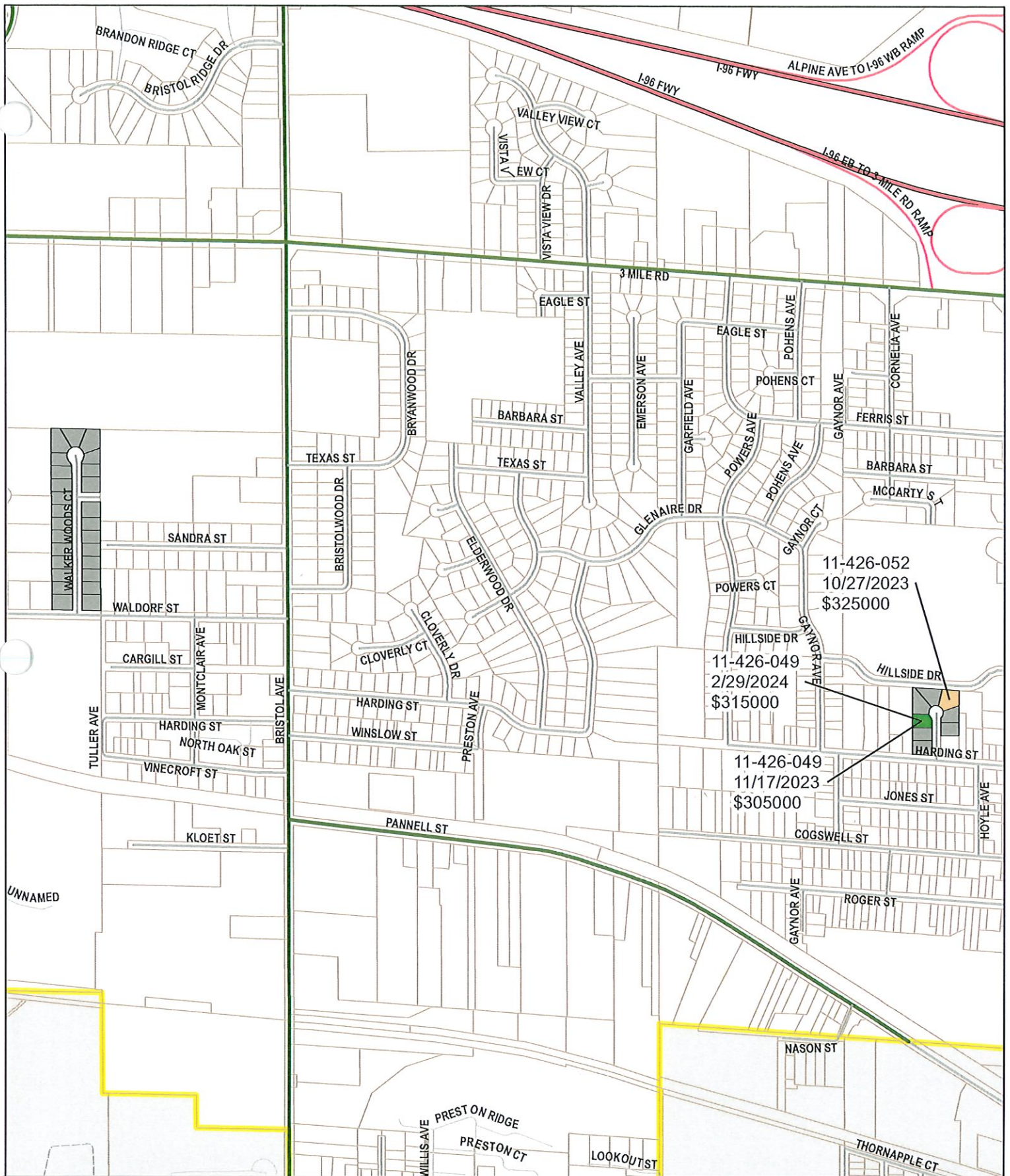
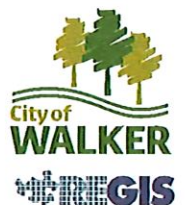




Neighborhood - 00190
Walker Woods/Cornelia
 City of Walker
 Kent County, Michigan



.F.s for Neighborhood: 00190 'WALKER WOODS/CORNELIA'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.5 STORY		1.440	1.440	1.440	1.440	1.440	1.440
BI-LEVEL		1.440	1.440	1.440	1.440	1.440	1.440
CONDO		1.440	1.440	1.440	1.440	1.440	1.440
FARMHOUSE		1.440	1.440	1.440	1.440	1.440	1.440
MULTI FAMILY		1.440	1.440	1.440	1.440	1.440	1.440
RANCH		1.900	1.900	1.900	1.900	1.900	1.900
RANCH < 1100		1.440	1.440	1.440	1.440	1.440	1.440
TRI-LEVEL		1.440	1.440	1.440	1.440	1.440	1.440
TWO-STORY		1.200	1.200	1.200	1.200	1.200	1.200

Final ECF's

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

00190
Walker Woods/Cornelia
- Final ECF's = Varies
- Sales Support
- Range = +173 to +182

History

2015 = ECF = Varies + Range = +22 to +42
2016 = ECF = Varies + Range = +42 to +52
2017 = ECF = Varies + Range = +82 to +92
2018 = ECF = Varies + Range = +22 to +32
2019 = ECF = Varies + Range = +82 to +102
2020 = ECF = Varies + Range = +42 to +52
2021 = ECF = Varies + Range = +22 to +32
2022 = ECF = Varies + Range = +92 to +102
2023 = ECF = Varies + Range = +132 to +142
2024 = ECF = Varies + Range = +112 to +122

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
41-13-11-426-049	2323 CORNELIA CT NW	00190	11/17/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	143,900	287,800	Low +18.042
41-13-11-426-049	2323 CORNELIA CT NW	00190	02/29/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	143,900	287,800	Low +18.042
41-13-11-426-052	2338 CORNELIA CT NW	00190	10/27/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	141,400	352,500	High +18.142

Other recent sales:

-10-251-031 - 2595 Walker Woods - Sold 5/20/21 for \$295,000 - 171,300 - 342,600 - High +18.052

High	Low
2	2

Good mix
+ makes as
close to sales

+172 to +182
Range

Neighborhoods Used: 00190.WALKER WOODS/CORNELIA

2323 CORNELIA CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-426-049	02/29/2024 00190	401	315,000	65,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	72	249,600	150,757
				E.C.F. 1.656



2323 CORNELIA CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-426-049	11/17/2023 00190	401	305,000	65,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	72	239,600	150,757
				E.C.F. 1.589



2338 CORNELIA CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-426-052	10/27/2023 00190	401	325,000	65,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	70	259,600	218,348
				E.C.F. 1.189



00190
 Walker Woods/Cornelia
 - First Run ECF - Raw
 - Set by this, run reports
 Jandryze

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Single Family Computed Costs by Manual

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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	519,861	519,861	519,861	519,861	519,861	519,861
LEVEL	519,861	519,861	519,861	519,861	519,861	519,861
CONDO	519,861	519,861	519,861	519,861	519,861	519,861
FARMHOUSE	519,861	519,861	519,861	519,861	519,861	519,861
MULTI FAMILY	519,861	519,861	519,861	519,861	519,861	519,861
RANCH	519,861	519,861	519,861	519,861	519,861	519,861
RANCH < 1100	519,861	519,861	519,861	519,861	519,861	519,861
TRI-LEVEL	519,861	519,861	519,861	519,861	519,861	519,861
TWO-STORY	519,861	519,861	519,861	519,861	519,861	519,861
	519,861	519,861	519,861	519,861	519,861	519,861

Total Single Family Costs by Manual	: 519,861
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

[illegible]

Single Family Sale Residual Values

>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	748,800	748,800	748,800	748,800	748,800	748,800
BI-LEVEL	748,800	748,800	748,800	748,800	748,800	748,800
CONDO	748,800	748,800	748,800	748,800	748,800	748,800
FARMHOUSE	748,800	748,800	748,800	748,800	748,800	748,800
MULTI FAMILY	748,800	748,800	748,800	748,800	748,800	748,800
RANCH	748,800	748,800	748,800	748,800	748,800	748,800
RANCH < 1100	748,800	748,800	748,800	748,800	748,800	748,800
TRI-LEVEL	748,800	748,800	748,800	748,800	748,800	748,800
TWO-STORY	748,800	748,800	748,800	748,800	748,800	748,800
	748,800	748,800	748,800	748,800	748,800	748,800

Total Single Family Sale Residual Values	:	748,800
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

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Statistics for this Analysis

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# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	8.79	12.67	0.998
After Application of E.C.F.s		9.79	14.14	0.997

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Economic Condition Factor Estimates (# of data points)

>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1.440(3)	1.440(3)	1.440(3)	1.440(3)	1.440(3)	1.440(3)
BI-LEVEL	1.440(3)	1.440(3)	1.440(3)	1.440(3)	1.440(3)	1.440(3)
CONDO	1.440(3)	1.440(3)	1.440(3)	1.440(3)	1.440(3)	1.440(3)
FARMHOUSE	1.440(3)	1.440(3)	1.440(3)	1.440(3)	1.440(3)	1.440(3)
MULTI FAMILY	1.440(3)	1.440(3)	1.440(3)	1.440(3)	1.440(3)	1.440(3)
RANCH	1.440(3)	1.440(3)	1.440(3)	1.440(3)	1.440(3)	1.440(3)
RANCH < 1100	1.440(3)	1.440(3)	1.440(3)	1.440(3)	1.440(3)	1.440(3)
TRI-LEVEL	1.440(3)	1.440(3)	1.440(3)	1.440(3)	1.440(3)	1.440(3)
TWO-STORY	1.440(3)	1.440(3)	1.440(3)	1.440(3)	1.440(3)	1.440(3)
	1.440(3)	1.440(3)	1.440(3)	1.440(3)	1.440(3)	1.440(3)

Single Family E.C.F.	: 1.440 (3)
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)

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Settings for this Analysis

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Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 1

Analyze by Style:

Analyze by %Good:

how Valid Data : X

Show Invalid Data : X

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 00190 - WALKER WOODS/CORNELIA

Neighborhoods Used: 00190.WALKER WOODS/CORNELIA

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