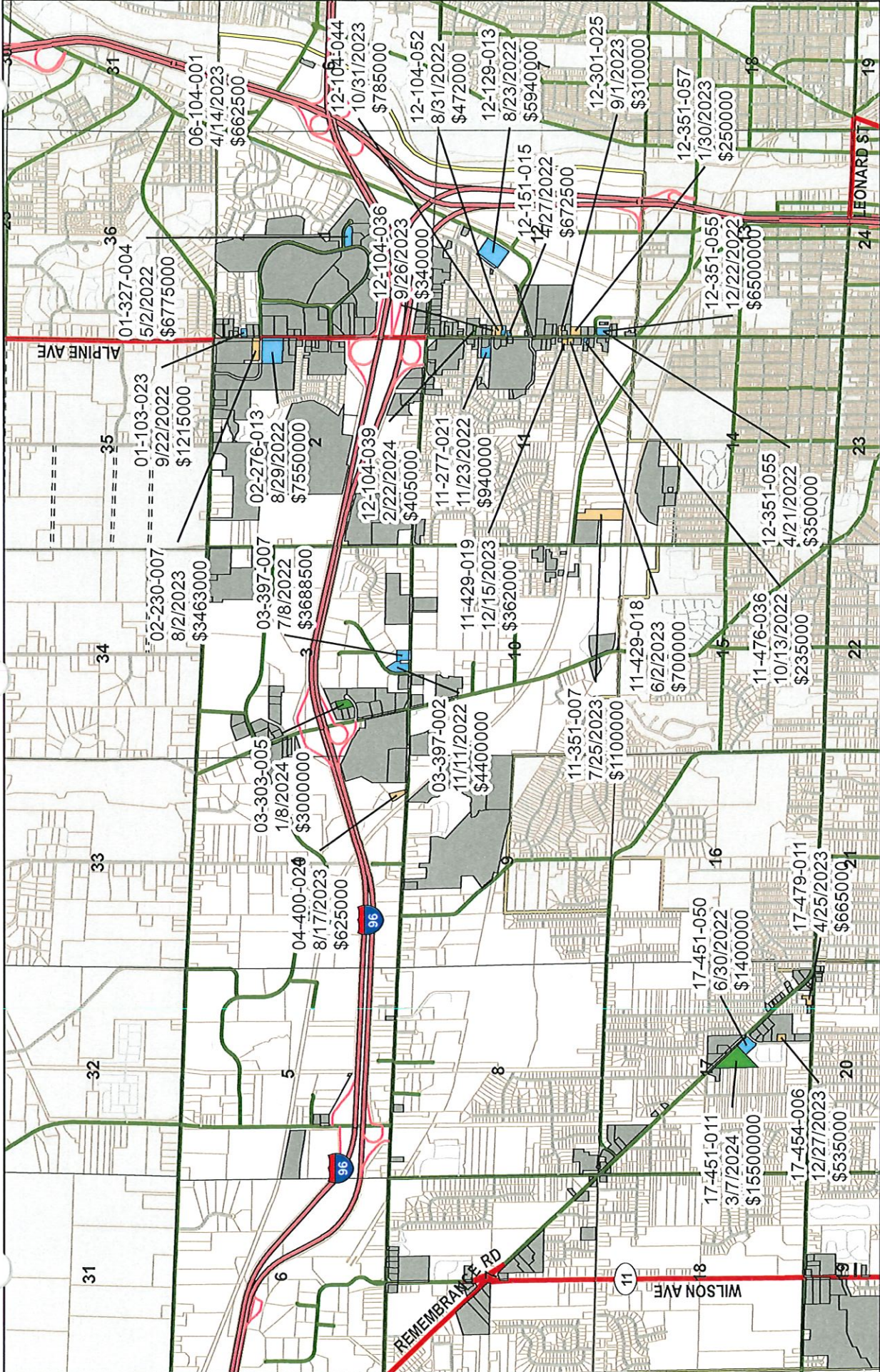


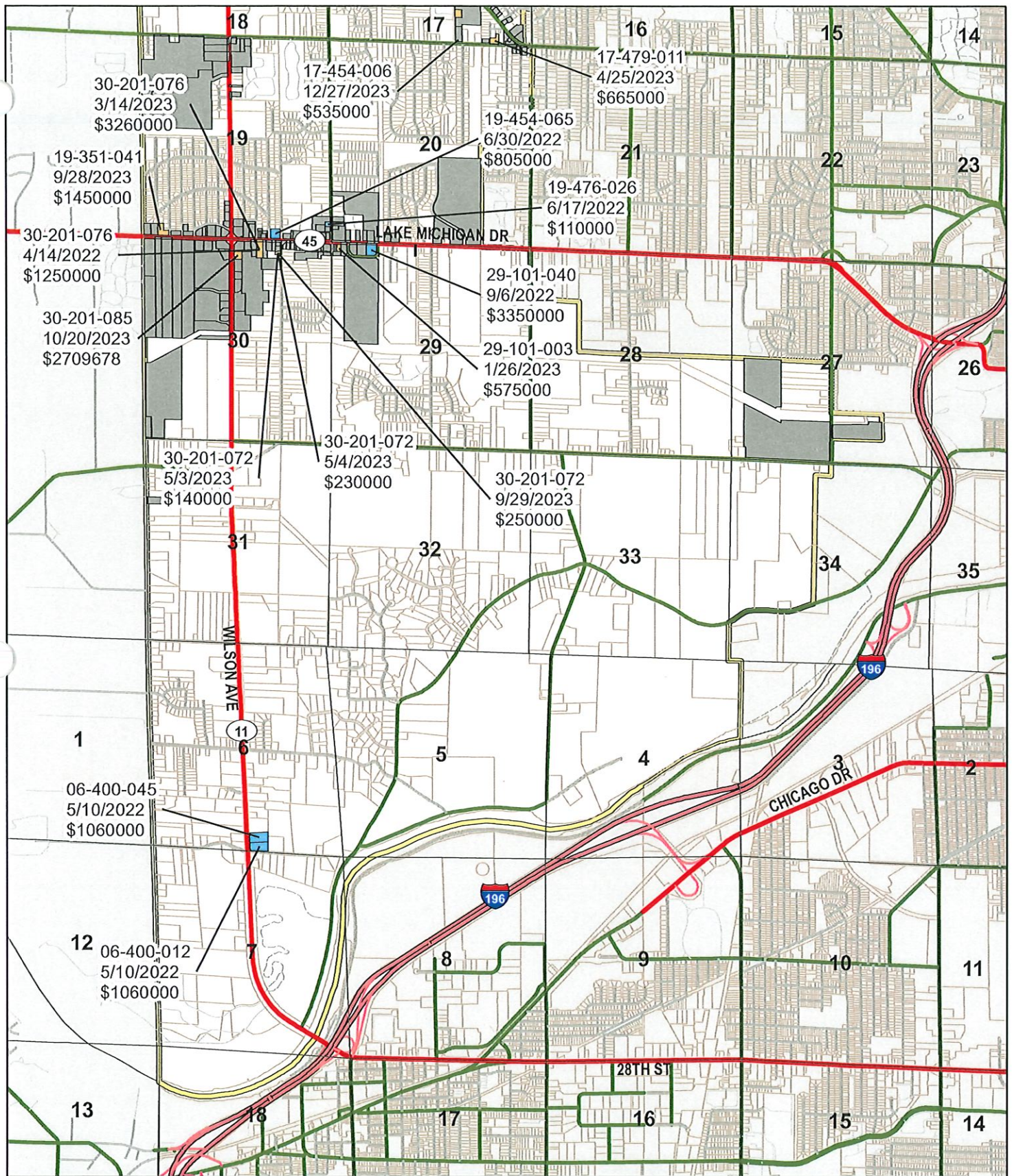


Neighborhood - 00003 (Map 1)

Commercial

City of Walker

Kent County, Michigan



Neighborhood - 00003 (Map 2)
Commercial
 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: 00003 'COMMERCIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.789
Industrial Bldgs : 0.997

→ Final ECF

(Optional) Gross Rate Multipliers

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

00003 - Commercial
- Final ECF = 1.789
- Sales Support
- Range = +98 to +122

* - Hold not done yet

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
41-13-01-103-023	3500 ALPINE AVE NW	00003	09/22/22	\$1,215,000	PTA	03-ARM'S LENGTH	\$1,215,000	200,000	400,000	Low +1,412
41-13-01-327-004	358 RIVER RIDGE DR NW	00003	05/02/22	\$6,775,000	WD	03-ARM'S LENGTH	\$6,775,000	3,353,100	6,709,200	Low 0.002
41-13-02-230-007	3461 ALPINE AVE NW	00003	08/02/23	\$3,463,000	CD	03-ARM'S LENGTH	\$3,463,000	1,404,300	6,232,600	Low -14,582
41-13-02-276-013	3385 ALPINE AVE NW	00003	08/29/22	\$7,550,000	WD	03-ARM'S LENGTH	\$7,550,000	3,367,600	6,735,200	Low -11,352
41-13-03-303-005	2171 HOLTON CT NW	00003	01/08/24	\$3,000,000	WD	03-ARM'S LENGTH	\$3,000,000	1,228,100	3,456,200	Low 0.003
41-13-03-397-002	2065 3 MILE RD NW	00003	11/11/22	\$4,400,000	CD	03-ARM'S LENGTH	\$4,400,000	989,300	1,374,600	Low -19,522
41-13-03-397-007	2025 3 MILE RD NW	00003	07/08/22	\$3,688,500	CD	03-ARM'S LENGTH	\$3,688,500	1,807,600	3,668,200	Low -21,092
41-13-04-400-020	2535 3 MILE RD NW	00003	08/17/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	280,100	500,200	Low -16,472
41-13-11-277-021										

41-13-30-201-072	351 CUMMINGS AVE NW	00003	09/29/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	84,600	173,200	20W +8,932
41-13-30-201-076	4290 LAKE MICHIGAN DR NW	00003	04/14/22	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	69,900	139,800	20W -12,472
41-13-30-201-076	4290 LAKE MICHIGAN DR NW	00003	03/14/23	\$3,260,000	CD	03-ARM'S LENGTH	\$3,260,000	758,900	1,517,800	20W -10,752
41-13-30-201-085	348 WILSON AVE NW	00003	10/20/23	\$2,709,678	CD	03-ARM'S LENGTH	\$2,709,678	758,900	1,517,800	20W -16,752
41-17-06-400-045	1958 WILSON AVE SW	00003	05/10/22	\$1,060,000	WD	03-ARM'S LENGTH	\$1,060,000	117,100	213,400	20W -18,112
								439,500	829,000	20W -17,212

35 Sales

High	Low	Even
7	27	1
15	20	0

not agreed
mix + a lot
of -adj
reset
at NE analysis

Better mix
+ values are closer to
sales

+92 to +122
Range

09:04 AM

DB: Walker2025

Neighborhoods Used: 00003.COMMERCIAL

2616 ALPINE AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-12-104-039	02/22/2024 00003	201	405,000	111,984
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	293016	261957	1.119	



2171 HOLTON CT NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-03-303-005	01/08/2024 00003	201	3,000,000	403,834
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	2596166	1292745	2.008	



1300 WALKER VILLAGE DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-17-454-006	12/27/2023 00003	201	535,000	135,857
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	399143	184455	2.164	

Neighborhoods Used: 00003.COMMERCIAL

2530 ALPINE AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-12-104-036	09/26/2023 00003	201	340,000	160,287
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	179713	207214	0.867	



2260 ALPINE AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-12-301-025	09/01/2023 00003	201	310,000	97,862
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	26021	9202	2.828	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	186117	65817	2.828	



2535 3 MILE RD NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-04-400-020	08/17/2023 00003	201	625,000	123,279
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	501			

Neighborhoods Used: 00003.COMMERCIAL

3333 LEONARD ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-479-011	04/25/2023 00003	201	665,000	139,132
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	525868	359781	1.462	



4290 LAKE MICHIGAN DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-30-201-076	03/14/2023 00003	201	3,260,000	371,949
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	2888051	492897	5.859	



3970 LAKE MICHIGAN DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-29-101-003	01/26/2023 00003	201	575,000	141,582
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	433418	50972	8.503	



09:04 AM

DB: Walker2025

Neighborhoods Used: 00003.COMMERCIAL

3500 ALPINE AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-01-103-023	09/22/2022 00003	201	1,215,000	277,097
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	937903	307105	3.054	



3800 LAKE MICHIGAN DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-29-101-040	09/06/2022 00003	201	3,350,000	417,965
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	2932035	714644	4.103	



2500 ALPINE AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-12-104-052	08/31/2022 00003	201	472,000	175,108
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	296892	120578	2.462	



09:04 AM

DB: Walker2025

Neighborhoods Used: 00003.COMMERCIAL

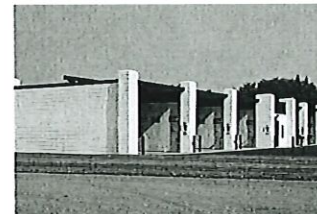
3500 REMEMBRANCE RD NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-451-050	06/30/2022 00003	201	***,***	390,987
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	1009013	792787	1.273	



465 KINNEY AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-19-476-026	06/17/2022 00003	201	110,000	109,058
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	942	127518	0.007	



1978 WILSON AVE SW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-17-06-400-012	05/10/2022 00003	202	1,060,000	110,869

!!MULTI-PARCEL SALE!!



No Image
on File

01/14/2025

ECF Analysis for: 86 - CITY OF WALKER

Page: 7/7

09:04 AM

DB: Walker2025

Neighborhoods Used: 00003.COMMERCIAL

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