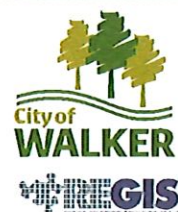
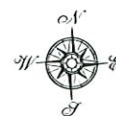




Neighborhood - 00022
Bristol Ridge
City of Walker
Kent County, Michigan

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



F.S for Neighborhood: 00022 'BRISTOL RIDGE'

Residential : 0.853 → 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

00022
Bristol Ridge
- Final ECF = 0.853
- Sales Support
- Range +6% to +7%

History

2015 = ECF = 0.742 + Range = +6% to +8%
2016 = ECF = 0.810 + Range = +7% to +9%
2017 = ECF = 0.856 + Range = +5% to +6%
2018 = ECF = 0.888 + Range = +1% to +2%
2019 = ECF = Varies + Range = +3% to +4%
2020 = ECF = Varies + Range = +2% to +3%
2021 = ECF = 0.743 + Range = 0% to +2%
2022 = ECF = 0.720 + Range = +2% to +3%
2023 = ECF = 0.746 + Range = +9% to +10%
2024 = ECF = 0.769 + Range = +11% to +12%

Parcel Number	Street Address	Neigh.	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	After ECF	2025 TCV	High/Low
41-13-03-481-001	2993 BRISTOL AVE NW	00022	02/29/24	\$343,000	WD	03-ARM'S LENGTH	\$343,000	169,300	277,381.00	28.842

Other recent sales:

-03-481-002-2981 Bristol Ave - Sold 8/24/20	189,300	378,600	-239,000	-478,000	-High	+6,462
-03-481-002-2981 Bristol Ave - Sold 8/24/20	259,400	518,800	-330,200	-666,400	-High	+34,422
-03-482-004-1734 Bristol Ridge - Sold 3/25/22	228,500	457,000	-330,200	-666,400	-High	+35,882
-03-482-004-1734 Bristol Ridge - Sold 7/23/20	281,800	563,600	-330,200	-666,400	-High	+34,422
-03-482-010-1664 Bristol Ridge - Sold 8/31/20	212,000	424,000	-361,900	-723,800	-High	+37,552
-03-482-011-1654 Bristol Ridge - Sold 8/31/20	212,000	424,000	-361,900	-723,800	-High	+37,552
-03-482-013-1630 Bristol Ridge - Sold 3/31/20	212,000	424,000	-361,900	-723,800	-High	+37,552

High	Low	Ever
5	1	0
5	1	0

not a good mix + adj are huge - reset + reanalyze

mix did not change, but values are a lot closer to sales

+62 to +72 Range

05/23/2024

ECF Analysis for: 86 - CITY OF WALKER

Page: 1/3

01:46 PM

DB: Walker2025

Neighborhoods Used: 00022.BRISTOL RIDGE

2993 BRISTOL AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-03-481-001	02/29/2024 00022	401	343,000	102,300	
Company	Style	%Good	ResidualValue	CostByManual	E.C.F.
gle Family	BI-LEVEL	92	240,700	208,743	1.153



00022
Bristol Ridge
- First Run ECF - Raw
- Set by this, run
reports + analyze

Single Family Computed Costs by Manual

Total Single Family Costs by Manual	:	208,743
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

Total Single Family Sale Residual Values	:	240,700
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	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)
BI-LEVEL	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)
CONDO	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)
FARMHOUSE	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)
MULTI FAMILY	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)
RANCH	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)
RANCH < 1100	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)
TRI-LEVEL	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)
TWO-STORY	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)
	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)	1.153(1)

Single Family E.C.F.	: 1.153 (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): 00022 - BRISTOL RIDGE

Neighborhoods Used: 00022.BRISTOL RIDGE

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