



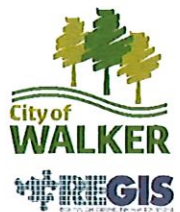
Neighborhood - 00011
Arbor Estates
City of Walker
Kent County, Michigan

Legend

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

Sale Year

- 2022
- 2023
- 2024
- Parcels w/ECF



F.s for Neighborhood: 00011 'ARBOR ESTATES'

Residential : 1.045
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

00011
Arbor Estates
- Final ECF = 1.045
- Sales Support
- Range = +52 to +62

History

2015 = ECF = 0.756 + Range = +72 to +82
2016 = ECF = 0.789 + Range = +32 to +52
2017 = ECF = 0.835 + Range = +32 to +42
2018 = ECF = 0.860 + Range = +22 to +32
2019 = ECF = 0.738 + Range = +72 to +92
2020 = ECF = 0.817 + Range = +82 to +92
2021 = ECF = 0.892 + Range = +42 to +62
2022 = ECF = 0.881 + Range = +32 to +42
2023 = ECF = 0.948 + Range = +132 to +142
2024 = ECF = 0.972 + Range = +112 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
41-13-20-102-003	3877 SYDNEY CT NW	00011	06/27/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	165,600	331,200	Low
41-13-20-102-017	3891 AVERY DR NW	00011	05/18/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	160,700	321,400	Low
41-13-20-102-027	3965 AVERY DR NW	00011	08/30/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	190,600	381,200	High
41-13-20-102-028	3908 SYDNEY CT NW	00011	05/11/23	\$444,250	WD	03-ARM'S LENGTH	\$444,250	230,900	461,800	High
41-13-20-103-006	1042 EAST AVERY CT NW	00011	12/07/22	\$344,400	WD	03-ARM'S LENGTH	\$344,400	210,400	420,800	High
41-13-20-103-008	1037 EAST AVERY CT NW	00011	02/06/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	225,800	451,600	High
41-13-20-151-019	3984 MACEY DR NW	00011	06/30/22	\$461,500	WD	03-ARM'S LENGTH	\$461,500	230,700	461,400	Even

+ 5.712
+ 5.722
+ 5.712
+ 5.773
+ 5.722
+ 5.222
+ 5.682

High	Low	Even
4	2	1



mix is
didn't
+ adj are
reasonable

+ 52 to + 62

Neighborhoods Used: 00011.ARBOR ESTATES

1037 EAST AVERY CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-103-008	02/06/2024 00011	401	395,000	104,023
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	77	290,977	314,715
				E.C.F. 0.925



3877 SYDNEY CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-102-003	06/27/2023 00011	401	335,000	84,343
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	77	250,657	235,491
				E.C.F. 1.064



3908 SYDNEY CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-102-028	05/11/2023 00011	401	444,250	112,283
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	77	331,967	329,772
				E.C.F. 1.007



1042 EAST AVERY CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-103-006	12/07/2022 00011	401	344,400	77,071
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	267,329	290,494
				E.C.F. 0.920



3065 AVERY DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-102-027	08/30/2022 00011	401	360,000	72,300
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	78	287,700	263,860
				E.C.F. 1.090



3984 MACEY DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-151-019	06/30/2022 00011	401	461,500	72,300
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	79	389,200	336,077
				E.C.F. 1.158



3891 AVERY DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-102-017	05/18/2022 00011	401	325,000	72,457
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	75	252,543	209,911
				E.C.F. 1.203



00011
 Arbor Estates
 - First Run ECF - Raw
 - Set by this, run
 reports & analyze

Neighborhoods Used: 00011.ARBOR ESTATES

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
STORY	1,980,320	1,980,320	1,980,320	1,980,320	1,980,320	1,980,320	
LEVEL	1,980,320	1,980,320	1,980,320	1,980,320	1,980,320	1,980,320	
CONDO	1,980,320	1,980,320	1,980,320	1,980,320	1,980,320	1,980,320	
FARMHOUSE	1,980,320	1,980,320	1,980,320	1,980,320	1,980,320	1,980,320	
MULTI FAMILY	1,980,320	1,980,320	1,980,320	1,980,320	1,980,320	1,980,320	
RANCH	1,980,320	1,980,320	1,980,320	1,980,320	1,980,320	1,980,320	
RANCH < 1100	1,980,320	1,980,320	1,980,320	1,980,320	1,980,320	1,980,320	
TRI-LEVEL	1,980,320	1,980,320	1,980,320	1,980,320	1,980,320	1,980,320	
TWO-STORY	1,980,320	1,980,320	1,980,320	1,980,320	1,980,320	1,980,320	
	1,980,320	1,980,320	1,980,320	1,980,320	1,980,320	1,980,320	

Total Single Family Costs by Manual : 1,980,320

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	2,070,373	2,070,373	2,070,373	2,070,373	2,070,373	2,070,373	
BI-LEVEL	2,070,373	2,070,373	2,070,373	2,070,373	2,070,373	2,070,373	
CONDO	2,070,373	2,070,373	2,070,373	2,070,373	2,070,373	2,070,373	
FARMHOUSE	2,070,373	2,070,373	2,070,373	2,070,373	2,070,373	2,070,373	
MULTI FAMILY	2,070,373	2,070,373	2,070,373	2,070,373	2,070,373	2,070,373	
RANCH	2,070,373	2,070,373	2,070,373	2,070,373	2,070,373	2,070,373	
RANCH < 1100	2,070,373	2,070,373	2,070,373	2,070,373	2,070,373	2,070,373	
TRI-LEVEL	2,070,373	2,070,373	2,070,373	2,070,373	2,070,373	2,070,373	
TWO-STORY	2,070,373	2,070,373	2,070,373	2,070,373	2,070,373	2,070,373	
	2,070,373	2,070,373	2,070,373	2,070,373	2,070,373	2,070,373	

Total Single Family Sale Residual Values : 2,070,373

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	
7	0	6.51	7.63	1.000	
After Application of E.C.F.s		6.48	7.64	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	1.045(7)	1.045(7)	1.045(7)	1.045(7)	1.045(7)	1.045(7)	
BI-LEVEL	1.045(7)	1.045(7)	1.045(7)	1.045(7)	1.045(7)	1.045(7)	
CONDO	1.045(7)	1.045(7)	1.045(7)	1.045(7)	1.045(7)	1.045(7)	
FARMHOUSE	1.045(7)	1.045(7)	1.045(7)	1.045(7)	1.045(7)	1.045(7)	
MULTI FAMILY	1.045(7)	1.045(7)	1.045(7)	1.045(7)	1.045(7)	1.045(7)	
RANCH	1.045(7)	1.045(7)	1.045(7)	1.045(7)	1.045(7)	1.045(7)	
RANCH < 1100	1.045(7)	1.045(7)	1.045(7)	1.045(7)	1.045(7)	1.045(7)	
TRI-LEVEL	1.045(7)	1.045(7)	1.045(7)	1.045(7)	1.045(7)	1.045(7)	
TWO-STORY	1.045(7)	1.045(7)	1.045(7)	1.045(7)	1.045(7)	1.045(7)	
	1.045(7)	1.045(7)	1.045(7)	1.045(7)	1.045(7)	1.045(7)	

Single Family E.C.F. : 1.045 (7)

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	>>>>>>>>>>
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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): 00011 - ARBOR ESTATES

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