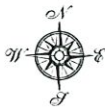




Neighborhood - 00012
Auden View Estates
 City of Walker
 Kent County, Michigan

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



.F.s for Neighborhood: 00012 'AUDEN VIEW ESTATES'

Residential : 1.016 → 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

00012
Auden View
- Final ECF = 1.016
- Sales Support
- Range = +92 to +102

History

2015 = ECF = Varies + Range = +3% to +4%
2016 = ECF = 0.879 + Range = +92 to +102
2017 = ECF = 0.896 + Range = +3% to +4%
2018 = ECF = 0.935 + Range = +3% to +4%
2019 = ECF = 0.779 + Range = +4% to +6%
2020 = ECF = 0.868 + Range = +8% to +9%
2021 = ECF = 0.890 + Range = +1% to +2%
2022 = ECF = 0.827 + Range = 0% to +1%
2023 = ECF = 0.902 + Range = +1% to +12%
2024 = ECF = 0.914 + Range = +9% to +10%

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
41-13-07-427-018	2328 RANDALL AVE NW	00012	12/01/22	\$404,000	WD	03-ARM'S LENGTH	\$404,000	220,300	440,600	High +9.492

Other recent sales

- 07-427-007 - 2299 Randall Ave - Sold 1/13/22 for \$405,000 - 237,100 - 474,200 - High +9.512
- 07-427-009 - 2271 Randall Ave - Sold 5/3/24 for \$500,000 - 213,600 - 427,200 Low +5.522

High	Low
2	1

Good, may
 be adj and
 reasonable

+92 to +102
 Range

05/23/2024

08:27 AM

ECF Analysis for: 86 - CITY OF WALKER

Page: 1/3

DB: Walker2025

Neighborhoods Used: 00012.AUDEN VIEW ESTATES

2328 RANDALL AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-427-018	12/01/2022 00012	401	404,000	78,912
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	74	325,088	320,104	1.016



00012
Auden View
- First Run ECF - Raw
- Set by this, run
reports + analyze

Neighborhoods Used: 00012.AUDEN VIEW ESTATES

<<<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.5 STORY	320,104	320,104	320,104	320,104	320,104	320,104	
BI-LEVEL	320,104	320,104	320,104	320,104	320,104	320,104	
CONDO	320,104	320,104	320,104	320,104	320,104	320,104	
FARMHOUSE	320,104	320,104	320,104	320,104	320,104	320,104	
MULTI FAMILY	320,104	320,104	320,104	320,104	320,104	320,104	
RANCH	320,104	320,104	320,104	320,104	320,104	320,104	
RANCH < 1100	320,104	320,104	320,104	320,104	320,104	320,104	
TRI-LEVEL	320,104	320,104	320,104	320,104	320,104	320,104	
TWO-STORY	320,104	320,104	320,104	320,104	320,104	320,104	
	320,104	320,104	320,104	320,104	320,104	320,104	

Total Single Family Costs by Manual : 320,104

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	325,088	325,088	325,088	325,088	325,088	325,088	
BI-LEVEL	325,088	325,088	325,088	325,088	325,088	325,088	
CONDO	325,088	325,088	325,088	325,088	325,088	325,088	
FARMHOUSE	325,088	325,088	325,088	325,088	325,088	325,088	
MULTI FAMILY	325,088	325,088	325,088	325,088	325,088	325,088	
RANCH	325,088	325,088	325,088	325,088	325,088	325,088	
RANCH < 1100	325,088	325,088	325,088	325,088	325,088	325,088	
TRI-LEVEL	325,088	325,088	325,088	325,088	325,088	325,088	
TWO-STORY	325,088	325,088	325,088	325,088	325,088	325,088	
	325,088	325,088	325,088	325,088	325,088	325,088	

Total Single Family Sale Residual Values : 325,088

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	0	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	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	
BI-LEVEL	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	
CONDO	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	
FARMHOUSE	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	
MULTI FAMILY	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	
RANCH	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	
RANCH < 1100	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	
TRI-LEVEL	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	
TWO-STORY	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	
	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	1.016(1)	

Single Family E.C.F. : 1.016 (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	>>>>>>>>>>>>
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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): 00012 - AUDEN VIEW ESTATES

Neighborhoods Used: 00012.AUDEN VIEW 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