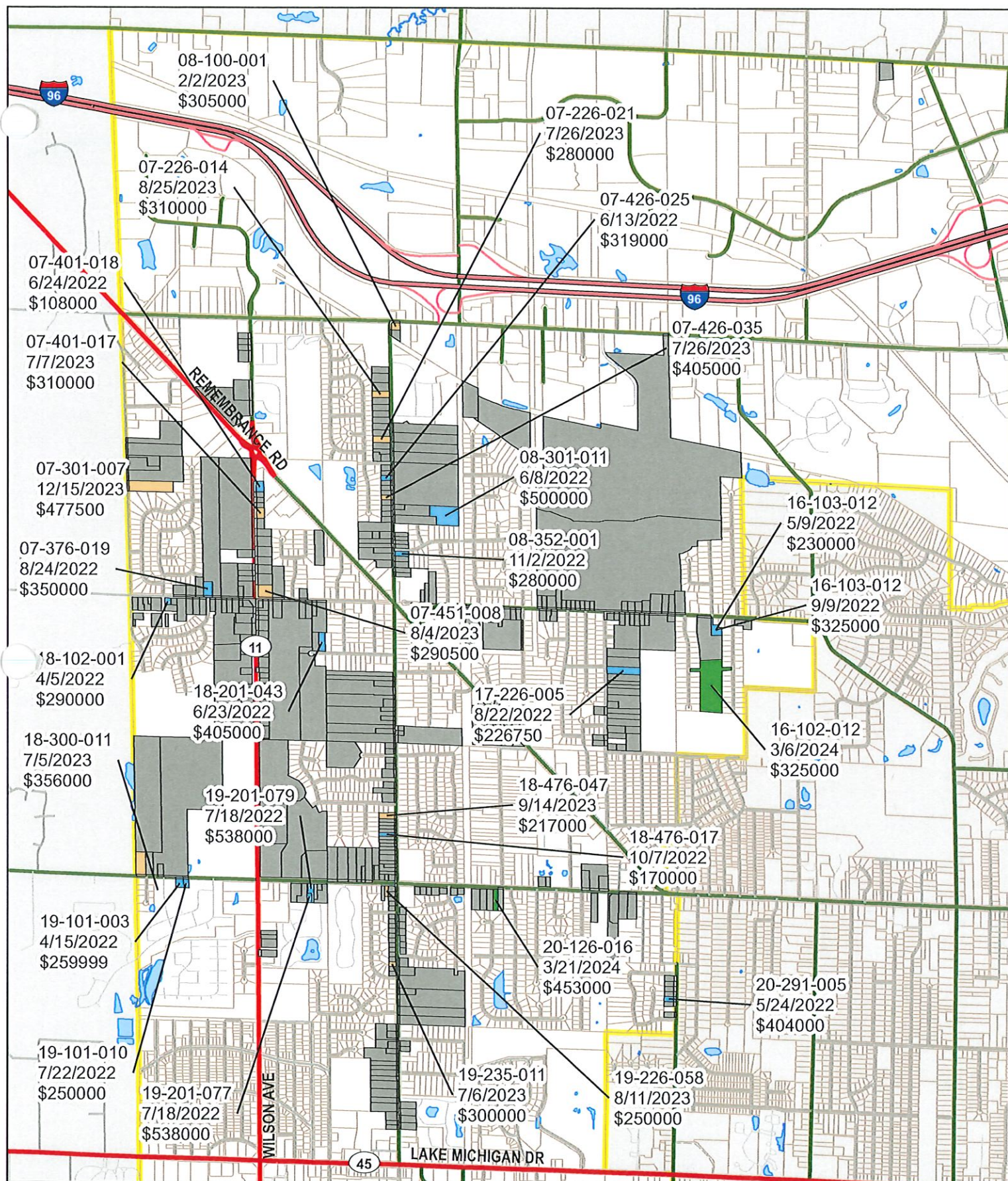
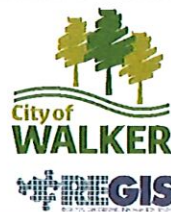




Neighborhood - 00195
West Unplatted
 City of Walker
 Kent County, Michigan

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



.F.s for Neighborhood: 00195 'WEST UNPLATTED'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.5 STORY		1.545	1.545	1.545	1.545	1.565	1.545
BI-LEVEL		1.405	1.605	1.405	1.405	1.405	1.405
CONDO		1.545	1.545	1.545	1.545	1.545	1.545
FARMHOUSE		1.545	1.545	1.545	1.345	1.505	1.545
MULTI FAMILY		1.545	1.545	1.545	1.545	1.545	1.545
RANCH		1.245	1.425	1.545	1.545	1.655	1.545
RANCH < 1100		1.545	1.545	1.545	1.545	1.635	1.545
TRI-LEVEL		1.545	1.545	1.445	1.655	1.665	1.545
TWO-STORY		0.605	1.545	1.545	1.545	1.645	1.545

} Final ECF's

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.956
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

00195
West Unplatted
- Final ECF's = Varies
- Sales Support
- Range = +82 to +102

History

2015 = ECF = Varies & Range = +72 to +92
2016 = ECF = Varies & Range = +32 to +52
2017 = ECF = Varies & Range = +62 to +82
2018 = ECF = Varies & Range = +12 to +32
2019 = ECF = Varies & Range = +82 to +102
2020 = ECF = Varies & Range = +52 to +82
2021 = ECF = Varies & Range = +12 to +32
2022 = ECF = Varies & Range = +32 to +52
2023 = ECF = Varies & Range = +112 to +132
2024 = ECF = Varies & Range = +152 to +172

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
41-13-07-226-014	2581 KINNEY AVE NW	00195	08/25/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	151,100	308,100	Low
41-13-07-226-021	2463 KINNEY AVE NW	00195	07/26/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	130,700	201,600	Low
41-13-07-376-019	4545 RICHMOND ST NW	00195	08/24/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	191,000	382,000	High
41-13-07-401-017	2228 WILSON AVE NW	00195	07/07/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	183,500	307,000	High
41-13-07-401-018	2326 WILSON AVE NW	00195	06/24/22	\$108,000	WD	03-ARM'S LENGTH	\$108,000	97,100	184,200	High
41-13-07-426-025	2357 KINNEY AVE NW	00195	06/13/22	\$319,000	WD	03-ARM'S LENGTH	\$319,000	172,600	345,200	High
41-13-07-426-035	2291 KINNEY AVE NW	00195	07/26/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	225,000	451,800	High
41-13-07-451-008	4379 RICHMOND ST NW	00195	08/04/23	\$290,500	WD	03-ARM'S LENGTH	\$290,500	125,100	251,400	Low
41-13-08-100-001	3978 3 MILE RD NW	00195	02/02/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	185,400	370,800	High
41-13-08-352-001	2140 KINNEY AVE NW	00195	11/02/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	124,600	253,200	Low
41-13-16-103-012	3080 RICHMOND ST NW	00195	05/09/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	123,900	247,800	High
41-13-16-103-012	3080 RICHMOND ST NW	00195	09/09/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	123,900	247,800	High
41-13-18-102-001	4654 RICHMOND ST NW	00195	04/05/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	142,300	284,600	Low
41-13-18-201-043	4213 MOHLER ST NW	00195	06/23/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	228,300	456,600	High
41-13-18-300-011	4787 LEONARD ST NW	00195	07/05/23	\$356,000	WD	03-ARM'S LENGTH	\$356,000	145,100	290,200	Low
41-13-18-476-017	1343 KINNEY AVE NW	00195	10/07/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	82,100	164,200	Low
41-13-18-476-047	1391 KINNEY AVE NW	00195	09/14/23	\$217,000	WD	03-ARM'S LENGTH	\$217,000	134,100	268,200	High
41-13-19-101-003	4632 LEONARD ST NW	00195	04/15/22	\$259,999	WD	03-ARM'S LENGTH	\$259,999	131,000	269,000	High
41-13-19-101-010	4622 LEONARD ST NW	00195	07/22/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	100,500	201,000	Low
41-13-19-235-011	965 KINNEY AVE NW	00195	07/06/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	135,500	270,000	High
41-13-20-126-016	3716 LEONARD ST NW	00195	03/21/24	\$453,000	WD	03-ARM'S LENGTH	\$453,000	173,000	346,000	Low
41-13-20-291-005	881 MAYNARD AVE NW	00195	05/24/22	\$404,000	WD	03-ARM'S LENGTH	\$404,000	244,800	489,600	High

+82 to +103 Range

Mix is decent tall and in a good range - fresh and close to parks

Great mix, but not a bad mix, but adj. overall place over the place

Good mix - get all into range + analyze

High	Low	Even
11	11	6
13	8	8
High	Low	Even
13	2	2
High	Low	Even
5	7	7

+32 to +52

Neighborhoods Used: 00195.WEST UNPLATTED

3716 LEONARD ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-20-126-016	03/21/2024 00195	401	453,000	58,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	54	384,287	178,721
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	10013	4657	2.150	



2320 KENOWA AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-301-007	12/15/2023 00195	401	477,500	93,843
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64	372,171	279,591
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	11486	8629	1.331	



1391 KINNEY AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-18-476-047	09/14/2023 00195	401	217,000	52,100
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	52	164,900	125,651



2581 KINNEY AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-226-014	08/25/2023 00195	401	310,000	62,904
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	52	247,096	153,327



4032 LEONARD ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-226-058	08/11/2023 00195	401	250,000	49,883
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	52	200,117	105,590



4032 LEONARD ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-226-052	08/11/2023 00195	401	250,000	49,883
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	52	200,117	105,590



4379 RICHMOND ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-451-008	08/04/2023 00195	401	290,500	74,670
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	52	215,830	110,026



2463 KINNEY AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-226-021	07/26/2023 00195	401	280,000	58,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	52	221,300	128,839



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DB: Walker2025

Neighborhoods Used: 00195.WEST UNPLATTED

2291 KINNEY AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-426-035	07/26/2023 00195	401	405,000	30,844
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	73	374,156	283,823
				E.C.F. 1.318



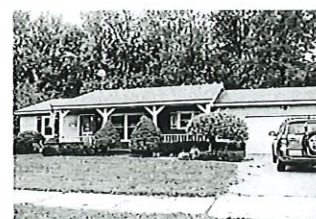
2228 WILSON AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-401-017	07/07/2023 00195	401	310,000	58,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	71	237,068	190,969
				E.C.F. 1.241
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	14232	11464	1.241	



965 KINNEY AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-235-011	07/06/2023 00195	401	300,000	46,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	63	253,900	143,715
				E.C.F. 1.767



4787 LEONARD ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-18-300-011	07/05/2023 00195	401	356,000	76,632
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	52	267,980	130,831
				E.C.F. 2.048
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	11388	5560	2.048	



5578 3 MILE RD NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-08-100-001	02/02/2023 00195	401	305,000	43,353
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARMHOUSE	66	261,647	194,837
				E.C.F. 1.343



2140 KINNEY AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-08-352-001	11/02/2022 00195	401	280,000	46,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	53	233,800	117,380
				E.C.F. 1.992



1343 KINNEY AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-18-476-017	10/07/2022 00195	401	170,000	48,138
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	53	121,862	65,076
				E.C.F. 1.873



3080 RICHMOND ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-16-103-012	09/09/2022 00195	401	325,000	54,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	270,100	111,131
				E.C.F. 2.430



Neighborhoods Used: 00195.WEST UNPLATTED

4545 RICHMOND ST NW					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-07-376-019	08/24/2022 00195	401	350,000	58,423	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	55	291,577	186,211	1.566



1828 MULLINS AVE NW					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-17-226-005	08/22/2022 00195	401	226,750	74,700	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	54	148,614	122,979	1.208
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	3436	2843	1.208		



4622 LEONARD ST NW					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
41-13-19-101-010	07/22/2022 00195	401	250,000	43,100	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH < 1100	53	206,900	91,452	2.262



4250 LEONARD ST NW					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
41-13-19-201-077	07/18/2022 00195	401	538,000	54,900	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH < 1100	68	483,100	82,110	5.884

!!MULTI-PARCEL SALE!!



4248 LEONARD ST NW					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
41-13-19-201-079	07/18/2022 00195	401	538,000	57,900	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5 STORY	53	452,580	130,945	3.456
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	27520	7962	3.456		

!!MULTI-PARCEL SALE!!



2326 WILSON AVE NW					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-07-401-018	06/24/2022 00195	401	108,000	52,020	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	54	55,980	80,261	0.697



4213 MOHLER ST NW					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-18-201-043	06/23/2022 00195	401	405,000	57,800	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	67	347,200	238,692	1.455



2357 KINNEY AVE NW					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
41-13-07-426-025	06/13/2022 00195	401	319,000	43,100	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5 STORY	58	264,562	174,663	1.515
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	11338	7485	1.515		



Neighborhoods Used: 00195.WEST UNPLATTED

2250 KINNEY AVE NW

Parcel Number	** Invalid Sale **	Class	AdjSalePrice	LandValue
41-13-08-301-011	06/08/2022 00195	402	500,000	39,998

ULTI-PARCEL SALE!!

No Image
on File

881 MAYNARD AVE NW

Parcel Number	** Valid Sale **	Class	AdjSalePrice	LandValue
41-13-20-291-005	05/24/2022 00195	401	404,000	29,478
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	83	374,522	243,578
				E.C.F.
				1.538



3080 RICHMOND ST NW

Parcel Number	** Valid Sale **	Class	AdjSalePrice	LandValue
41-13-16-103-012	05/09/2022 00195	401	230,000	49,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	180,100	102,180
				E.C.F.
				1.763



4632 LEONARD ST NW

Parcel Number	** Valid Sale **	Class	AdjSalePrice	LandValue
41-13-19-101-003	04/15/2022 00195	401	259,999	42,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	54	217,999	111,035
				E.C.F.
				1.963



4034 RICHMOND ST NW

Parcel Number	** Valid Sale **	Class	AdjSalePrice	LandValue
41-13-18-102-001	04/05/2022 00195	401	290,000	39,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	53	250,800	127,390
				E.C.F.
				1.969



00195
West Unplatted
- 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	3,216,741	3,216,741	3,216,741	3,216,741	3,216,741	3,216,741
LEVEL	3,216,741	3,216,741	3,216,741	3,216,741	3,216,741	3,216,741
CONDO	3,216,741	3,216,741	3,216,741	3,216,741	3,216,741	3,216,741
FARMHOUSE	3,216,741	3,216,741	3,216,741	3,216,741	3,216,741	3,216,741
MULTI FAMILY	3,216,741	3,216,741	3,216,741	3,216,741	3,216,741	3,216,741
RANCH	3,216,741	3,216,741	3,216,741	3,216,741	3,216,741	3,216,741
RANCH < 1100	3,216,741	3,216,741	3,216,741	3,216,741	3,216,741	3,216,741
TRI-LEVEL	3,216,741	3,216,741	3,216,741	3,216,741	3,216,741	3,216,741
TWO-STORY	3,216,741	3,216,741	3,216,741	3,216,741	3,216,741	3,216,741

Total Single Family Costs by Manual	: 3,216,741
Total Mobile Home Costs by Manual	: 0
Total Town Home Costs by Manual	: 0
Total Agricultural Costs by Manual	: 22,936
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	4,970,756	4,970,756	4,970,756	4,970,756	4,970,756	4,970,756
BI-LEVEL	4,970,756	4,970,756	4,970,756	4,970,756	4,970,756	4,970,756
CONDO	4,970,756	4,970,756	4,970,756	4,970,756	4,970,756	4,970,756
FARMHOUSE	4,970,756	4,970,756	4,970,756	4,970,756	4,970,756	4,970,756
MULTI FAMILY	4,970,756	4,970,756	4,970,756	4,970,756	4,970,756	4,970,756
RANCH	4,970,756	4,970,756	4,970,756	4,970,756	4,970,756	4,970,756
RANCH < 1100	4,970,756	4,970,756	4,970,756	4,970,756	4,970,756	4,970,756
TRI-LEVEL	4,970,756	4,970,756	4,970,756	4,970,756	4,970,756	4,970,756
TWO-STORY	4,970,756	4,970,756	4,970,756	4,970,756	4,970,756	4,970,756
	4,970,756	4,970,756	4,970,756	4,970,756	4,970,756	4,970,756

Total Single Family Sale Residual Values	: 4,970,756
Total Mobile Home Sale Residual Values	: 0
Total Town Home Sale Residual Values	: 0
Total Agricultural Sale Residual Values	: 29,154
Total Commercial Sale Residual Values	: 0

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
21	8	14.10	20.68	1.015
After Application of E.C.F.s		14.81	19.27	1.007

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1.545(21)	1.545(21)	1.545(21)	1.545(21)	1.545(21)	1.545(21)
BI-LEVEL	1.545(21)	1.545(21)	1.545(21)	1.545(21)	1.545(21)	1.545(21)
CONDO	1.545(21)	1.545(21)	1.545(21)	1.545(21)	1.545(21)	1.545(21)
FARMHOUSE	1.545(21)	1.545(21)	1.545(21)	1.545(21)	1.545(21)	1.545(21)
MULTI FAMILY	1.545(21)	1.545(21)	1.545(21)	1.545(21)	1.545(21)	1.545(21)
RANCH	1.545(21)	1.545(21)	1.545(21)	1.545(21)	1.545(21)	1.545(21)
RANCH < 1100	1.545(21)	1.545(21)	1.545(21)	1.545(21)	1.545(21)	1.545(21)
TRI-LEVEL	1.545(21)	1.545(21)	1.545(21)	1.545(21)	1.545(21)	1.545(21)
TWO-STORY	1.545(21)	1.545(21)	1.545(21)	1.545(21)	1.545(21)	1.545(21)
	1.545(21)	1.545(21)	1.545(21)	1.545(21)	1.545(21)	1.545(21)

Single Family E.C.F.	: 1.545 (21)
Mobile Home E.C.F.	: 1.000 (0)
Town Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.271 (3)
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): 00195 - WEST UNPLATTED

06/20/2024

08:06 AM

ECF Analysis for: 86 - CITY OF WALKER

Page: 6/6

DB: Walker2025

Neighborhoods Used: 00195.WEST UNPLATTED

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