>5.7435</b>			<b>16%</b>			

**USED ECF 1.070**  
 Sale. Ratio => **38.93**  
 Std. Dev. => **6.21**  
 E.C.F. => **1.079**  
 Ave. E.C.F. => **1.136**  
 Std. Deviation=> **0.199363327**  
 Ave. Variance=> **15.5151**  
 Coefficient of Var=> **13.65479289**

E.C.F.	
Mean	1.179
Standard Error	0.042
Median	1.174
Mode	#N/A
Standard Deviatc	0.232
Sample Variance	0.054
Kurtosis	-0.085
Skewness	-0.119
Range	0.979
Minimum	0.658
Maximum	1.637
Sum	36.555
Count	31

