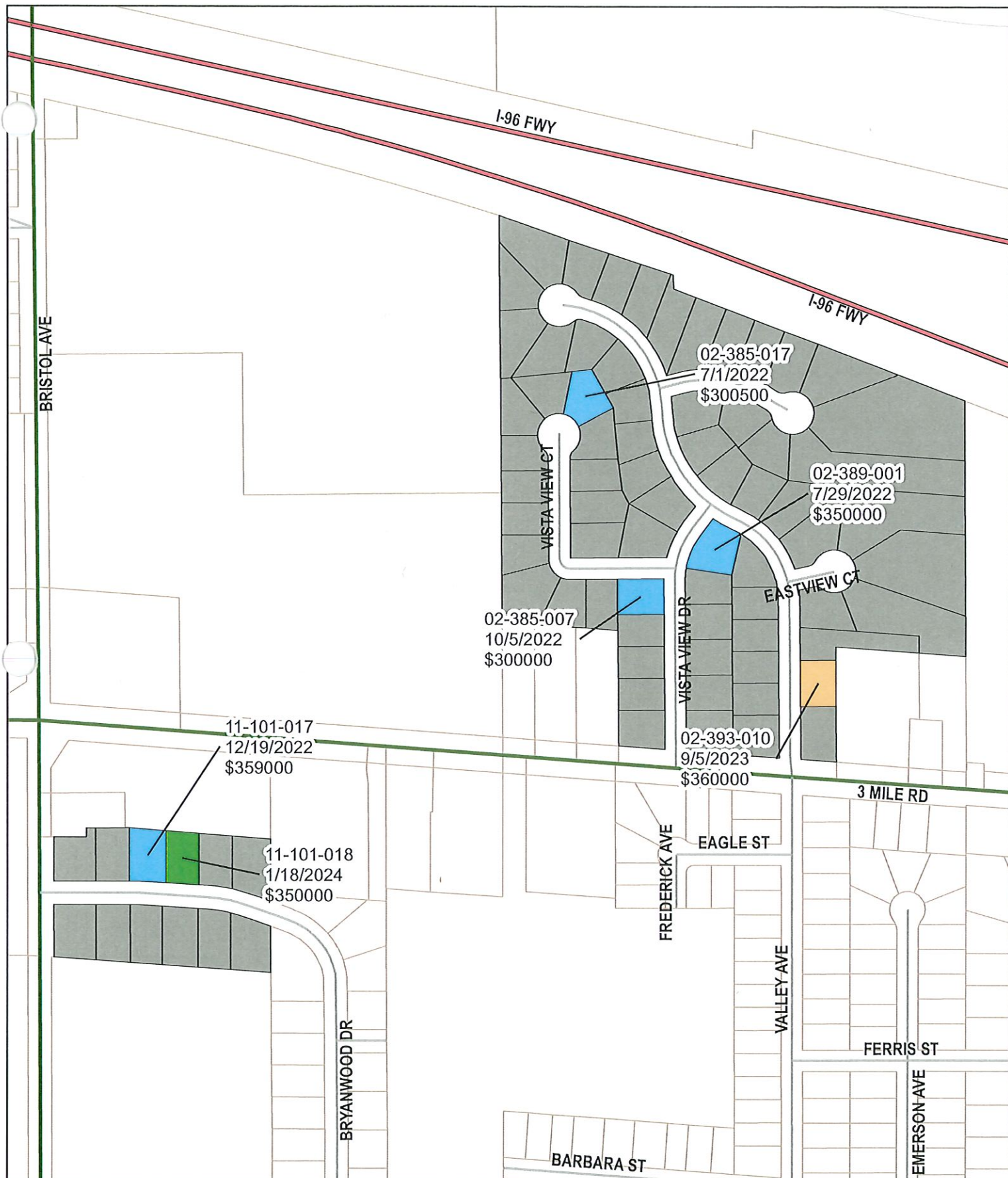




Neighborhood - 00185
Vista View Highlands
 City of Walker
 Kent County, Michigan

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



F.s for Neighborhood: 00185 'VISTA VIEW HIGHLANDS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.5 STORY		0.978	0.978	0.978	0.978	0.978	0.978
BI-LEVEL		1.108	1.108	1.108	1.108	1.108	1.108
CONDO		0.978	0.978	0.978	0.978	0.978	0.978
FARMHOUSE		0.978	0.978	0.978	0.978	0.978	0.978
MULTI FAMILY		0.978	0.978	0.978	0.978	0.978	0.978
RANCH		1.108	1.108	1.108	1.108	1.108	1.108
RANCH < 1100		1.208	1.208	1.208	1.208	1.208	1.208
TRI-LEVEL		1.108	1.108	1.108	1.108	1.108	1.108
TWO-STORY		1.008	1.008	1.008	1.008	1.008	1.008

Final ECF's

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.772
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

00185
Vista View Highlands
- Final ECF's = Varies
- Sales Support
- Range = +4% to +5%

History

2015 = ECF = Varies + Range = +1% to +2%
2016 = ECF = Varies + Range = +2% to +3%
2017 = ECF = Varies + Range = +9% to +10%
2018 = ECF = Varies + Range = +1% to +2%
2019 = ECF = Varies + Range = +3% to +4%
2020 = ECF = Varies + Range = +7% to +9%
2021 = ECF = Varies + Range = +7% to +9%
2022 = ECF = Varies + Range = +7% to +9%
2023 = ECF = Varies + Range = +8% to +9%
2024 = ECF = Varies + Range = +5% to +6%

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
41-13-02-385-007	2855 VISTA VIEW CT NW	00185	10/05/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	155,900 171,300	311,800 408,400	High/Low +4,602 +4,762
41-13-02-385-017	2954 VISTA VIEW CT NW	00185	07/01/22	\$300,500	WD	03-ARM'S LENGTH	\$300,500	204,200 204,200	408,400 408,400	High/Low +4,872 +4,872
41-13-02-389-001	2883 VALLEY AVE NW	00185	07/29/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	181,800 181,800	363,600 363,600	High/Low +4,732 +4,732
41-13-02-393-010	2826 VALLEY AVE NW	00185	09/05/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	157,200 169,800	314,400 321,600	High/Low +2,882 +5,332
41-13-11-101-017	2768 BRYANWOOD DR NW	00185	12/19/22	\$359,000	WD	03-ARM'S LENGTH	\$359,000	151,500 151,500	363,600 363,600	High/Low +2,952 +2,952
41-13-11-101-018	2754 BRYANWOOD DR NW	00185	01/18/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	186,100 186,100	372,200 372,200	High/Low +2,932 +2,932

not a good
mix + a lot
of -adj

High	Low
5	1
5	1

- reset
of near analysis

mix did not
change but adj
all small +
values and
close to sales

+472 to +56
Range

06/19/2024

ECF Analysis for: 86 - CITY OF WALKER

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08:24 AM

DB: Walker2025

Neighborhoods Used: 00185.VISTA VIEW HIGHLANDS

2754 BRYANWOOD DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-101-018	01/18/2024 00185	401	350,000	89,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	72	260,200	294,080
				E.C.F. 0.885



2826 VALLEY AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-02-393-010	09/05/2023 00185	401	360,000	81,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	71	278,600	242,630
				E.C.F. 1.148



2768 BRYANWOOD DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-101-017	12/19/2022 00185	401	359,000	79,226
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	74	279,774	256,824
				E.C.F. 1.089



2855 VISTA VIEW CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-02-385-007	10/05/2022 00185	401	300,000	67,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	232,300	225,580
				E.C.F. 1.030



2083 VALLEY AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-02-389-001	07/29/2022 00185	401	350,000	70,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	69	279,200	260,726
				E.C.F. 1.071



2954 VISTA VIEW CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-02-385-017	07/01/2022 00185	401	300,500	67,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	71	232,800	318,791
				E.C.F. 0.730



00185
 Vista View Highlands
 - First Run ECF - Raw
 - Set by this run reports
 + analyze

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	1,598,631	1,598,631	1,598,631	1,598,631	1,598,631	1,598,631
LEVEL	1,598,631	1,598,631	1,598,631	1,598,631	1,598,631	1,598,631
CONDO	1,598,631	1,598,631	1,598,631	1,598,631	1,598,631	1,598,631
FARMHOUSE	1,598,631	1,598,631	1,598,631	1,598,631	1,598,631	1,598,631
MULTI FAMILY	1,598,631	1,598,631	1,598,631	1,598,631	1,598,631	1,598,631
RANCH	1,598,631	1,598,631	1,598,631	1,598,631	1,598,631	1,598,631
RANCH < 1100	1,598,631	1,598,631	1,598,631	1,598,631	1,598,631	1,598,631
TRI-LEVEL	1,598,631	1,598,631	1,598,631	1,598,631	1,598,631	1,598,631
TWO-STORY	1,598,631	1,598,631	1,598,631	1,598,631	1,598,631	1,598,631
	1,598,631	1,598,631	1,598,631	1,598,631	1,598,631	1,598,631

Total Single Family Costs by Manual	:	1,598,631
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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1,562,874	1,562,874	1,562,874	1,562,874	1,562,874	1,562,874
BI-LEVEL	1,562,874	1,562,874	1,562,874	1,562,874	1,562,874	1,562,874
CONDO	1,562,874	1,562,874	1,562,874	1,562,874	1,562,874	1,562,874
FARMHOUSE	1,562,874	1,562,874	1,562,874	1,562,874	1,562,874	1,562,874
MULTI FAMILY	1,562,874	1,562,874	1,562,874	1,562,874	1,562,874	1,562,874
RANCH	1,562,874	1,562,874	1,562,874	1,562,874	1,562,874	1,562,874
RANCH < 1100	1,562,874	1,562,874	1,562,874	1,562,874	1,562,874	1,562,874
TRI-LEVEL	1,562,874	1,562,874	1,562,874	1,562,874	1,562,874	1,562,874
TWO-STORY	1,562,874	1,562,874	1,562,874	1,562,874	1,562,874	1,562,874
	1,562,874	1,562,874	1,562,874	1,562,874	1,562,874	1,562,874

Total Single Family Sale Residual Values	: 1,562,874
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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	0	9.84	13.70	1.006
After Application of E.C.F.s		9.81	13.64	1.006

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)
BI-LEVEL	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)
CONDO	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)
FARMHOUSE	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)
MULTI FAMILY	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)
RANCH	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)
RANCH < 1100	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)
TRI-LEVEL	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)
TWO-STORY	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)	0.978 (6)

Single Family E.C.F.	: 0.978 (6)
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): 00185 - VISTA VIEW HIGHLANDS

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