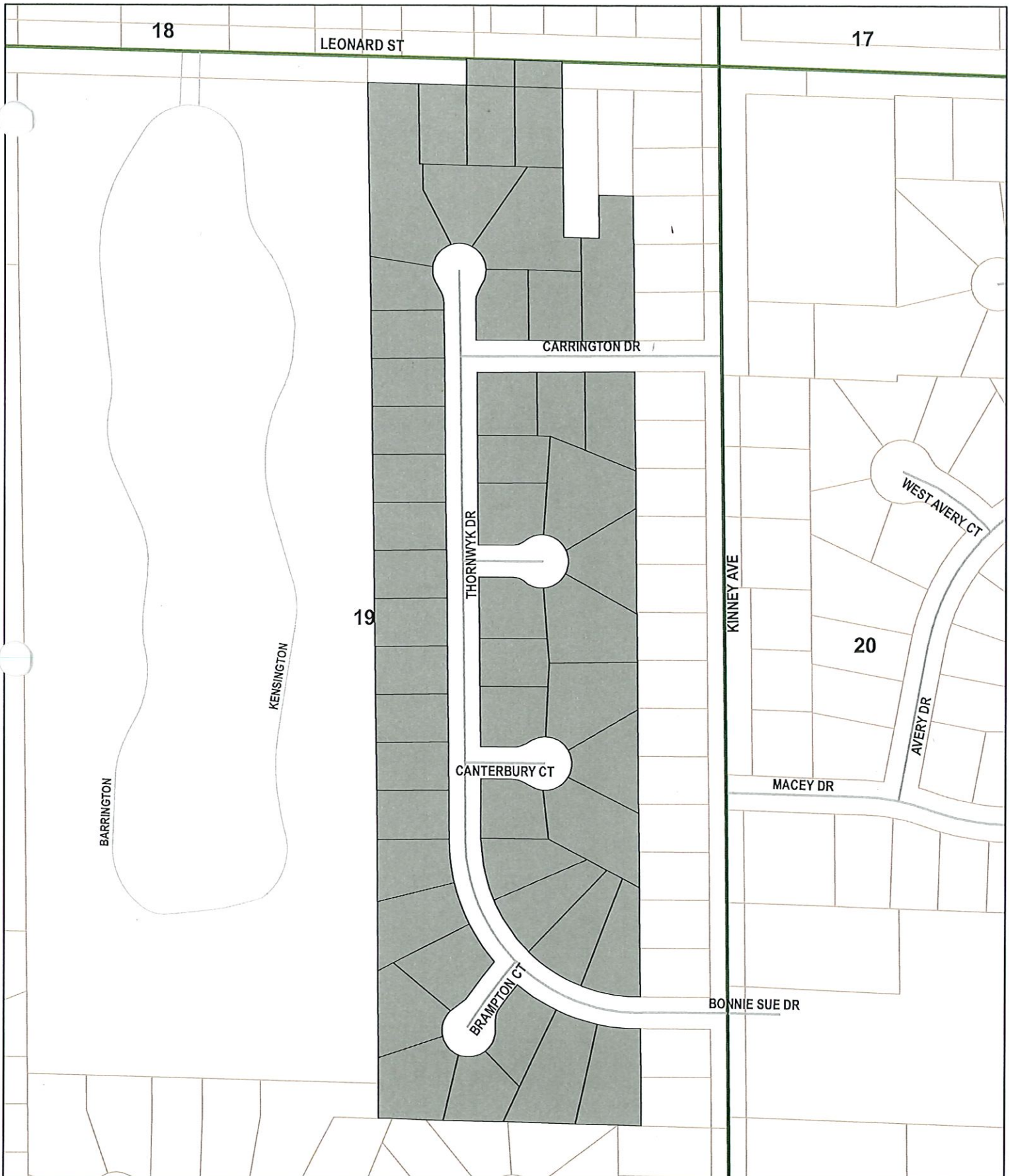
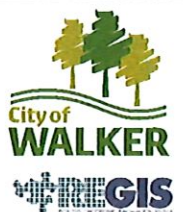




Neighborhood - 00025
Carrington Ridge
City of Walker
Kent County, Michigan

No Sales

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



S.F.s for Neighborhood: 00025 'CARRINGTON RIDGE'

Residential : 0.850
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.652
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

00025
Carrington Ridge
- Final ECF = 0.850
- Sales Support
- Range = +7% to +8%

History

2015 = ECF = 0.730 + Range = +5% to +6%
2016 = ECF = 0.779 + Range = +6% to +8%
2017 = ECF = 0.825 + Range = +6% to +7%
2018 = ECF = 0.835 + Range = 0% to +1%
2019 = ECF = Varies + Range = +4% to +6%
2020 = ECF = 0.773 + Range = +6% to +8%
2021 = ECF = 0.808 + Range = 0% to +2%
2022 = ECF = 0.809 + Range = +7% to +9%
2023 = ECF = 0.824 + Range = +6% to +7%
2024 = ECF = 0.770 + Range = +1% to +2%

Totals:

00025
 Carrington Ridge
 - No sales to work with

Other recent sales

-19-235-018-1070 Thornway - Sold 2/16/21 for \$382,500	202,900	405,800	High	+8,002
-19-235-018-1070 Thornway - Sold 2/16/21 for \$382,500	188,700	377,400	Low	+0.422
-19-235-020-4042 Wyndham Ct - Sold 7/21/21 for \$382,000	209,800	419,600	High	+8,082
-19-235-020-4042 Wyndham Ct - Sold 7/21/21 for \$382,000	194,800	389,600	High	+0.362
-19-235-024-1106 Thornway - Sold 1/6/21 for \$360,000	212,500	425,000	High	+7,082
-19-235-024-1106 Thornway - Sold 1/6/21 for \$360,000	197,400	394,800	High	-0.832
-19-278-006-4069 Brampton Ct - Sold 4/23/21 for \$447,000	240,700	481,400	High	+8,032
-19-278-006-4069 Brampton Ct - Sold 4/23/21 for \$447,000	222,700	445,400	Low	-0.842
-19-280-004-4044 Canterbury Ct - Sold 4/5/21 for \$285,000	179,900	359,800	High	+7,912
-19-280-004-4044 Canterbury Ct - Sold 4/5/21 for \$285,000	167,800	335,600	High	+0.662

High	Low	Even
3	2	0
5	0	0

Good mix,
 but adys as
 small sales
 are from 2021

- reset +
 reanalyze

Mix is not great, 2021
 but sales are up in last
 4 small adys. Numbers
 few years. Numbers
 look good.

+72 to +82
 Range

.F.s for Neighborhood: 00025 'CARRINGTON RIDGE'

Residential : 0.770
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.652
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

→ Last year ECF

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

00025
Carrington Ridge
- First Run ECF
- No Sales to work with
- Using last years ECF
- run reports + analyze