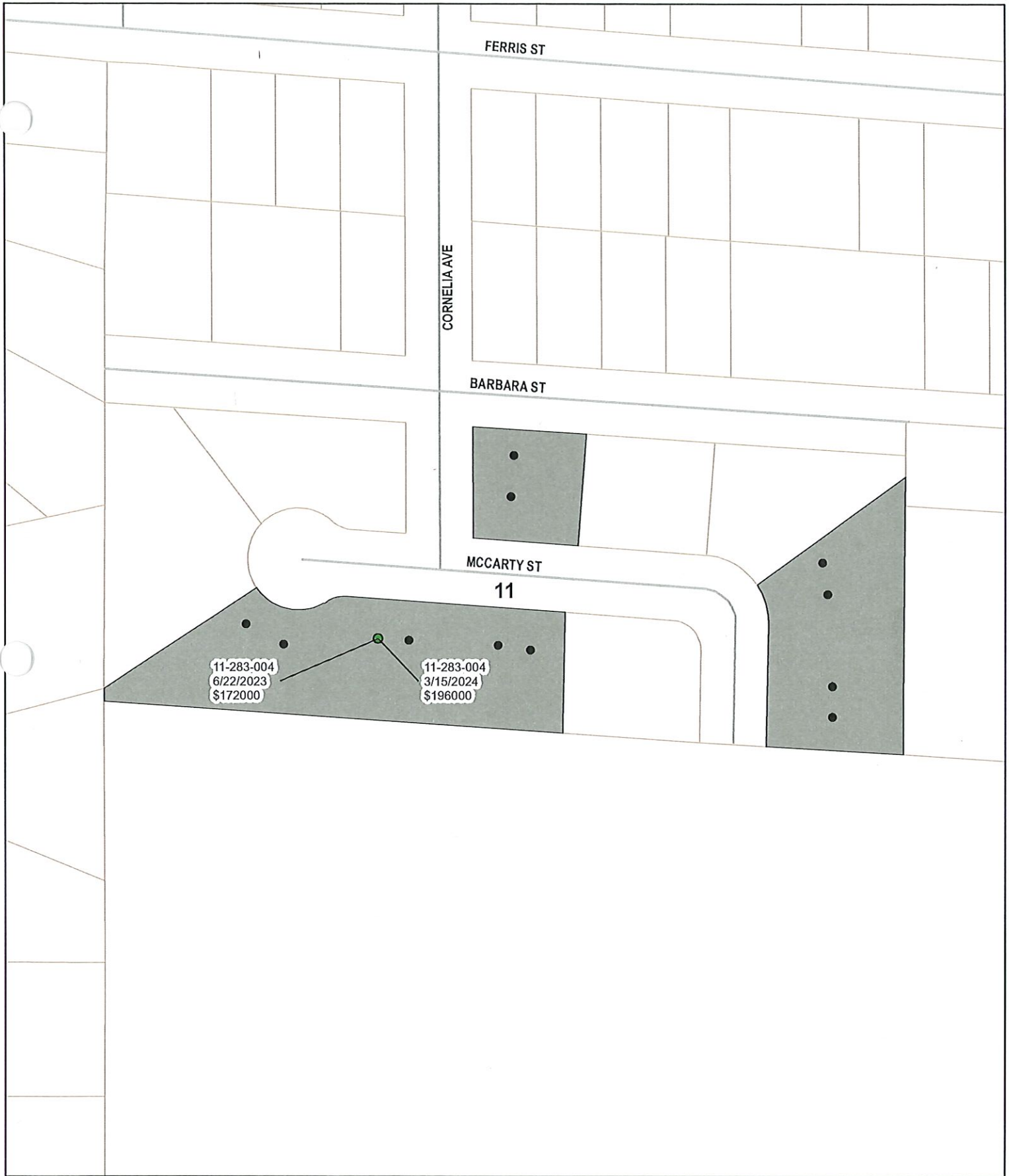
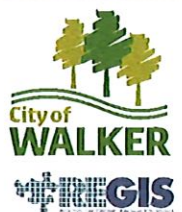




Neighborhood - 00010
Alpine Estates Condos
City of Walker
Kent County, Michigan

Legend
Condo Sales 4/1/22 to 3/31/24
year
● 2022
● 2023
● 2024
● Condos
■ Parcels w/ECF



.F.s for Neighborhood: 00010 'ALPINE ESTATES CONDOS'

Residential : 1.499 → Final ECF
Town Homes/Duplexes : 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

00010
Alpine Estates Condos
- Final ECF = 1.499
- Sales Support
- Range = +192 to +202

History

2015 = ECF = 0.827 + Range = +4% to +5%
2016 = ECF = 0.861 + Range = +1% to +2%
2017 = ECF = 0.865 + Range = 0% to +1%
2018 = ECF = 0.902 + Range = +1% to +2%
2019 = ECF = 0.856 + Range = +5% to +7%
2020 = ECF = 0.878 + Range = +1% to +2%
2021 = ECF = 0.898 + Range = 0% to +2%
2022 = ECF = 0.868 + Range = +1% to +2%
2023 = ECF = 1.135 + Range = +30% to +32%
2024 = ECF = 1.205 + Range = +13% to +14%

Parcel Number	Street Address	Neigh.	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	2025 AV After ECF	2025 TCV After ECF	Hig/Low
41-13-11-283-004	950 MCCARTY ST NW	00010	06/22/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	84,400	108,800	High + 16,800
41-13-11-283-004	950 MCCARTY ST NW	00010	03/15/24	\$196,000	WD	03-ARM'S LENGTH	\$196,000	84,400	108,800	High + 31,000

Other recent sales

- 11-279-002 - 2582 Cornelia Ave - Sold 2/4/22 for \$159,000 - High 95,400 - High 172,400 - High 19,612

- 11-283-002 - 934 McCarty St - Sold 5/5/24 for \$195,000 - High 101,400 - High 202,800 - High 33,962

High	Low	Even
3	1	0
2	2	0

not a good mix + adj are huge

- reset + reanalyze

Better mix + adj are a little less

+ 192 to + 202 Range

05/22/2024

03:15 PM

ECF Analysis for: 86 - CITY OF WALKER

Page: 1/3

DB: Walker2025

Neighborhoods Used: 00010.ALPINE ESTATES CONDOS

950 MCCARTY ST NW

Parcel Number	** Invalid Sale **	Class	AdjSalePrice	LandValue
41-13-11-283-004	03/15/2024 00010	407	196,000	36,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	159,300	77,222	2.063



950 MCCARTY ST NW

Parcel Number	** Valid Sale **	Class	AdjSalePrice	LandValue
41-13-11-283-004	06/22/2023 00010	407	172,000	36,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	135,300	78,709	1.719



00010
Alpine Estates Condos
- First Run ECF - Raw
- Set by this run reports
Laralyze

Neighborhoods Used: 00010.ALPINE ESTATES CONDOS

<<<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
STORY	78,709	78,709	78,709	78,709	78,709	78,709	
LEVEL	78,709	78,709	78,709	78,709	78,709	78,709	
CONDO	78,709	78,709	78,709	78,709	78,709	78,709	
FARMHOUSE	78,709	78,709	78,709	78,709	78,709	78,709	
MULTI FAMILY	78,709	78,709	78,709	78,709	78,709	78,709	
RANCH	78,709	78,709	78,709	78,709	78,709	78,709	
RANCH < 1100	78,709	78,709	78,709	78,709	78,709	78,709	
TRI-LEVEL	78,709	78,709	78,709	78,709	78,709	78,709	
TWO-STORY	78,709	78,709	78,709	78,709	78,709	78,709	
	78,709	78,709	78,709	78,709	78,709	78,709	

Total Single Family Costs by Manual : 78,709
 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

<<<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.5 STORY	135,300	135,300	135,300	135,300	135,300	135,300	
BI-LEVEL	135,300	135,300	135,300	135,300	135,300	135,300	
CONDO	135,300	135,300	135,300	135,300	135,300	135,300	
FARMHOUSE	135,300	135,300	135,300	135,300	135,300	135,300	
MULTI FAMILY	135,300	135,300	135,300	135,300	135,300	135,300	
RANCH	135,300	135,300	135,300	135,300	135,300	135,300	
RANCH < 1100	135,300	135,300	135,300	135,300	135,300	135,300	
TRI-LEVEL	135,300	135,300	135,300	135,300	135,300	135,300	
TWO-STORY	135,300	135,300	135,300	135,300	135,300	135,300	
	135,300	135,300	135,300	135,300	135,300	135,300	

Total Single Family Sale Residual Values : 135,300
 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

<<<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
1	1	0.00	0.00	1.000	
After Application of E.C.F.s		0.00	0.00	1.000	

<<<<<<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.5 STORY	1.719(1)	1.719(1)	1.719(1)	1.719(1)	1.719(1)	1.719(1)	
BI-LEVEL	1.719(1)	1.719(1)	1.719(1)	1.719(1)	1.719(1)	1.719(1)	
CONDO	1.719(1)	1.719(1)	1.719(1)	1.719(1)	1.719(1)	1.719(1)	
FARMHOUSE	1.719(1)	1.719(1)	1.719(1)	1.719(1)	1.719(1)	1.719(1)	
MULTI FAMILY	1.719(1)	1.719(1)	1.719(1)	1.719(1)	1.719(1)	1.719(1)	
RANCH	1.719(1)	1.719(1)	1.719(1)	1.719(1)	1.719(1)	1.719(1)	
RANCH < 1100	1.719(1)	1.719(1)	1.719(1)	1.719(1)	1.719(1)	1.719(1)	
TRI-LEVEL	1.719(1)	1.719(1)	1.719(1)	1.719(1)	1.719(1)	1.719(1)	
TWO-STORY	1.719(1)	1.719(1)	1.719(1)	1.719(1)	1.719(1)	1.719(1)	
	1.719(1)	1.719(1)	1.719(1)	1.719(1)	1.719(1)	1.719(1)	

Single Family E.C.F. : 1.719 (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)

<<<<<<<<<<<<	Settings for this Analysis	>>>>>>>>>>>>
Starting Date: 04/01/2022		
Ending Date: 03/31/2024		
Terms Selected: 1		
Analyze by Style:		
Analyze by %Good:		
Show Valid Data : X		
Show Invalid Data : X		
Show Costs and Residuals: X		
Use Infl. Adj. Sale Prices:		
Neighborhood(s): 00010 - ALPINE ESTATES CONDOS		

Neighborhoods Used: 00010.ALPINE ESTATES CONDOS

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