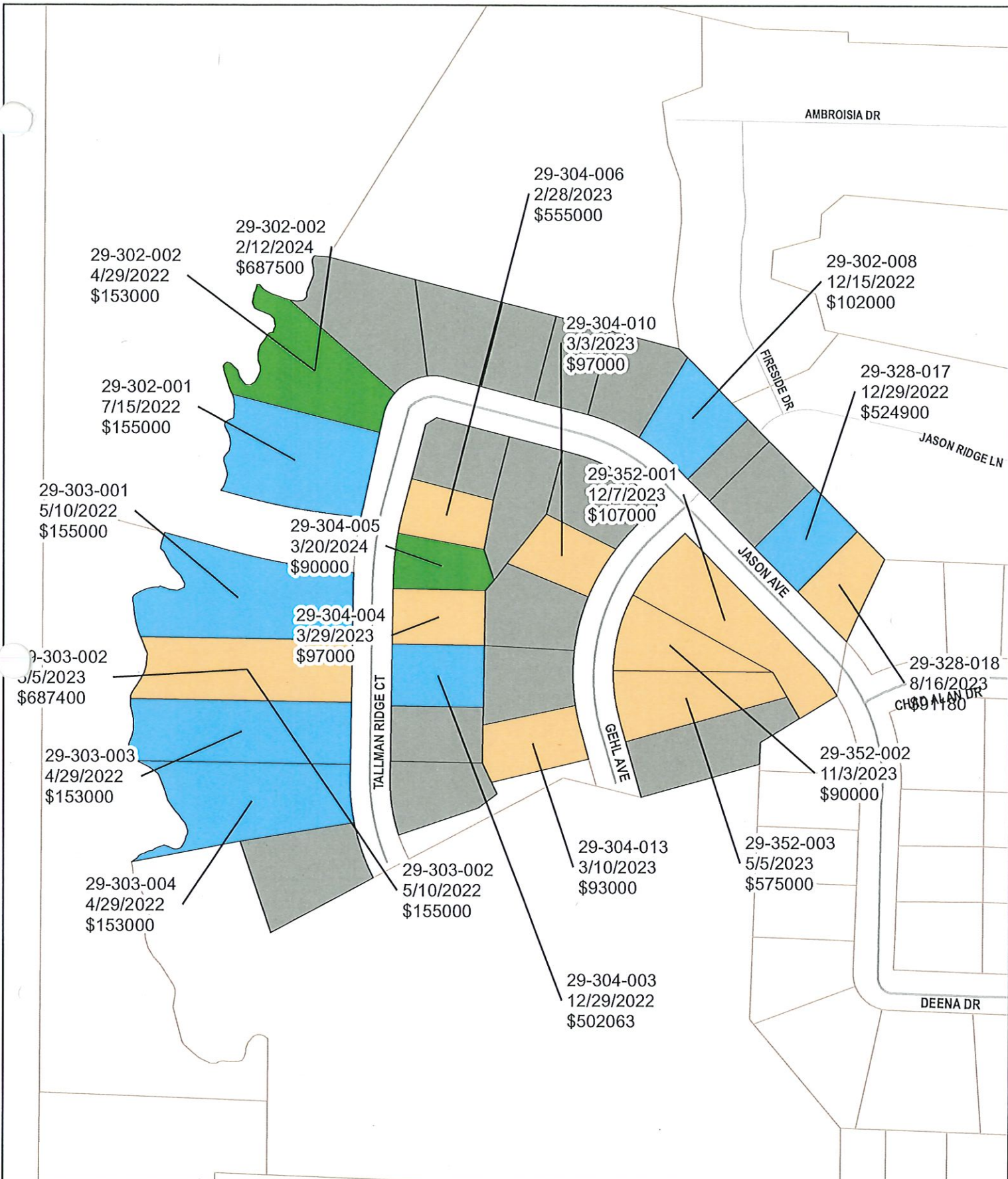




Neighborhood - 00182

Valley Site Farms

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: 00182 'VALLEY SITE FARMS'

Residential : 0.913 → Final ECF
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

00182
Valley Site Farms
- Final ECF = 0.913
- Sales Support
- Range = +22 to +32

History

2022 = ECF = 1.000 & Range = New Development
2023 = ECF = 0.940 & Range = 0% to +12
2024 = ECF = 0.880 & Range = +22 to +32

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
41-13-29-302-002	181 TALLMAN RIDGE CT SW	00182	02/12/24	\$687,500	WD	03-ARM'S LENGTH	\$687,500	307,800	735,600	High +3,173
41-13-29-303-002	239 TALLMAN RIDGE CT SW	00182	05/05/23	\$687,400	WD	03-ARM'S LENGTH	\$687,400	284,400	568,800	Low +3,532
41-13-29-352-003	246 GEHL AVE SW	00182	05/05/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	289,200	578,400	High +3,392

Other recent Sales:

-29-302-005 - 180 Jaxon Ave SW - Sold 2/1/24 for \$559,000 - 309,200 - 618,400 - High +3,272
 -29-303-003 - 245 Tallman Ridge Ct - Sold 5/12/24 for \$849,000 - 409,300 - 818,600 - Low +3,042
 -29-303-003 - 242 Tallman Ridge Ct - Sold 12/29/22 for \$502,000 - 268,100 - 536,200 - High +3,352
 -29-304-003 - 242 Tallman Ridge Ct - Sold 2/28/23 for \$555,000 - 330,900 - 661,800 - High +3,082
 -29-304-000 - 212 Tallman Ridge Ct - Sold 12/29/22 for \$524,900 - 305,400 - 610,800 - High +3,282
 -29-328-017 - 212 Jaxon - Sold 12/29/22 for \$524,900 - 305,400 - 610,800 - High +3,282

High
Low

→

mix is off!
 but adj all
 are small
 at values are
 close to sales

+22 to +32 Range

Neighborhoods Used: 00182.VALLEY SITE FARMS

181 TALLMAN RIDGE CT SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-302-002	02/12/2024 00182	401	687,500	122,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	100	565,100	671,131
				0.842

239 TALLMAN RIDGE CT SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-303-002	05/05/2023 00182	401	687,400	122,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	99	565,000	480,262
				1.176

246 GEHL AVE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-352-003	05/05/2023 00182	401	575,000	114,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	99	460,800	505,783
				0.911

212 TALLMAN RIDGE CT SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-304-006	02/28/2023 00182	401	555,000	94,300
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	100	460,700	563,761
				0.817

212 TALLMAN RIDGE CT SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-304-003	12/29/2022 00182	401	502,063	94,300
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	100	407,763	434,601
				0.938

212 JASON AVE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-328-017	12/29/2022 00182	401	524,900	100,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	100	424,200	503,328
				0.843

00182
 Valley Site Farms
 - First Run ECF- Raw
 - Set by this, run
 reports + analyze

<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	3,158,866	3,158,866	3,158,866	3,158,866	3,158,866	3,158,866
LEVEL	3,158,866	3,158,866	3,158,866	3,158,866	3,158,866	3,158,866
CONDO	3,158,866	3,158,866	3,158,866	3,158,866	3,158,866	3,158,866
FARMHOUSE	3,158,866	3,158,866	3,158,866	3,158,866	3,158,866	3,158,866
MULTI FAMILY	3,158,866	3,158,866	3,158,866	3,158,866	3,158,866	3,158,866
RANCH	3,158,866	3,158,866	3,158,866	3,158,866	3,158,866	3,158,866
RANCH < 1100	3,158,866	3,158,866	3,158,866	3,158,866	3,158,866	3,158,866
TRI-LEVEL	3,158,866	3,158,866	3,158,866	3,158,866	3,158,866	3,158,866
TWO-STORY	3,158,866	3,158,866	3,158,866	3,158,866	3,158,866	3,158,866
	3,158,866	3,158,866	3,158,866	3,158,866	3,158,866	3,158,866

Total Commercial Costs by Manual	:	0
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<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	2,883,563	2,883,563	2,883,563	2,883,563	2,883,563	2,883,563
BI-LEVEL	2,883,563	2,883,563	2,883,563	2,883,563	2,883,563	2,883,563
CONDO	2,883,563	2,883,563	2,883,563	2,883,563	2,883,563	2,883,563
FARMHOUSE	2,883,563	2,883,563	2,883,563	2,883,563	2,883,563	2,883,563
MULTI FAMILY	2,883,563	2,883,563	2,883,563	2,883,563	2,883,563	2,883,563
RANCH	2,883,563	2,883,563	2,883,563	2,883,563	2,883,563	2,883,563
RANCH < 1100	2,883,563	2,883,563	2,883,563	2,883,563	2,883,563	2,883,563
TRI-LEVEL	2,883,563	2,883,563	2,883,563	2,883,563	2,883,563	2,883,563
TWO-STORY	2,883,563	2,883,563	2,883,563	2,883,563	2,883,563	2,883,563
	2,883,563	2,883,563	2,883,563	2,883,563	2,883,563	2,883,563

al Commercial Sale Residual Values : 0

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	0	6.98	11.37	1.005
After Application of E.C.F.s		6.84	11.22	1.005

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	0.913(6)	0.913(6)	0.913(6)	0.913(6)	0.913(6)	0.913(6)
BI-LEVEL	0.913(6)	0.913(6)	0.913(6)	0.913(6)	0.913(6)	0.913(6)
CONDO	0.913(6)	0.913(6)	0.913(6)	0.913(6)	0.913(6)	0.913(6)
FARMHOUSE	0.913(6)	0.913(6)	0.913(6)	0.913(6)	0.913(6)	0.913(6)
MULTI FAMILY	0.913(6)	0.913(6)	0.913(6)	0.913(6)	0.913(6)	0.913(6)
RANCH	0.913(6)	0.913(6)	0.913(6)	0.913(6)	0.913(6)	0.913(6)
RANCH < 1100	0.913(6)	0.913(6)	0.913(6)	0.913(6)	0.913(6)	0.913(6)
TRI-LEVEL	0.913(6)	0.913(6)	0.913(6)	0.913(6)	0.913(6)	0.913(6)
TWO-STORY	0.913(6)	0.913(6)	0.913(6)	0.913(6)	0.913(6)	0.913(6)

Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
```

Neighborhood(s): 00182 - VALLEY SITE FARMS

Neighborhoods Used: 00182.VALLEY SITE FARMS

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