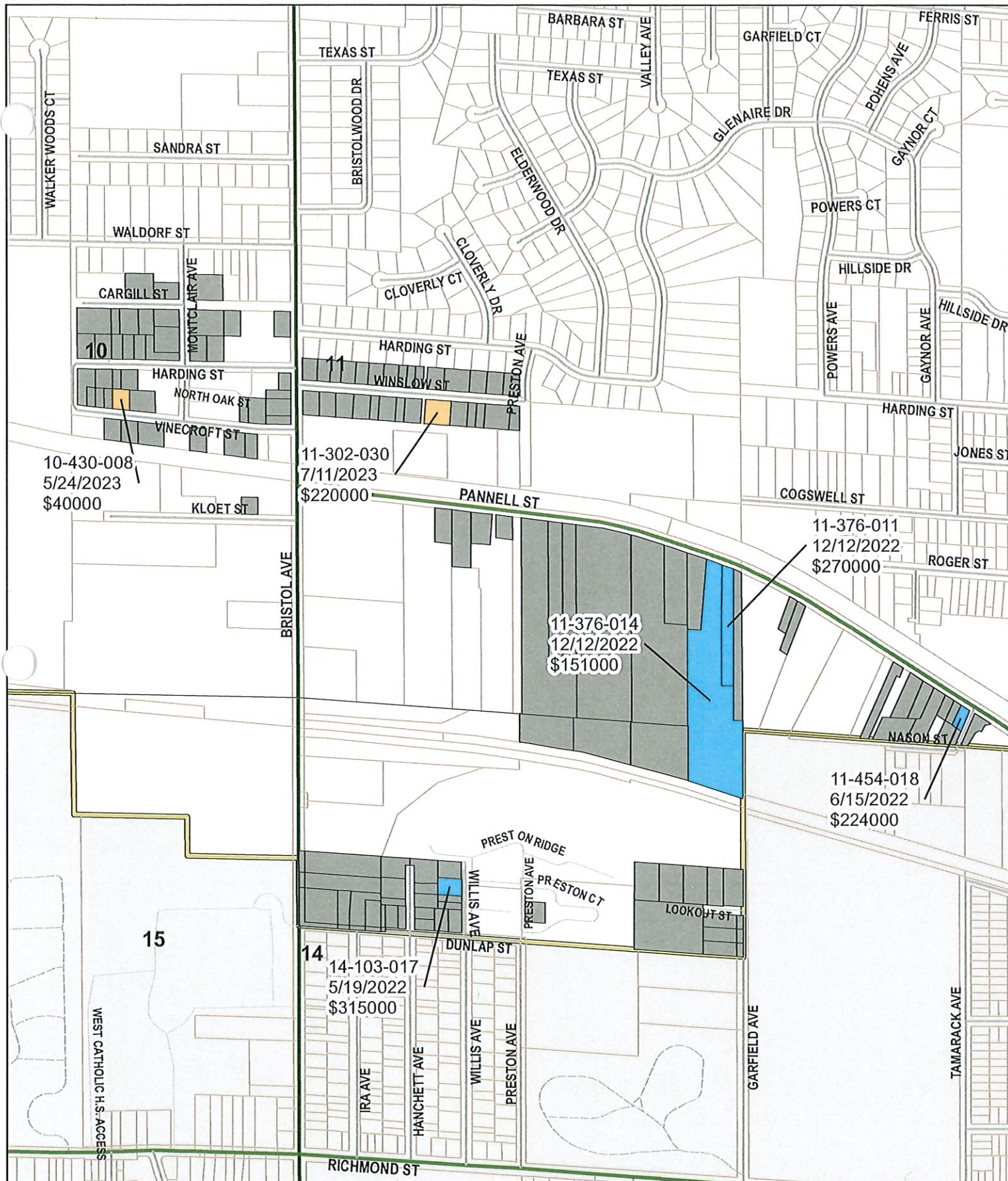
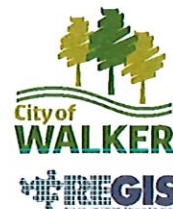




Neighborhood - 00020
Bristol/Pannell Area
 City of Walker
 Kent County, Michigan

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



F.s for Neighborhood: 00020 'BRISTOL/PANNELL AREA'

Residential : 1.607
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.950
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

00020
Bristol/Pannell
- Final ECF = 1.607
- Sales Support
- Range = +5% to +7%

History

2015 = ECF = Varies + Range = +8% to +10%
2016 = ECF = Varies + Range = +8% to +9%
2017 = ECF = Varies + Range = 0% to +2%
2018 = ECF = Varies + Range = +1% to +2%
2019 = ECF = Varies + Range = +7% to +9%
2020 = ECF = Varies + Range = +9% to +11%
2021 = ECF = Varies + Range = +7% to +9%
2022 = ECF = Varies + Range = +5% to +6%
2023 = ECF = 1.342 + Range = +6% to +8%
2024 = ECF = 1.460 + Range = +12% to +15%

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
41-13-11-302-030	1450 WINSLOW ST NW	00020	07/11/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	105,101,000	211,320,000	Low +0.89Z
41-13-11-376-011	1140 PANNELL ST NW	00020	12/12/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	141,900	283,800	High +0.99Z
41-13-11-376-014	1142 PANNELL ST NW	00020	12/12/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	93,800	180,500	High +1.01Z
41-13-14-103-017	1831 WILLIS AVE NW	00020	05/19/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	151,900	303,800	Low +0.73Z

Other recent sales:

- 10-428-029 - 1717 Harding - Sold 9/17/21 for \$268,100 - High +1.27Z +5.59Z
- 10-429-012 - 2324 Montclair - Sold 12/22/21 for \$300,000 - High +0.68Z
- 10-429-012 - 2324 Montclair - Sold 12/28/22 for \$100,000 - High +0.87Z
- 11-351-008 - 1506 Pannell - Sold 8/16/21 for \$241,000 - High +0.84Z
- 11-376-017 - 1206 Pannell - Sold 7/9/21 for \$204,300 - High +0.88Z
- 11-454-003 - 1102 Pannell - Sold 6/15/22 for \$224,000 - High +0.75Z
- 11-454-018 - 910 Pannell - Sold 4/1/24 for \$215,000 - High +0.94Z
- 14-102-032 - 1557 Dunlap - Sold 8/27/21 for \$211,000 - Low +0.96Z
- 14-127-025 - 1255 Lockhart - Sold 8/27/21 for \$211,000 - Low +0.96Z

High	Low	Even
4	7	Φ
6	5	1

not a good mfr
- reset + reanalysis

Better mfr values and sales closer to sales

+53 to +72 Range

Neighborhoods Used: 00020.BRISTOL/PANNELL AREA

1450 WINSLOW ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-302-030	07/11/2023 00020	401	220,000	55,453
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	164,547	99,148	1.660



1142 PANNELL ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-376-014	12/12/2022 00020	401	151,000	59,865
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	54	91,135	72,162	1.263



1140 PANNELL ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-376-011	12/12/2022 00020	401	270,000	54,528
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	54	215,472	141,389	1.524



910 PANNELL ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-454-018	06/15/2022 00020	401	224,000	31,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	17	192,300	24,598	7.818



1831 WILLIS AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-14-103-017	05/19/2022 00020	401	315,000	40,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	76	274,700	130,948	2.098



00020
Bristol/Pannell
- First Rent Ct- Raw
- Set by this, run
reports + analyze

Neighborhoods Used: 00020.BRISTOL/PANNELL AREA

<<<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
STORY	312,698	312,698	312,698	312,698	312,698	312,698	
LEVEL	312,698	312,698	312,698	312,698	312,698	312,698	
CONDO	312,698	312,698	312,698	312,698	312,698	312,698	
FARMHOUSE	312,698	312,698	312,698	312,698	312,698	312,698	
MULTI FAMILY	312,698	312,698	312,698	312,698	312,698	312,698	
RANCH	312,698	312,698	312,698	312,698	312,698	312,698	
RANCH < 1100	312,698	312,698	312,698	312,698	312,698	312,698	
TRI-LEVEL	312,698	312,698	312,698	312,698	312,698	312,698	
TWO-STORY	312,698	312,698	312,698	312,698	312,698	312,698	
	312,698	312,698	312,698	312,698	312,698	312,698	

Total Single Family Costs by Manual : 312,698
 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	471,154	471,154	471,154	471,154	471,154	471,154	
BI-LEVEL	471,154	471,154	471,154	471,154	471,154	471,154	
CONDO	471,154	471,154	471,154	471,154	471,154	471,154	
FARMHOUSE	471,154	471,154	471,154	471,154	471,154	471,154	
MULTI FAMILY	471,154	471,154	471,154	471,154	471,154	471,154	
RANCH	471,154	471,154	471,154	471,154	471,154	471,154	
RANCH < 1100	471,154	471,154	471,154	471,154	471,154	471,154	
TRI-LEVEL	471,154	471,154	471,154	471,154	471,154	471,154	
TWO-STORY	471,154	471,154	471,154	471,154	471,154	471,154	
	471,154	471,154	471,154	471,154	471,154	471,154	

Total Single Family Sale Residual Values : 471,154
 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	
3	2	7.88	11.32	1.020	
After Application of E.C.F.s		6.24	7.93	1.013	

<<<<<<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.5 STORY	1.507(3)	1.507(3)	1.507(3)	1.507(3)	1.507(3)	1.507(3)	
BI-LEVEL	1.507(3)	1.507(3)	1.507(3)	1.507(3)	1.507(3)	1.507(3)	
CONDO	1.507(3)	1.507(3)	1.507(3)	1.507(3)	1.507(3)	1.507(3)	
FARMHOUSE	1.507(3)	1.507(3)	1.507(3)	1.507(3)	1.507(3)	1.507(3)	
MULTI FAMILY	1.507(3)	1.507(3)	1.507(3)	1.507(3)	1.507(3)	1.507(3)	
RANCH	1.507(3)	1.507(3)	1.507(3)	1.507(3)	1.507(3)	1.507(3)	
RANCH < 1100	1.507(3)	1.507(3)	1.507(3)	1.507(3)	1.507(3)	1.507(3)	
TRI-LEVEL	1.507(3)	1.507(3)	1.507(3)	1.507(3)	1.507(3)	1.507(3)	
TWO-STORY	1.507(3)	1.507(3)	1.507(3)	1.507(3)	1.507(3)	1.507(3)	
	1.507(3)	1.507(3)	1.507(3)	1.507(3)	1.507(3)	1.507(3)	

Single Family E.C.F. : 1.507 (3)
 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): 00020 - BRISTOL/PANNELL AREA		

Neighborhoods Used: 00020.BRISTOL/PANNELL AREA

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