

**OSHTEMO TOWNSHIP
INDUSTRIAL ECF ANALYSIS
ARMS-LENGTH SALES 4/1/2019 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
05-34-180-031	7616 STADIUM	12/15/23	\$800,000	PTA	03-ARM'S LENGTH	\$800,000	\$171,400	21.43	\$358,971	\$97,019	\$702,981	\$349,269	2.013	23,498	\$29.92	30001	103.2597		12%	\$95,359		3000 INDUSTRIAL	301
05-34-185-020	7601 STADIUM	05/13/19	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$150,800	41.89	\$337,145	\$155,678	\$204,322	\$259,239	0.788	8,254	\$24.75	30001	19.1960		42%	\$151,712		3000 INDUSTRIAL	301
05-34-185-035	4100 S 7TH	09/11/19	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$401,200	59.44	\$913,056	\$278,236	\$396,764	\$906,886	0.438	19,440	\$20.41	30001	54.2621		41%	\$275,299		3000 INDUSTRIAL	301
05-34-260-002	3777 SKY KING	08/01/23	\$2,075,000	WD	03-ARM'S LENGTH	\$2,075,000	\$1,021,200	49.21	\$2,081,878	\$218,234	\$1,856,766	\$2,484,859	0.747	29,780	\$62.35	30001	23.2890		9%	\$180,061		3000 INDUSTRIAL	301
05-35-450-213	6210 TECHNOLOGY	04/07/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$166,000	44.27	\$325,689	\$101,544	\$273,456	\$298,860	0.915	4,000	\$68.36	30001	6.5125		23%	\$87,340		3000 INDUSTRIAL	301
Totals:			\$4,285,000			\$4,285,000	\$1,910,600		\$4,016,739		\$3,434,289	\$4,299,112			\$41.16		18.1286		25%				

USED ECF .799	Sale. Ratio =>	44.59	E.C.F. =>	0.799	Std. Deviation=>	0.60332845
	Std. Dev. =>	13.94	Ave. E.C.F. =>	0.980	Ave. Variance=>	41.3039
					Coefficient of Var=>	42.14153981

<i>E.C.F.</i>	
Mean	0.980
Standard Error	0.270
Median	0.788
Mode	#N/A
Standard Deviatc	0.603
Sample Variance	0.364
Kurtosis	3.584
Skewness	1.748
Range	1.575
Minimum	0.438
Maximum	2.013
Sum	4.90061
Count	5

