

2025 OTISCO TOWNSHIP
RESIDENTIAL ECF STUDY

130-024-000-020-02	6747 OSTHAM RD	07/21/23	\$210,000	WD	03-ARMS LENGTH	\$210,000	\$110,000	55.24	\$233,177	\$28,109	\$181,831	\$206,038	0.883	1.366	\$133.11	OTHER	19.3950	SITE BUILT	\$27,430	RESIDENTIAL	401	75
130-024-000-060-00	5698 N HWAYLEY HWY	07/13/22	\$130,000	WD	03-ARMS LENGTH	\$130,000	\$77,208	50.38	\$151,990	\$39,530	\$90,460	\$113,045	0.600	1.430	\$93.28	OTHER	27.5693	SITE BUILT	\$39,104	RESIDENTIAL	401	53
130-024-000-125-00	0727 BERTON RD	07/26/24	\$176,000	WD	19-MULTI PARCEL ARMS LENGTH	\$176,000	\$47,300	49.60	\$202,556	\$62,556	\$133,441	\$110,502	1.027	1.219	\$98.06	OTHER	4.6961	SITE BUILT	\$62,358	130-025-000-015-00	401	60
130-025-000-045-00	6515 INGALLS RD	07/15/24	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$272,400	48.86	\$288,885	\$298,323	\$10,677	\$49,861	0.214	910	\$11.73	OTHER	86.2034	SITE BUILT	\$234,125	RESIDENTIAL	401	43
130-025-000-085-00	4476 N HWAYLEY HWY	12/18/23	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$82,700	38.47	\$170,253	\$43,434	\$171,566	\$127,466	1.346	1.250	\$139.48	OTHER	36.9910	SITE BUILT	\$39,370	RESIDENTIAL	401	50
130-026-000-065-20	4189 ZAHN RD	06/10/24	\$464,000	WD	03-ARMS LENGTH	\$464,000	\$214,800	46.28	\$418,040	\$66,466	\$407,542	\$382,298	1.866	2.338	\$174.31	OTHER	14.0122	SITE BUILT	\$45,653	RESIDENTIAL	401	141
130-026-000-095-01	7041 INGALLS RD	06/13/24	\$279,000	WD	03-ARMS LENGTH	\$279,000	\$126,800	46.89	\$277,246	\$39,456	\$239,582	\$128,982	1.002	1.504	\$150.28	OTHER	7.8238	SITE BUILT	\$34,136	RESIDENTIAL	401	55
130-027-000-035-01	6978 INGALLS RD	03/28/23	\$450,000	WD	03-ARMS LENGTH	\$450,000	\$228,400	50.76	\$472,210	\$126,861	\$323,189	\$347,004	0.831	7.214	\$456.62	OTHER	14.5158	SITE BUILT	\$113,725	RESIDENTIAL	401	82
130-028-000-130-00	4897 N WHITES BRIDGE RD	01/24/23	\$69,900	WD	03-ARMS LENGTH	\$69,900	\$27,500	31.33	\$93,481	\$16,594	\$52,906	\$76,871	0.688	2.219	\$73.07	OTHER	38.7027	1 STORY	\$13,444	RESIDENTIAL	401	74
130-028-000-135-02	4898 N WHITES BRIDGE RD	04/21/22	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$93,600	43.21	\$102,776	\$36,559	\$179,441	\$146,592	1.314	1.590	\$112.23	OTHER	13.8113	SITE BUILT	\$36,559	RESIDENTIAL	401	71
130-028-000-215-04	9913 BUTON RD	06/16/23	\$164,000	WD	03-ARMS LENGTH	\$164,000	\$64,600	59.25	\$139,613	\$28,340	\$138,651	\$111,823	1.213	1.590	\$86.96	OTHER	13.6918	DOUBLE WIDE	\$28,678	RESIDENTIAL	401	72
130-028-000-215-04	9913 BUTON RD	06/17/24	\$180,000	WD	03-ARMS LENGTH	\$180,000	\$54,600	30.33	\$139,613	\$28,340	\$151,651	\$111,823	1.356	1.560	\$97.21	OTHER	28.0001	DOUBLE WIDE	\$25,678	RESIDENTIAL	401	70
130-029-000-015-10	10275 BUTON RD	08/31/22	\$42,000	LC	29-SELLERS INTEREST IN ALIC	\$42,000	\$33,700	61.19	\$57,042	\$30,225	\$11,775	\$26,952	0.437	672	\$17.52	OTHER	63.9278	SINGLE WIDE	\$30,225	RESIDENTIAL	401	35
130-030-000-015-01	4721 BARTONVILLE RD	01/13/23	\$290,000	WD	03-ARMS LENGTH	\$290,000	\$148,200	51.45	\$310,807	\$104,420	\$185,590	\$207,424	0.685	1.300	\$142.75	OTHER	18.1470	SITE BUILT	\$100,783	RESIDENTIAL	401	70
130-030-000-015-01	4721 BARTONVILLE RD	04/25/24	\$280,000	WD	03-ARMS LENGTH	\$280,000	\$149,200	51.45	\$310,807	\$104,420	\$185,590	\$207,424	0.696	1.300	\$142.75	OTHER	18.1470	SITE BUILT	\$100,783	RESIDENTIAL	401	70
130-034-000-040-00	8609 KILUPP RD	05/18/22	\$261,500	WD	03-ARMS LENGTH	\$261,500	\$115,100	44.40	\$227,588	\$23,265	\$238,235	\$205,782	1.158	1.421	\$167.65	OTHER	8.1708	SITE BUILT	\$23,265	RESIDENTIAL	401	78
130-034-000-080-11	8226 JACOBY RD	06/10/22	\$380,000	WD	03-ARMS LENGTH	\$380,000	\$222,400	58.53	\$447,718	\$57,870	\$322,130	\$391,807	0.822	2.146	\$150.11	OTHER	25.4003	SITE BUILT	\$55,868	RESIDENTIAL	401	66
130-036-000-020-30	7393 SHELLEY RD	08/18/23	\$166,000	WD	03-ARMS LENGTH	\$166,000	\$74,600	40.32	\$146,887	\$60,557	\$134,483	\$96,334	1.388	1.848	\$72.76	OTHER	11.2423	DOUBLE WIDE	\$41,448	RESIDENTIAL	401	55
130-035-000-020-30	7440 JACOBY RD	02/02/23	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$103,200	48.00	\$210,398	\$36,826	\$178,172	\$174,442	1.021	2.397	\$74.83	OTHER	14.4788	SITE BUILT	\$36,828	RESIDENTIAL	401	58
130-035-000-070-10	7440 JACOBY RD	08/16/24	\$210,000	WD	03-ARMS LENGTH	\$210,000	\$103,200	49.14	\$210,398	\$36,826	\$173,172	\$174,442	0.993	2.397	\$72.25	OTHER	8.3469	SITE BUILT	\$36,828	RESIDENTIAL	401	58
130-036-000-010-00	3983 CHICKENS RD	11/02/23	\$377,000	WD	03-ARMS LENGTH	\$377,000	\$183,900	45.07	\$341,385	\$49,380	\$327,610	\$293,462	1.316	2.683	\$122.11	OTHER	4.0194	SITE BUILT	\$37,854	RESIDENTIAL	401	80
130-050-000-040-00	6747 N WHITES BRIDGE RD	06/30/23	\$299,000	WD	03-ARMS LENGTH	\$299,000	\$158,200	45.22	\$268,618	\$60,492	\$238,506	\$207,182	1.151	1.705	\$139.89	OTHER	7.5145	SITE BUILT	\$32,380	RESIDENTIAL	401	70
130-050-000-065-00	5621 BELDING RD	09/28/23	\$180,000	WD	03-ARMS LENGTH	\$180,000	\$87,300	48.50	\$171,286	\$25,401	\$150,509	\$146,328	1.054	1.178	\$131.16	OTHER	2.6988	SITE BUILT	\$26,486	RESIDENTIAL	401	61
130-060-000-010-00	7813 RIVERS ST	10/13/23	\$120,000	LC	29-SELLERS INTEREST IN ALIC	\$120,000	\$45,400	37.83	\$89,504	\$26,044	\$89,566	\$63,779	1.473	1.404	\$69.92	OTHER	39.6984	DOUBLE WIDE	\$26,044	RESIDENTIAL	401	70
130-070-000-010-00	8904 STOREY RD	06/06/23	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$102,100	44.39	\$200,269	\$30,821	\$189,179	\$170,300	1.370	1.795	\$110.96	OTHER	9.3413	SITE BUILT	\$22,099	RESIDENTIAL	401	70
130-080-000-040-00	9078 WHITES BRIDGE RD	10/20/22	\$140,000	WD	19-MULTI PARCEL ARMS LENGTH	\$140,000	\$70,600	56.43	\$170,085	\$34,789	\$108,211	\$141,032	0.746	1.846	\$68.69	OTHER	33.0180	SITE BUILT	\$34,489	130-080-000-040-01	401	60
130-130-000-002-00	5868 CRYOTE TR	10/30/23	\$315,000	WD	03-ARMS LENGTH	\$315,000	\$130,300	41.37	\$282,874	\$37,504	\$227,486	\$226,603	1.225	1.789	\$250.22	OTHER	14.8423	SITE BUILT	\$36,992	RESIDENTIAL	401	33
130-130-000-013-00	9643 COWIE TR	06/09/23	\$475,000	WD	03-ARMS LENGTH	\$475,000	\$206,600	43.34	\$413,601	\$49,097	\$425,903	\$366,336	1.163	1.952	\$217.08	OTHER	8.6436	SITE BUILT	\$41,008	RESIDENTIAL	401	95
Totals:			\$20,920,040			\$20,920,040	\$9,019,300	45.88	\$19,680,505		\$16,525,089	\$15,386,616	1.075		\$137.45		0.24489					
							Sale Ratio =>	7.28				Ave. E.C.F. =>	1.076		Ave. Variance=>	18.3383	Coefficient of Var=>	17.04027733				

used 1.075 ECF

[illegible]