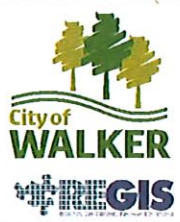




Neighborhood - 00183
Village Woods Condos
City of Walker
Kent County, Michigan

Legend
Condo Sales 4/1/22 to 3/31/24
year
● 2022
● 2023
● 2024
● Condos
□ Parcels w/ECF



F.S for Neighborhood: 00183 'VILLAGE WOODS CONDOS'

Residential : 0.940 → 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

00183
Village Woods Condos
- Final ECF = 0.940
- Sales Support
- Range = +52 to +62

History

2015 = ECF = 0.681 + Range = +92 to +102
2016 = ECF = 0.772 + Range = +52 to +62
2017 = ECF = 0.805 + Range = +22 to +32
2018 = ECF = 0.865 + Range = +62 to +72
2019 = ECF = 0.759 + Range = +92 to +102
2020 = ECF = 0.820 + Range = +72 to +82
2021 = ECF = 0.869 + Range = +22 to +42
2022 = ECF = 0.829 + Range = 02 to +12
2023 = ECF = 0.851 + Range = +72 to +82
2024 = ECF = 0.860 + 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
41-13-17-452-002	1203 LINWOOD DR NW	00183	06/17/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	149,700	209,400	High +6,022
41-13-17-452-013	1263 LINWOOD DR NW	00183	08/10/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	178,500	357,000	High +6,182
41-13-17-452-019	1240 LINWOOD DR NW	00183	10/24/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	173,500	347,000	Low +6,112
41-13-17-452-021	1226 LINWOOD DR NW	00183	10/20/23	\$323,000	WD	03-ARM'S LENGTH	\$323,000	151,700	303,400	Low +5,932
41-13-17-452-039	1384 LINWOOD DR NW	00183	01/19/24	\$353,600	WD	03-ARM'S LENGTH	\$353,600	172,700	345,400	Low +6,082
41-13-17-452-054	3524 MEGAN CT NW	00183	06/23/23	\$324,000	WD	03-ARM'S LENGTH	\$324,000	174,700	349,400	High +6,132
41-13-17-452-060	3560 MEGAN CT NW	00183	09/15/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	164,300	308,000	High +6,062

Good mix
 Lady and
 reasonable
 High 4
 Low 3

+520 to +620
 Range

Neighborhoods Used: 00183.VILLAGE WOODS CONDOS

1384 LINWOOD DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-452-039	01/19/2024 00183	407	353,600	78,680
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	274,920	287,220	0.957



1226 LINWOOD DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-452-021	10/20/2023 00183	407	323,000	77,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	74	245,100	242,473	1.011



3560 MEGAN CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-452-060	09/15/2023 00183	407	310,000	77,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	78	232,100	269,566	0.861



3524 MEGAN CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-452-054	06/23/2023 00183	407	324,000	77,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	77	246,100	292,292	0.842



1203 LINWOOD DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-452-002	11/02/2022 00183	407	270,000	67,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	202,300	219,781	0.920



1240 LINWOOD DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-452-019	10/24/2022 00183	407	365,000	67,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	297,300	267,550	1.111



1263 LINWOOD DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-452-013	08/10/2022 00183	407	320,000	67,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	82	252,300	277,405	0.909



1203 LINWOOD DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-452-002	06/17/2022 00183	407	270,000	67,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	202,300	219,781	0.920



00183
Village Woods Condos
First Run ECF - Raw
Set By This run reports
& analyze

>>>>>

Total Single Family Costs by Manual	: 2,076,069
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

>>>>>>>>>>>

Total Single Family Sale Residual Values	:	1,952,420
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

>>>>>>>>>>>>>

>>>>>>>

Single Family E.C.F.	: 0.940 (8)
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)

>>>>>>>>>>>>>

Neighborhood(s): 00183 - VILLAGE WOODS CONDOS

Neighborhoods Used: 00183.VILLAGE WOODS CONDOS

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