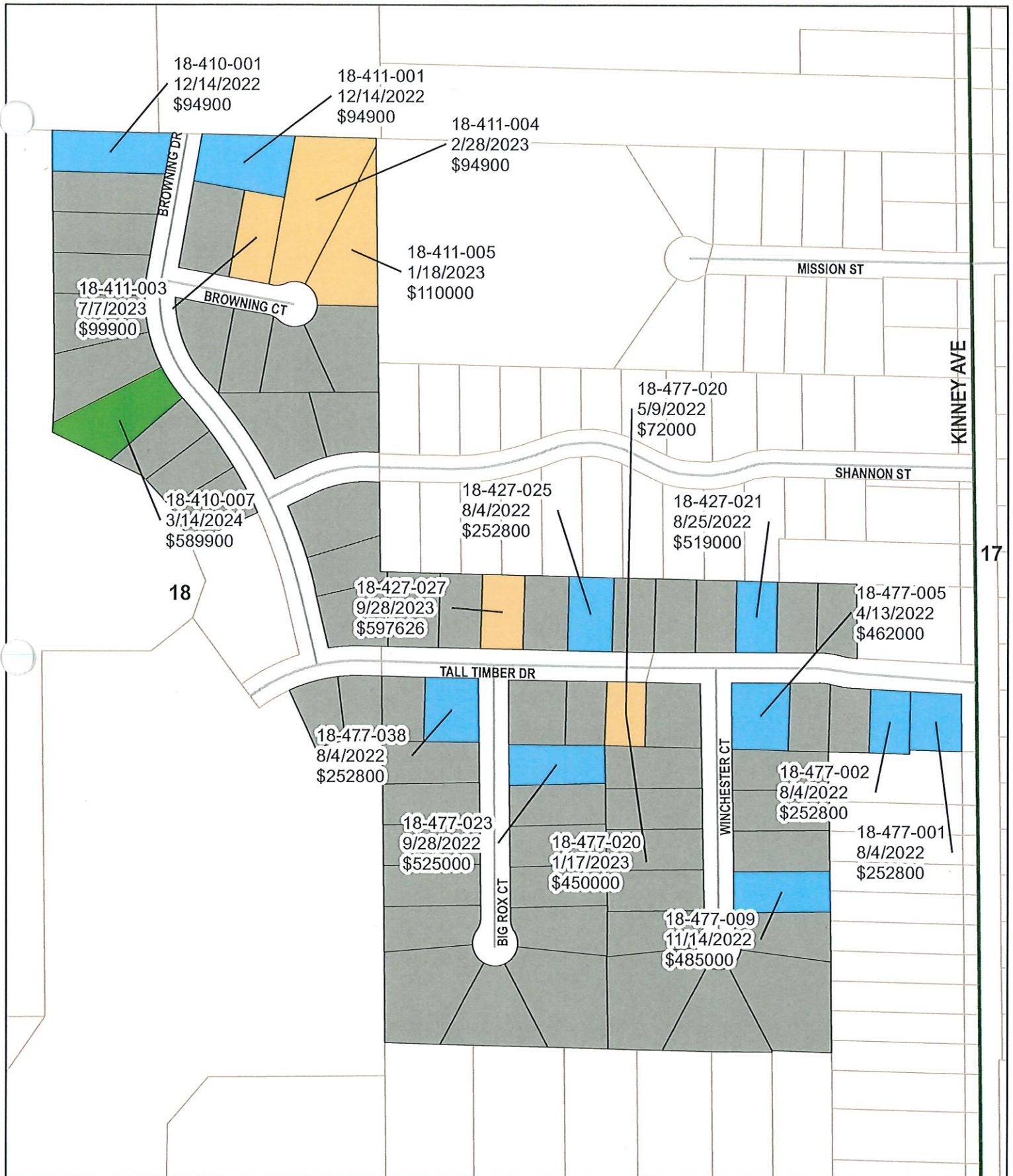
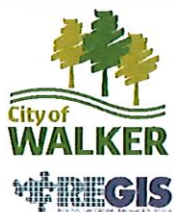




Neighborhood - 00210
Winchester Woods
 City of Walker
 Kent County, Michigan

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



F.s for Neighborhood: 00210 'WINCHESTER WOODS'

Residential : 1.037
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

00210
Winchester Woods
- Final ECF = 1.037
- Sals Support
- Range = +92 to +112

History

2015 = ECF = 1.000 + Range = 02 (New Development)
2016 = ECF = 1.000 + Range = 02
2017 = ECF = 1.000 + Range = +12 to +22
2018 = ECF = 1.030 + Range = 02 to +12
2019 = ECF = 0.803 + Range = 02 to +22
2020 = ECF = 0.813 + Range = +12 to +22
2021 = ECF = 0.860 + Range = +12 to +22
2022 = ECF = 0.814 + Range = +12 to +22
2023 = ECF = 0.854 + Range = +92 to +102
2024 = ECF = 0.920 + Range = +142 to +152

Parcel Number	Street Address	Neigh.	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	2025 AV		2025 TCV	
								After ECF	After ECF	After ECF	High/Low
41-13-18-427-021	4057 TALL TIMBER DR NW	00210	08/25/22	\$519,000	WD	03-ARM'S LENGTH	\$519,000	261,000 271,000	523,200 528,000	405,000 405,000	High 204,258.82 High 204,258.82 +11,152
41-13-18-477-005	1422 WINCHESTER CT NW	00210	04/13/22	\$462,000	WD	03-ARM'S LENGTH	\$462,000	317,600 325,000	635,200 635,200	558,000 558,000	High 204,258.82 High 204,258.82 +10,372
41-13-18-477-009	1358 WINCHESTER CT NW	00210	11/14/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	284,400 284,400	508,800 508,800	508,800 508,800	High 204,258.82 High 204,258.82 +27,832

High	Low	Even
3	0	0
2	1	0

not a good
mix + adj
are huge

next
analysis

Better mix of
values are closer
to ads

+92 to +112

Range

Neighborhoods Used: 00210.WINCHESTER WOODS

1525 BROWNING DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-18-410-007	03/14/2024 00210	401	589,900	101,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	99	488,400	330,812	1.476



4145 TALL TIMBER DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-18-427-027	09/28/2023 00210	401	597,626	76,200
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	100	521,426	386,396	1.349



4098 TALL TIMBER DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-18-477-020	01/17/2023 00210	401	450,000	66,200
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	100	383,800	432,141	0.888



1358 WINCHESTER CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-18-477-009	11/14/2022 00210	401	485,000	90,292
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	92	394,708	361,288	1.093



1596 BIG ROX CT NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-18-477-023	09/28/2022 00210	401	525,000	71,200
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	100	0	0	0.000



4057 TALL TIMBER DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-18-427-021	08/25/2022 00210	401	519,000	84,175
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	95	434,825	315,972	1.376



1422 WINCHESTER CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-18-477-005	04/13/2022 00210	401	462,000	67,800
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	93	394,200	341,133	1.156



00210
Winchester Woods
- First Run ECF - Raw
- Set up by this run
reports + analyze

[illegible]

Total Single Family Costs by Manual	: 2,167,742
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	:	2,617,359
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	1	12.16	14.90	1.014
After Application of E.C.F.s		12.45	15.42	1.014

>>>>>>>

Single Family E.C.F.	: 1.207 (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): 00210 - WINCHESTER WOODS

Neighborhoods Used: 00210.WINCHESTER 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