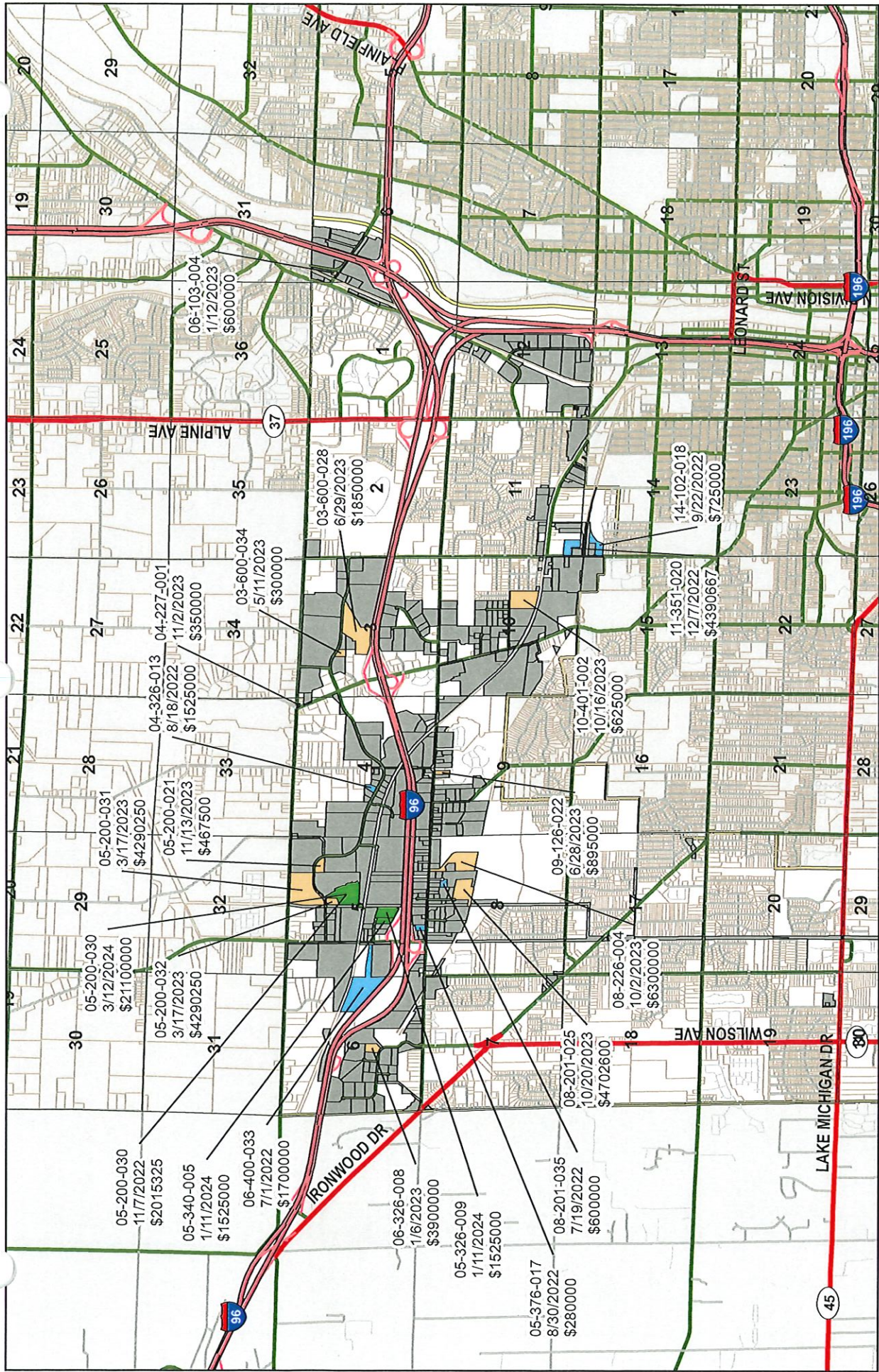




Legend

Parcel Sales 4/1/22 to 3/31/24

Sale Year

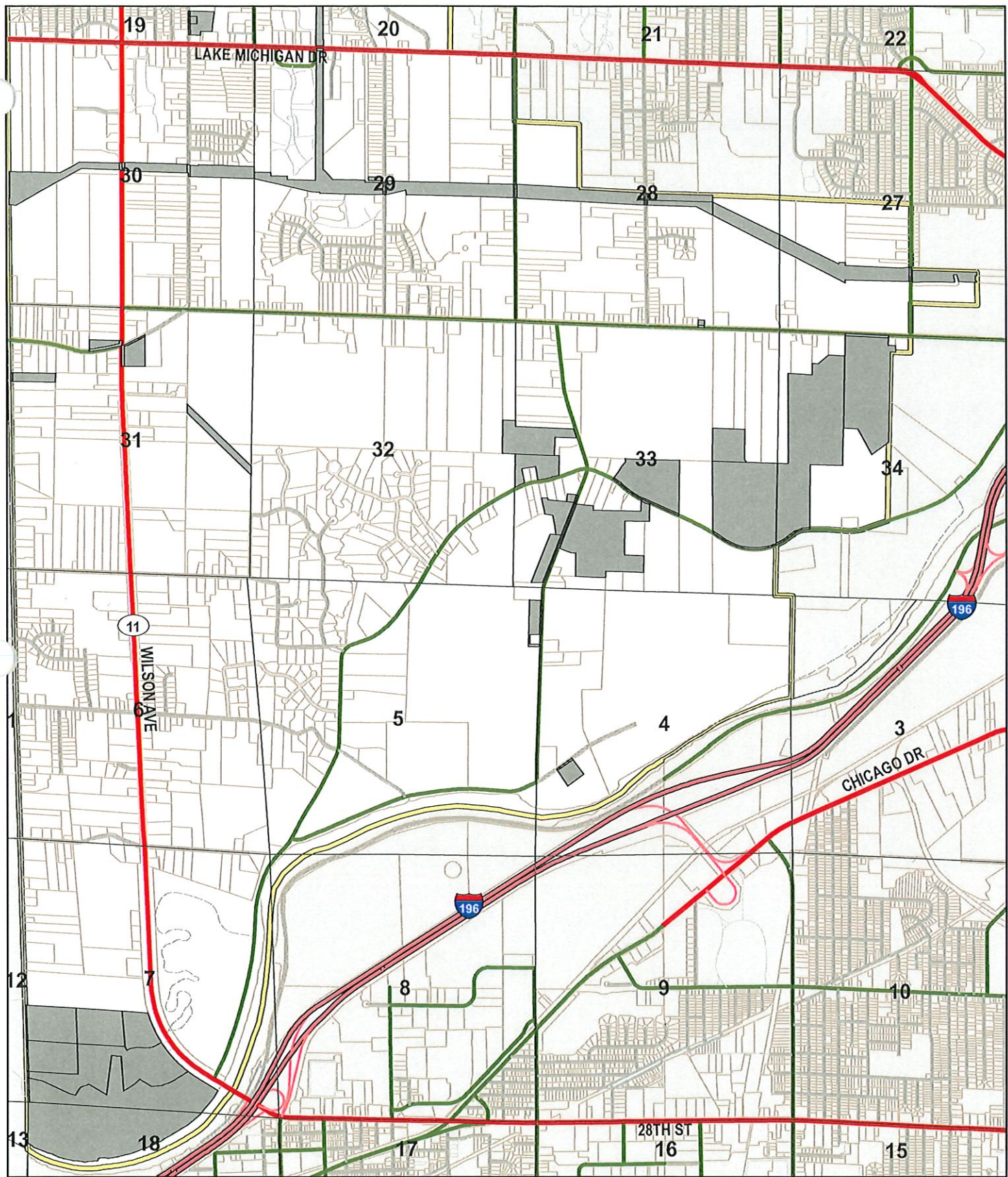
- 2022
- 2023
- 2024
- Parcels w/ECF

Neighborhood - 00002 (Map 1)

Industrial

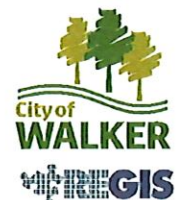
City of Walker

Kent County, Michigan



Neighborhood - 00002 (Map 2)
Industrial
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: 00002 'INDUSTRIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.466
Commercial Bldgs : 0.917
Industrial Bldgs : 1.534

→ Final ECF

(Optional) Gross Rate Multipliers

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

Industrial-00002
- Final ECF = 1.534
- Sales Support
- Range = +103 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
41-13-04-227-001	2440 4 MILE RD NW	00002	11/02/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	79,800	1,559,600	Expected -0.342 High +10.342
41-13-04-326-013	2889 NORTHRIDGE DR N	00002	08/18/22	\$1,525,000	WD	03-ARM'S LENGTH	\$1,525,000	700,200	1,400,400	Low -9.927 High +9.927
41-13-05-200-030	3526 NORTHRIDGE DR N	00002	03/12/24	\$21,100,000	WD	03-ARM'S LENGTH	\$21,100,000	10,111,100	20,222,500	Low +2.742 High +2.742
41-13-06-326-008	2972 WILSON DR NW	00002	01/06/23	\$3,900,000	WD	03-ARM'S LENGTH	\$3,900,000	631,700	1,203,400	Low -0.077 High +11.532
41-13-08-201-025	2640 MULLINS AVE NW	00002	10/20/23	\$4,702,600	WD	03-ARM'S LENGTH	\$4,702,600	2,018,900	4,036,000	Low +0.112 High +9.372
41-13-08-201-035	2693 CALANN AVE NW	00002	07/19/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	327,000	705,000	Low +1.457 High +1.457
41-13-09-126-022	2824 3 MILE RD NW	00002	06/28/23	\$895,000	WD	03-ARM'S LENGTH	\$895,000	349,200	698,400	Low +1.162 High +1.162
41-13-11-351-020	2066 BRISTOL AVE NW	00002	12/07/22	\$4,390,667	WD	03-ARM'S LENGTH	\$4,390,667	2,048,500	4,047,000	Low -0.537 High +0.537
41-13-14-102-018	1890 BRISTOL AVE NW	00002	09/22/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	319,100	638,200	Low +0.942 High +0.942
41-14-06-103-004	25 NORTH PARK ST NW	00002	01/12/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	389,400	706,800	Low +12.462 High +12.462

High	Low	Even
2	7	φ
5	4	φ

not a good
mix + lots
of -adj

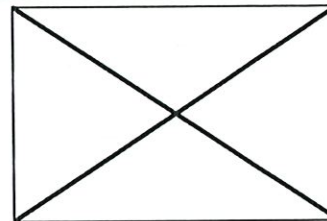
-next
+ nearby

Good mix

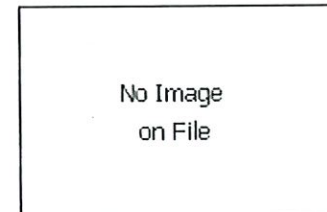
+102 to +122
Range

Neighborhoods Used: 00002.INDUSTRIAL

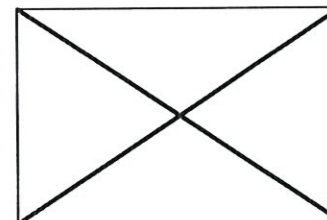
3526 NORTHRIDGE DR NW					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
41-13-05-200-030	03/12/2024 00002	301	21,100,000	2,313,300	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	18786700	10164748	1.848		



2440 4 MILE RD NW					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
41-13-04-227-001	11/02/2023 00002	301	350,000	70,618	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	279382	67824	4.119		



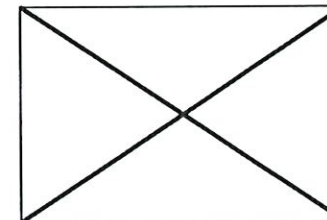
2640 MULLINS AVE NW					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-08-201-025	10/20/2023 00002	301	4,702,600	837,630	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	3864970	2622385	1.474		



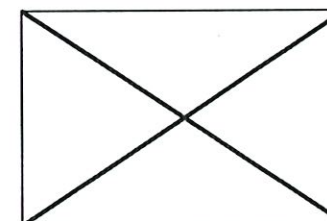
3701 3 MILE RD NW					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
41-13-05-376-017	10/16/2023 00002	201	0	295,371	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	-295371	114676	-2.576		



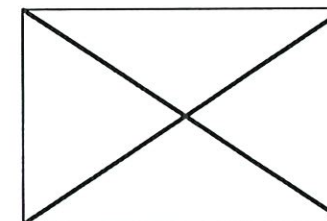
3378 3 MILE RD NW					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-08-226-004	10/02/2023 00002	201	6,300,000	1,404,235	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	4895765	5573537	0.878		



2824 3 MILE RD NW					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
41-13-09-126-022	06/28/2023 00002	301	895,000	196,163	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	698837	356730	1.959		



2150 NORTHRIDGE DR NW					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
41-13-03-600-034	05/11/2023 00002	302	300,000	196,700	



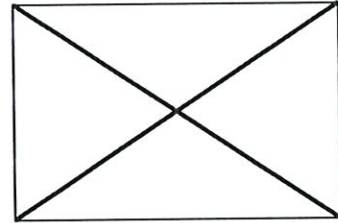
3483 NORTHRIDGE DR NW					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
41-13-05-200-031	03/17/2023 00002	302	4,290,250	3,208,251	
!!MULTI-PARCEL SALE!!					



Neighborhoods Used: 00002.INDUSTRIAL

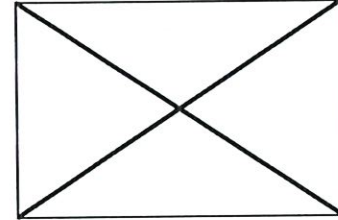
25 NORTH PARK ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-06-103-004	01/12/2023 00002	301	600,000	46,746
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	553254	386313	1.432	



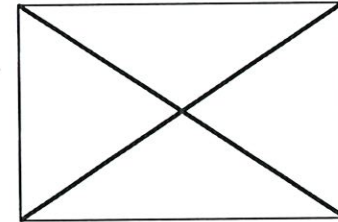
2972 WILSON DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-06-326-008	01/06/2023 00002	301	3,900,000	436,709
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	3463291	576600	6.006	



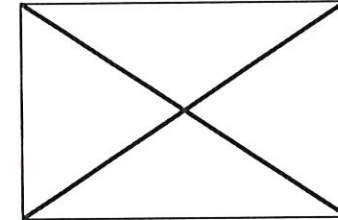
2066 BRISTOL AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-351-020	12/07/2022 00002	301	4,390,667	431,386
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	3959281	2161603	1.832	



1890 BRISTOL AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-14-102-018	09/22/2022 00002	301	725,000	191,131
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	533869	169459	3.150	



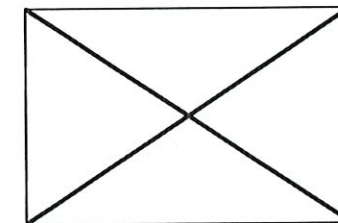
2889 NORTHRIDGE DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-04-326-013	08/18/2022 00002	301	1,525,000	260,539
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	1264461	804076	1.573	



2693 CALANN AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-08-201-035	07/19/2022 00002	301	600,000	268,517
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	331483	254198	1.304	



1998 VOORHEIS AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-12-351-025	07/07/2022 00002	302	0	12,226



First Run
Industrial ECF
- Set by this
- Run Reports & analyze

Total Single Family Costs by Manual :	0
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 :	8,836,433

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

Total Single Family Sale Residual Values	:	0
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	:	9,645,472

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	11	14.96	18.08	0.920
After Application of E.C.F.s		14.59	18.05	0.917

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI FAMILY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH < 1100	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	: 1.000	(0)
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.	: 1.092	(4)

only 4 good sales

Neighborhood(s): 00002 - INDUSTRIAL

01/13/2025

01:36 PM

Neighborhoods Used: 00002.INDUSTRIAL

ECF Analysis for: 86 - CITY OF WALKER

Page: 4/4

DB: Walker2025

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