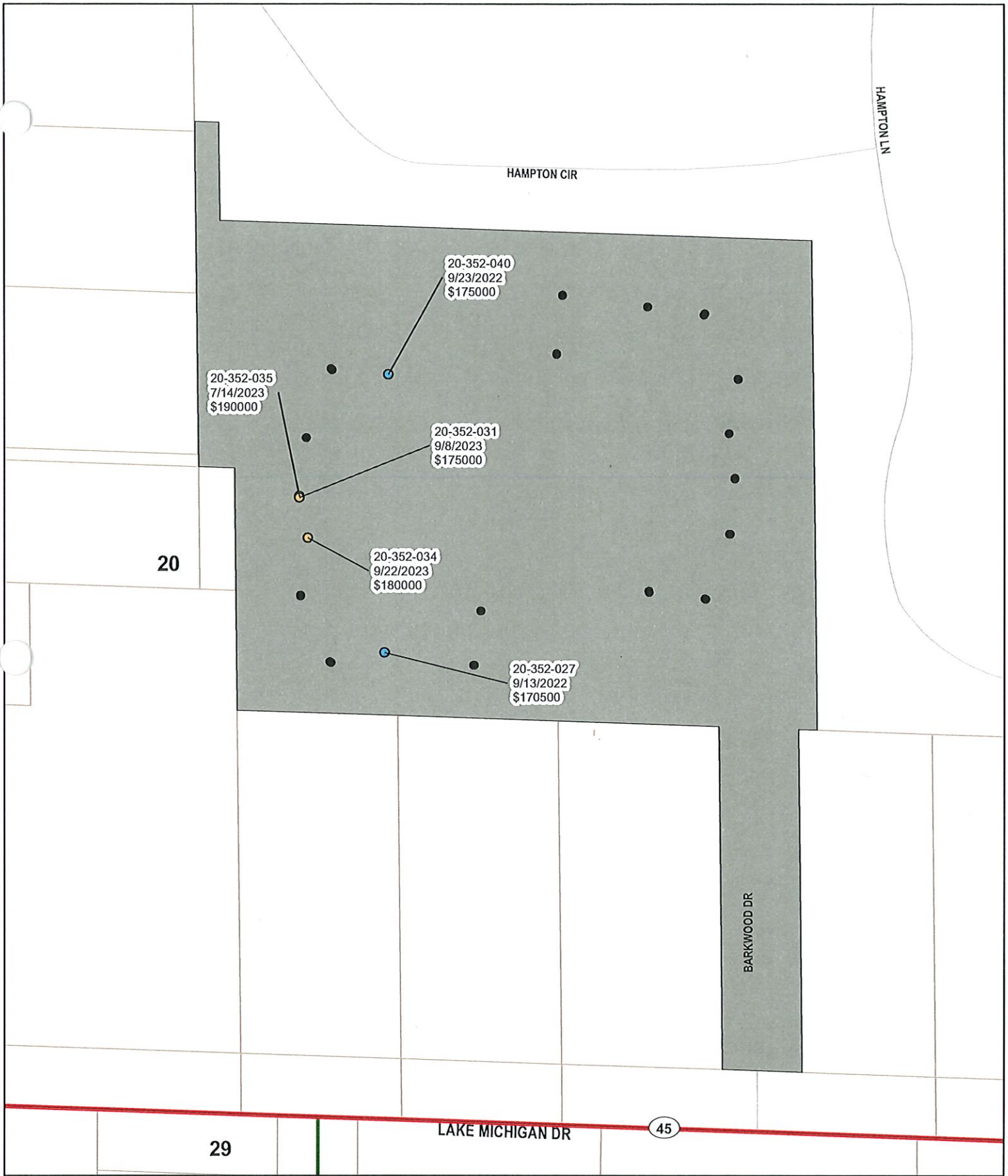




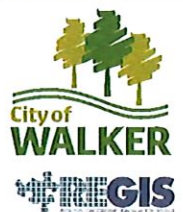
Neighborhood - 00015
Barkwood Condos
City of Walker
Kent County, Michigan

Legend

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

year

- 2022
- 2023
- 2024
- Condos
- Parcels w/ECF



.F.s for Neighborhood: 00015 'BARKWOOD CONDOS'

Residential : 1.842 → 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

00015
Barkwood Condos
- Final ECF = 1.842
- Sales Support
- Range = +14% to +15%

History

2015 = ECF = 1.000 + Range = +14% to +15%
2016 = ECF = 1.068 + Range = +4% to +5%
2017 = ECF = 1.159 + Range = +8% to +9%
2018 = ECF = 1.216 + Range = +3% to +4%
2019 = ECF = 1.087 + Range = +8% to +10%
2020 = ECF = 1.175 + Range = +6% to +7%
2021 = ECF = 1.355 + Range = +10% to +11%
2022 = ECF = 1.396 + Range = +9% to +10%
2023 = ECF = 1.425 + Range = +8% to +9%
2024 = ECF = 1.567 + Range = +16% to +17%

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
41-13-20-352-027	465 BARKWOOD DR NW	00015	09/13/22	\$170,500	WD	03-ARM'S LENGTH	\$170,500	85,900	171,800	High + 14,532
41-13-20-352-031	481 BARKWOOD DR NW	00015	09/08/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	93,600	187,200	High + 14,502
41-13-20-352-034	477 BARKWOOD DR NW	00015	09/22/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	86,100	172,200	Low + 14,642
41-13-20-352-035	485 BARKWOOD DR NW	00015	07/14/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	86,100	172,200	Low + 14,642
41-13-20-352-040	497 BARKWOOD DR NW	00015	09/23/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	86,000	172,000	Low + 14,512

Good sales mix - sales support

High → 2 | Low 3

Range = + 14 2 to + 15 2.

Neighborhoods Used: 00015.BARKWOOD CONDOS

477 BARKWOOD DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-352-034	09/22/2023 00015	407	180,000	38,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	47	141,500	71,289	1.985



481 BARKWOOD DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-352-031	09/08/2023 00015	407	175,000	38,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	136,500	79,674	1.713



485 BARKWOOD DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-20-352-035	07/14/2023 00015	407	190,000	38,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	47	151,500	71,289	2.125



497 BARKWOOD DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-20-352-040	09/23/2022 00015	407	175,000	34,400
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	48	140,600	66,270	2.122



505 BARKWOOD DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-20-352-027	09/13/2022 00015	407	170,500	34,400
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	48	136,100	66,174	2.057



00015
Barkwood Condos
- First Run ECF - Raw
- Set by this, run
reports & analyze

Neighborhood(s): 00015 - BARKWOOD 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