



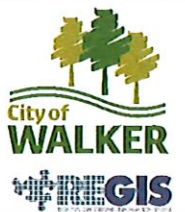
Neighborhood - 00215

Winding Stream

**City of Walker
Kent County, Michigan**

NO SALES

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



.F.s for Neighborhood: 00215 'WINDING STREAM'

Residential : 1.230
Town Homes/Duplexes : 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

→ Find ECF

(Optional) Gross Rate Multipliers

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

00215
Winding Stream
- Final ECF = 1.230
- Range = +82 to +92

History

2018 = ECF = 1.000 + Range = 02 (New Development)
2019 = ECF = 1.060 + Range = +12 to +22
2020 = ECF = 1.030 + Range = 02 to +12
2021 = ECF = 1.070 + Range = +12 to +22
2022 = ECF = 1.070 + Range = +52 to +62
2023 = ECF = 1.070 + Range = +42 to +52
2024 = ECF = 1.110 + Range = +102 to +112

.F.s for Neighborhood: 00215 'WINDING STREAM'

Residential : 1.110
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

→ Last year's ECF

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

only lot sales - no improved sales

Looking at history of adj -
Range should be +82 to +92

00215
Winding Stream
- Fuel Run ECF - No Sales to
work with
- Run reports
& analyze