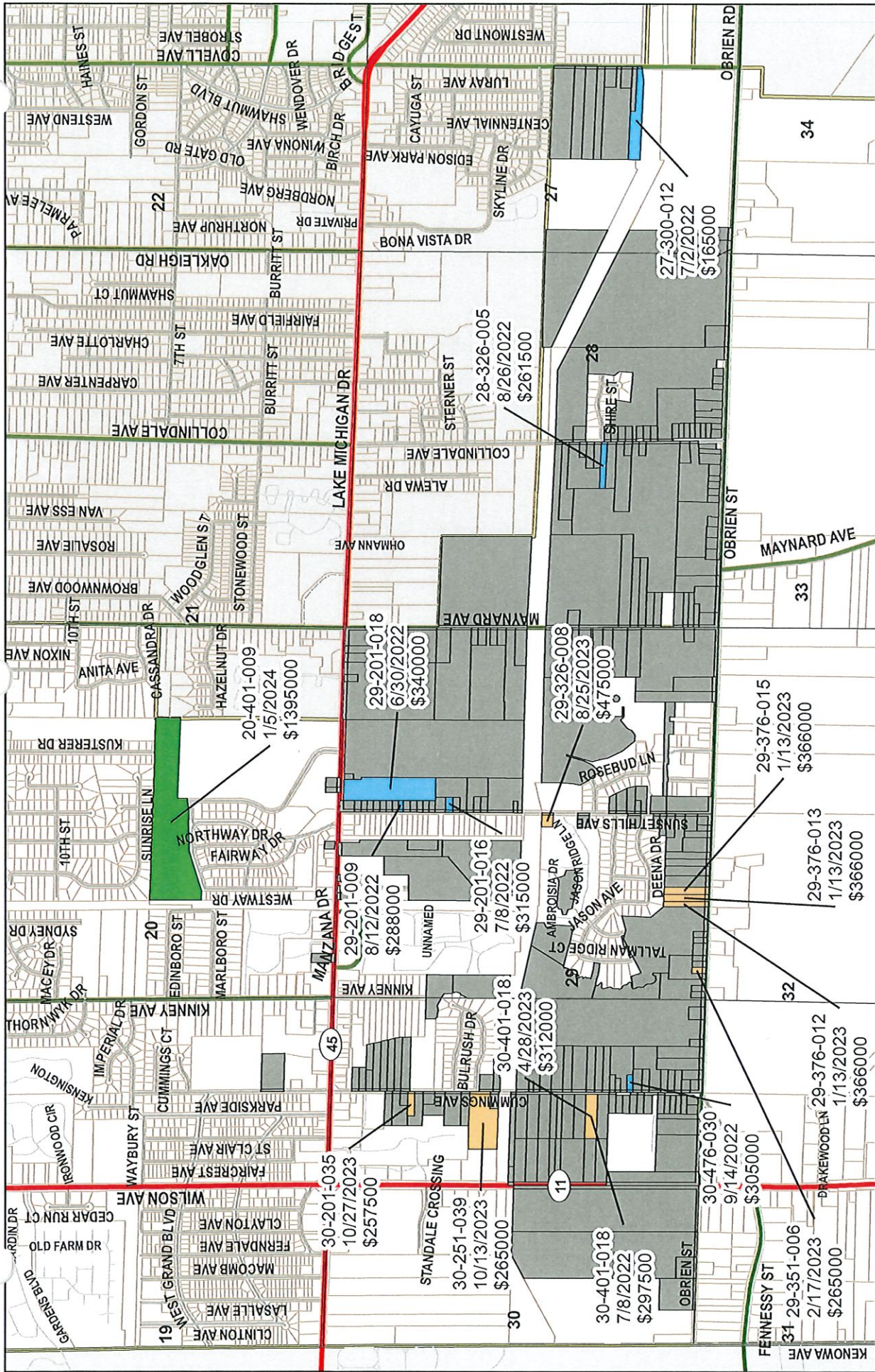




Neighborhood - 00030

Central Unplatted

City of Walker
Kent County, Michigan




Legend

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

Parcel Year	Color
2022	Blue
2023	Orange
2024	Green
Parcels w/ECF	Grey

F.s for Neighborhood: 00030 'CENTRAL UNPLATTED'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.5 STORY		1.598	1.598	1.598	1.802	1.872	1.598
BI-LEVEL		1.598	1.328	1.208	1.598	1.598	1.598
CONDO		1.598	1.598	1.598	1.598	1.598	1.598
FARMHOUSE		1.598	1.598	1.598	1.598	1.598	1.598
MULTI FAMILY		1.598	1.598	1.598	1.598	1.598	1.598
RANCH		1.458	1.368	1.438	1.568	1.598	1.598
RANCH < 1100		1.598	1.598	1.598	1.518	1.668	1.668
TRI-LEVEL		1.688	1.688	1.688	1.688	1.688	1.688
TWO-STORY		1.598	1.348	1.508	1.508	1.508	1.598

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.195
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

} Final ECF's

00030
Central Unplatted
- Final ECF's = Varies
- Sales Support
- Range = +92 to +112

History

2015 = ECF = Varies & Range = +52 to +82
2016 = ECF = Varies & Range = +72 to +102
2017 = ECF = Varies & Range = +22 to +42
2018 = ECF = Varies & Range = +42 to +52
2019 = ECF = Varies & Range = +62 to +82
2020 = ECF = Varies & Range = +52 to +62
2021 = ECF = Varies & Range = +42 to +62
2022 = ECF = Varies & Range = +62 to +82
2023 = ECF = Varies & Range = +92 to +112
2024 = ECF = Varies & Range = +142 to +162

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
41-13-28-326-005	141 COLLINDALE AVE SW	00030	08/26/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	119,200	238,200	Low +10,947
41-13-29-201-009	248 SUNSET HILLS AVE NW	00030	08/12/22	\$288,000	WD	03-ARM'S LENGTH	\$288,000	129,500	259,000	Low +2,312
41-13-29-201-016	164 SUNSET HILLS AVE NW	00030	07/08/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	129,700	210,000	Low +9,372
41-13-29-201-018	3536 LAKE MICHIGAN DR NW	00030	06/30/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	122,100	209,400	Low -11,312
41-13-29-326-008	35 SUNSET HILLS AVE SW	00030	08/25/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	229,500	459,000	Low -2,652
41-13-29-351-006	3939 OBRIEN ST SW	00030	02/17/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	131,200	491,400	High +2,542
41-13-29-376-013	3779 OBRIEN ST SW	00030	01/13/23	\$366,000	WD	03-ARM'S LENGTH	\$366,000	203,700	240,400	Low +9,682
41-13-30-201-035	227 CUMMINGS AVE NW	00030	10/27/23	\$257,500	WD	03-ARM'S LENGTH	\$257,500	111,400	229,200	Low +10,872
41-13-30-401-018	157 CUMMINGS AVE SW	00030	07/08/22	\$297,500	WD	03-ARM'S LENGTH	\$297,500	135,400	226,800	Low -1,282
41-13-30-401-018	157 CUMMINGS AVE SW	00030	04/28/23	\$312,000	PTA	03-ARM'S LENGTH	\$312,000	135,200	220,800	Low -0,082
41-13-30-476-030	248 CUMMINGS AVE SW	00030	09/14/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	142,600	310,800	Low -0,082

overall

High	Low
4	7

not a good mix
- reset
+ ready for

✓
MFC did not change but clear values and clear to sales

+92 to +112
Range

Neighborhoods Used: 00030.CENTRAL UNPLATTED

227 CUMMINGS AVE NW

Parcel Number	** Invalid Sale **	Class	AdjSalePrice	LandValue
41-13-30-201-035	10/27/2023 00030	401	257,500	53,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	53	204,100	101,284
				E.C.F. 2.015



35 SUNSET HILLS AVE SW

Parcel Number	** Valid Sale **	Class	AdjSalePrice	LandValue
41-13-29-326-008	08/25/2023 00030	401	475,000	53,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	72	405,435	299,401
				E.C.F. 1.354
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	16165	11937	1.354	



157 CUMMINGS AVE SW

Parcel Number	** Invalid Sale **	Class	AdjSalePrice	LandValue
41-13-30-401-018	04/28/2023 00030	401	312,000	78,190
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	52	233,810	101,196
				E.C.F. 2.310



3939 OBRIEN ST SW

Parcel Number	** Valid Sale **	Class	AdjSalePrice	LandValue
41-13-29-351-006	02/17/2023 00030	401	265,000	42,929
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	54	222,071	125,331
				E.C.F. 1.772



3939 OBRIEN ST SW

Parcel Number	** Invalid Sale **	Class	AdjSalePrice	LandValue
41-13-29-376-012	01/13/2023 00030	402	366,000	60,940

!!MULTI-PARCEL SALE!!

No Image
on File

3765 OBRIEN ST SW

Parcel Number	** Invalid Sale **	Class	AdjSalePrice	LandValue
41-13-29-376-015	01/13/2023 00030	402	366,000	60,940

!!MULTI-PARCEL SALE!!

No Image
on File

3779 OBRIEN ST SW

Parcel Number	** Valid Sale **	Class	AdjSalePrice	LandValue
41-13-29-376-013	01/13/2023 00030	401	366,000	60,940
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	54	292,202	212,893
				E.C.F. 1.373
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	12858	9368	1.373	



!!MULTI-PARCEL SALE!!

248 CUMMINGS AVE SW

Parcel Number	** Valid Sale **	Class	AdjSalePrice	LandValue
41-13-30-476-030	09/14/2022 00030	401	305,000	45,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	53	260,000	169,523
				E.C.F. 1.534



Neighborhoods Used: 00030.CENTRAL UNPLATTED

141 COLLINDALE AVE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-28-326-005	08/26/2022 00030	401	261,500	56,860
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	204,640	112,524	1.819



248 SUNSET HILLS AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-29-201-009	08/12/2022 00030	401	288,000	42,400
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	56	245,600	107,088	2.293



164 SUNSET HILLS AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-201-016	07/08/2022 00030	401	315,000	45,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	270,000	142,485	1.895



157 CUMMINGS AVE SW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-30-401-018	07/08/2022 00030	401	297,500	69,794
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	227,706	94,106	2.420



27 COVELL AVE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-27-300-012	07/02/2022 00030	401	165,000	86,844
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	73,802	92,514	0.798
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4354	5458	0.798	



3536 LAKE MICHIGAN DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-201-018	06/30/2022 00030	401	340,000	200,160
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	59	139,840	153,752	0.910



00030
 Central Unplatted
 - Fast Run ECF - Raw
 - Set by this, run
 reports + analyze

Neighborhoods Used: 00030.CENTRAL UNPLATTED

<<<<<<<<<<	Single Family Computed Costs by Manual					>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1,308,422	1,308,422	1,308,422	1,308,422	1,308,422	1,308,422
BI-LEVEL	1,308,422	1,308,422	1,308,422	1,308,422	1,308,422	1,308,422
CONDO	1,308,422	1,308,422	1,308,422	1,308,422	1,308,422	1,308,422
FARMHOUSE	1,308,422	1,308,422	1,308,422	1,308,422	1,308,422	1,308,422
MULTI FAMILY	1,308,422	1,308,422	1,308,422	1,308,422	1,308,422	1,308,422
RANCH	1,308,422	1,308,422	1,308,422	1,308,422	1,308,422	1,308,422
RANCH < 1100	1,308,422	1,308,422	1,308,422	1,308,422	1,308,422	1,308,422
TRI-LEVEL	1,308,422	1,308,422	1,308,422	1,308,422	1,308,422	1,308,422
TWO-STORY	1,308,422	1,308,422	1,308,422	1,308,422	1,308,422	1,308,422
	1,308,422	1,308,422	1,308,422	1,308,422	1,308,422	1,308,422

Total Single Family Costs by Manual : 1,308,422

Total Mobile Home Costs by Manual : 0

Total Town Home Costs by Manual : 0

Total Agricultural Costs by Manual : 26,763

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	1,867,990	1,867,990	1,867,990	1,867,990	1,867,990	1,867,990
BI-LEVEL	1,867,990	1,867,990	1,867,990	1,867,990	1,867,990	1,867,990
CONDO	1,867,990	1,867,990	1,867,990	1,867,990	1,867,990	1,867,990
FARMHOUSE	1,867,990	1,867,990	1,867,990	1,867,990	1,867,990	1,867,990
MULTI FAMILY	1,867,990	1,867,990	1,867,990	1,867,990	1,867,990	1,867,990
RANCH	1,867,990	1,867,990	1,867,990	1,867,990	1,867,990	1,867,990
RANCH < 1100	1,867,990	1,867,990	1,867,990	1,867,990	1,867,990	1,867,990
TRI-LEVEL	1,867,990	1,867,990	1,867,990	1,867,990	1,867,990	1,867,990
TWO-STORY	1,867,990	1,867,990	1,867,990	1,867,990	1,867,990	1,867,990
	1,867,990	1,867,990	1,867,990	1,867,990	1,867,990	1,867,990

Total Single Family Sale Residual Values : 1,867,990

Total Mobile Home Sale Residual Values : 0

Total Town Home Sale Residual Values : 0

Total Agricultural Sale Residual Values : 33,377

Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	6	18.26	23.16	1.016
After Application of E.C.F.s		15.51	19.14	1.009

<<<<<<	Economic Condition Factor Estimates (# of data points)					>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1.428(8)	1.428(8)	1.428(8)	1.428(8)	1.428(8)	1.428(8)
BI-LEVEL	1.428(8)	1.428(8)	1.428(8)	1.428(8)	1.428(8)	1.428(8)
CONDO	1.428(8)	1.428(8)	1.428(8)	1.428(8)	1.428(8)	1.428(8)
FARMHOUSE	1.428(8)	1.428(8)	1.428(8)	1.428(8)	1.428(8)	1.428(8)
MULTI FAMILY	1.428(8)	1.428(8)	1.428(8)	1.428(8)	1.428(8)	1.428(8)
RANCH	1.428(8)	1.428(8)	1.428(8)	1.428(8)	1.428(8)	1.428(8)
RANCH < 1100	1.428(8)	1.428(8)	1.428(8)	1.428(8)	1.428(8)	1.428(8)
TRI-LEVEL	1.428(8)	1.428(8)	1.428(8)	1.428(8)	1.428(8)	1.428(8)
TWO-STORY	1.428(8)	1.428(8)	1.428(8)	1.428(8)	1.428(8)	1.428(8)
	1.428(8)	1.428(8)	1.428(8)	1.428(8)	1.428(8)	1.428(8)

Single Family E.C.F. : 1.428 (8)

Mobile Home E.C.F. : 1.000 (0)

Town Home E.C.F. : 1.000 (0)

Agricultural E.C.F. : 1.247 (3)

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):	00030 - CENTRAL UNPLATTED		

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