



Neighborhood - 00200
West Way Woods
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: 00200 'WEST WAY WOODS'

Residential : 0.814
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

→ Final ECF

(Optional) Gross Rate Multipliers

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

00200
West Way Woods
- Final ECF = 0.814
- Sales Support
- Range = +52 to +62

History

2015 = ECF = 0.623 + Range = +22 to +32
2016 = ECF = 0.623 + Range = +12 to +22
2017 = ECF = 0.669 + Range = +62 to +72
2018 = ECF = 0.699 + Range = +22 to +32
2019 = ECF = 0.595 + Range = +72 to +82
2020 = ECF = 0.635 + Range = +32 to +52
2021 = ECF = 0.685 + Range = +42 to +52
2022 = ECF = 0.670 + Range = +52 to +72
2023 = ECF = 0.707 + Range = +12 to +122
2024 = ECF = 0.738 + Range = +82 to +92

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
41-13-28-408-013	170 CLYDESDALE CT SW	00200	09/28/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	252,300 266,600	504,600 539,200	High High

+0.002
+5.682

Other recent sales:

-28-406-003 - 2759 Shire - Sold 5/6/24 for \$625,000 - 292,800 - Low +0.002

311,700 623,400 Low +6.622

High	Low
1	1

Good mix,
but no adj
- reset &
reanalyze



Mix still good
+ small adj to subs
- values close to subs

+5% to +6%
Range

06/20/2024

02:52 PM

ECF Analysis for: 86 - CITY OF WALKER

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DB: Walker2025

Neighborhoods Used: 00200.WEST WAY WOODS

170 CLYDESDALE CT SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-28-408-013	09/28/2022 00200	401	485,000	145,874
upancy	%Good	ResidualValue	CostByManual	E.C.F.
gle Family	73	339,126	449,593	0.754



00200
West Way Woods
- First Run ECF - Raw
- Set by this, un report
+ analyze

[illegible]

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	449,593	449,593	449,593	449,593	449,593	449,593
LEVEL	449,593	449,593	449,593	449,593	449,593	449,593
CONDO	449,593	449,593	449,593	449,593	449,593	449,593
FARMHOUSE	449,593	449,593	449,593	449,593	449,593	449,593
MULTI FAMILY	449,593	449,593	449,593	449,593	449,593	449,593
RANCH	449,593	449,593	449,593	449,593	449,593	449,593
RANCH < 1100	449,593	449,593	449,593	449,593	449,593	449,593
TRI-LEVEL	449,593	449,593	449,593	449,593	449,593	449,593
TWO-STORY	449,593	449,593	449,593	449,593	449,593	449,593
	449,593	449,593	449,593	449,593	449,593	449,593

Total Single Family Costs by Manual	:	449,593
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

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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	339,126	339,126	339,126	339,126	339,126	339,126
BI-LEVEL	339,126	339,126	339,126	339,126	339,126	339,126
CONDO	339,126	339,126	339,126	339,126	339,126	339,126
FARMHOUSE	339,126	339,126	339,126	339,126	339,126	339,126
MULTI FAMILY	339,126	339,126	339,126	339,126	339,126	339,126
RANCH	339,126	339,126	339,126	339,126	339,126	339,126
RANCH < 1100	339,126	339,126	339,126	339,126	339,126	339,126
TRI-LEVEL	339,126	339,126	339,126	339,126	339,126	339,126
TWO-STORY	339,126	339,126	339,126	339,126	339,126	339,126
	339,126	339,126	339,126	339,126	339,126	339,126

Total Single Family Sale Residual Values	:	339,126
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

[illegible]

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	0	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	0.754(1)	0.754(1)	0.754(1)	0.754(1)	0.754(1)	0.754(1)
BI-LEVEL	0.754(1)	0.754(1)	0.754(1)	0.754(1)	0.754(1)	0.754(1)
CONDO	0.754(1)	0.754(1)	0.754(1)	0.754(1)	0.754(1)	0.754(1)
FARMHOUSE	0.754(1)	0.754(1)	0.754(1)	0.754(1)	0.754(1)	0.754(1)
MULTI FAMILY	0.754(1)	0.754(1)	0.754(1)	0.754(1)	0.754(1)	0.754(1)
RANCH	0.754(1)	0.754(1)	0.754(1)	0.754(1)	0.754(1)	0.754(1)
RANCH < 1100	0.754(1)	0.754(1)	0.754(1)	0.754(1)	0.754(1)	0.754(1)
TRI-LEVEL	0.754(1)	0.754(1)	0.754(1)	0.754(1)	0.754(1)	0.754(1)
TWO-STORY	0.754(1)	0.754(1)	0.754(1)	0.754(1)	0.754(1)	0.754(1)
	0.754(1)	0.754(1)	0.754(1)	0.754(1)	0.754(1)	0.754(1)

Single Family E.C.F. : 0.754 (1)
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)

[illegible]

Neighborhood(s): 00200 - WEST WAY WOODS

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