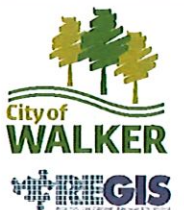




Neighborhood - 00180
Tallman Creek
City of Walker
Kent County, Michigan

Legend	
Parcel Sales 4/1/22 to 3/31/24	
Sale Year	
2022	
2023	
2024	
Parcels w/ECF	



F.s for Neighborhood: 00180 'TALLMAN CREEK'

Residential : 1.027
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

→ Final ECF

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

00180
Tallman Creek
- Final ECF = 1.027
- Sales Support
- Range = +112 to +122

History

2015 = ECF = Varies + Range = +92 to +102
2016 = ECF = Varies + Range = +12 to +22
2017 = ECF = 0.853 + Range = +92 to +102
2018 = ECF = 0.878 + Range = +22 to +32
2019 = ECF = 0.765 + Range = +92 to +102
2020 = ECF = 0.854 + Range = +82 to +92
2021 = ECF = 0.895 + Range = +12 to +32
2022 = ECF = 0.860 + Range = +12 to +22
2023 = ECF = 0.863 + Range = +62 to +72
2024 = ECF = 0.889 + Range = +102 to +112

Parcel Number	Street Address	Neigh.	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	2025 AV After ECF	2025 TCV After ECF	High/Low
41-13-30-277-005	4143 BULRUSH DR NW	00180	07/24/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	449,000 254,000	449,000 512,000	High 1000
41-13-30-277-009	4077 BULRUSH DR NW	00180	02/10/23	\$451,000	WD	03-ARM'S LENGTH	\$451,000	449,000 240,000	449,000 480,200	High 1000

+12,282
17,322
+11,872
16,512

High	Low
2	1

not a good
mip + adj
are high

react to
reanalyze

✓
Better mip + adj
values are closer
to sales

+11 2 to +122
Range

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ECF Analysis for: 86 - CITY OF WALKER

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DB: Walker2025

Neighborhoods Used: 00180.TALLMAN CREEK

4143 BULRUSH DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-30-277-005	07/24/2023 00180	401	495,000	103,542
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	74	391,458	369,493	1.059



4077 BULRUSH DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-30-277-009	02/10/2023 00180	401	451,000	109,575
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	71	341,425	304,844	1.120



00180
Tallman Creek
- First Run ECF - Raw
- Set by this, run
reports + analyze

Neighborhoods Used: 00180.TALLMAN CREEK

<<<<<<<<<<<<	Single Family Computed Costs by Manual					>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	674,336	674,336	674,336	674,336	674,336	674,336
LEVEL	674,336	674,336	674,336	674,336	674,336	674,336
CONDO	674,336	674,336	674,336	674,336	674,336	674,336
FARMHOUSE	674,336	674,336	674,336	674,336	674,336	674,336
MULTI FAMILY	674,336	674,336	674,336	674,336	674,336	674,336
RANCH	674,336	674,336	674,336	674,336	674,336	674,336
RANCH < 1100	674,336	674,336	674,336	674,336	674,336	674,336
TRI-LEVEL	674,336	674,336	674,336	674,336	674,336	674,336
TWO-STORY	674,336	674,336	674,336	674,336	674,336	674,336
	674,336	674,336	674,336	674,336	674,336	674,336

Total Single Family Costs by Manual : 674,336
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

<<<<<<<<<<<<	Single Family Sale Residual Values					>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	732,883	732,883	732,883	732,883	732,883	732,883
BI-LEVEL	732,883	732,883	732,883	732,883	732,883	732,883
CONDO	732,883	732,883	732,883	732,883	732,883	732,883
FARMHOUSE	732,883	732,883	732,883	732,883	732,883	732,883
MULTI FAMILY	732,883	732,883	732,883	732,883	732,883	732,883
RANCH	732,883	732,883	732,883	732,883	732,883	732,883
RANCH < 1100	732,883	732,883	732,883	732,883	732,883	732,883
TRI-LEVEL	732,883	732,883	732,883	732,883	732,883	732,883
TWO-STORY	732,883	732,883	732,883	732,883	732,883	732,883
	732,883	732,883	732,883	732,883	732,883	732,883

Total Single Family Sale Residual Values : 732,883
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<<<	Statistics for this Analysis					>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential		
2	0	1.92	2.77	0.999		
After Application of E.C.F.s		2.10	3.03	0.999		

<<<<<<<<<<<<	Economic Condition Factor Estimates (# of data points)					>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)
BI-LEVEL	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)
CONDO	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)
FARMHOUSE	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)
MULTI FAMILY	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)
RANCH	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)
RANCH < 1100	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)
TRI-LEVEL	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)
TWO-STORY	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)
	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)	1.087(2)

Single Family E.C.F. : 1.087 (2)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<	Settings for this Analysis	>>>>>>>>>>>>
Starting Date: 04/01/2022		
Ending Date: 03/31/2024		
Terms Selected: 1		
Analyze by Style:		
Analyze by %Good:		
Show Valid Data : X		
Show Invalid Data : X		
Show Costs and Residuals: X		
Use Infl. Adj. Sale Prices:		
Neighborhood(s): 00180 - TALLMAN CREEK		

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ECF Analysis for: 86 - CITY OF WALKER

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DB: Walker2025

Neighborhoods Used: 00180.TALLMAN CREEK

Max # of Res. Buildings: 50

Minimum E.C.F. (Residential): 0.35

Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 50

Minimum E.C.F. (Agricultural): 0.50

Maximum E.C.F. (Agricultural): 1.50

Max # of C/I Buildings: 50

Minimum E.C.F. (Commercial): 0.50

Maximum E.C.F. (Commercial): 1.50