

**OSHTEMO TOWNSHIP
AG ECF USED RES SALES WITH 5 ACRE OR MORE
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
05-04-105-022	8967 W G	06/10/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$116,100	43.81	\$273,692	\$86,050	\$178,950	\$193,445	0.925	1,476	\$121.24	4020	13.9795	1.25 - 1.75 ST	32%	\$86,050		4020 NUMBER 2	401
05-05-330-077	3815 N 3RD	08/31/21	\$320,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$320,000	\$126,200	39.44	\$287,817	\$146,431	\$173,569	\$162,887	1.066	1,505	\$115.33	4020	0.0716	1.25 - 1.75 ST	46%	\$145,931	05-05-330-060	4020 NUMBER 2	401
05-06-380-019	10618 W H	01/06/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$72,800	29.12	\$172,294	\$97,475	\$152,525	\$77,133	1.977	1,144	\$133.33	4020	91.2566	RANCH	34%	\$85,475		4020 NUMBER 2	401
05-06-430-041	3763 N 2ND	03/08/22	\$523,000	WD	03-ARM'S LENGTH	\$523,000	\$167,300	31.99	\$425,449	\$163,449	\$359,551	\$270,103	1.331	2,188	\$164.33	4020	26.6299	RANCH	30%	\$155,782		4020 NUMBER 2	401
05-06-480-020	10188 W H	06/11/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$132,400	39.52	\$342,435	\$96,062	\$238,938	\$253,993	0.941	2,676	\$89.29	4020	12.4135	TWO STORY	27%	\$90,397		4020 NUMBER 2	401
05-08-255-016	2700 N 3RD	03/30/23	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$118,200	65.30	\$304,403	\$85,475	\$95,525	\$225,699	0.423	1,885	\$50.68	4020	64.1622	RANCH	47%	\$85,475		4020 NUMBER 2	401
05-08-455-019	1890 N 3RD	02/18/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$145,100	35.39	\$761,488	\$208,385	\$201,615	\$570,209	0.354	2,870	\$70.25	4020	71.1282	TWO STORY	47%	\$191,580		4020 NUMBER 2	401
05-09-305-020	2411 N 5TH	09/29/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$308,300	41.11	\$763,900	\$117,606	\$632,394	\$666,283	0.949	2,773	\$228.05	4020	11.5725	RANCH	15%	\$112,777		4020 NUMBER 2	401
05-09-330-010	2422 N 5TH	10/28/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$129,100	27.76	\$348,686	\$97,759	\$367,241	\$258,688	1.420	1,650	\$222.57	4020	35.4768	TWO STORY	18%	\$85,475		4020 NUMBER 2	401
05-19-470-010	10384 W L	01/06/23	\$885,000	WD	03-ARM'S LENGTH	\$885,000	\$318,100	35.94	\$877,778	\$147,332	\$737,668	\$682,660	1.081	2,689	\$274.33	4090	1.5716	RANCH	9%	\$82,492		4090 NUMBER 9	401
05-27-280-011	2030 S 8TH	02/04/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$282,600	32.30	\$748,932	\$235,309	\$639,691	\$489,165	1.308	3,824	\$167.28	4060	24.2858	TWO STORY	25%	\$217,930		4060 NUMBER 6	401
05-30-380-041	10554 W M	08/26/22	\$394,500	WD	03-ARM'S LENGTH	\$394,500	\$199,400	50.54	\$536,161	\$168,145	\$226,355	\$343,940	0.658	2,124	\$106.57	4090	40.6740	RANCH	43%	\$168,145		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	\$1,376,559	\$404,327	\$875,673	\$908,628	0.964	4,714	\$185.76	4090	10.1132	TWO STORY	12%	\$148,200		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	\$400,570	\$156,467	\$338,533	\$228,134	1.484	1,430	\$236.74	4090	41.9061	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	\$337,595	\$189,353	\$185,647	\$138,544	1.340	2,279	\$81.46	4090	27.5124	TWO STORY	28%	\$105,450		4090 NUMBER 9	401
05-34-480-042	7090 W N	02/03/23	\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$168,000	44.80	\$399,169	\$248,088	\$126,912	\$155,114	0.818	1,426	\$89.00	4060	24.6677	RANCH	66%	\$248,088	05-34-480-021	4060 NUMBER 6	401
Totals:			\$8,178,500			\$8,178,500	\$3,152,400		\$8,356,928		\$5,530,787	\$5,624,624			\$146.01		8.1546		31%				
							Sale. Ratio =>	38.54				E.C.F. =>	0.983	Std. Deviation=>		0.41170748							
							Std. Dev. =>	9.17				Ave. E.C.F. =>	1.065	Ave. Variance=>		31.0889	Coefficient of Var=>		29.19517713				

E.C.F.	
Mean	1.065
Standard Error	0.103
Median	1.015
Mode	#N/A
Standard Deviatc	0.412
Sample Variance	0.170
Kurtosis	0.494
Skewness	0.239
Range	1.624
Minimum	0.354
Maximum	1.977
Sum	17.03781
Count	16

