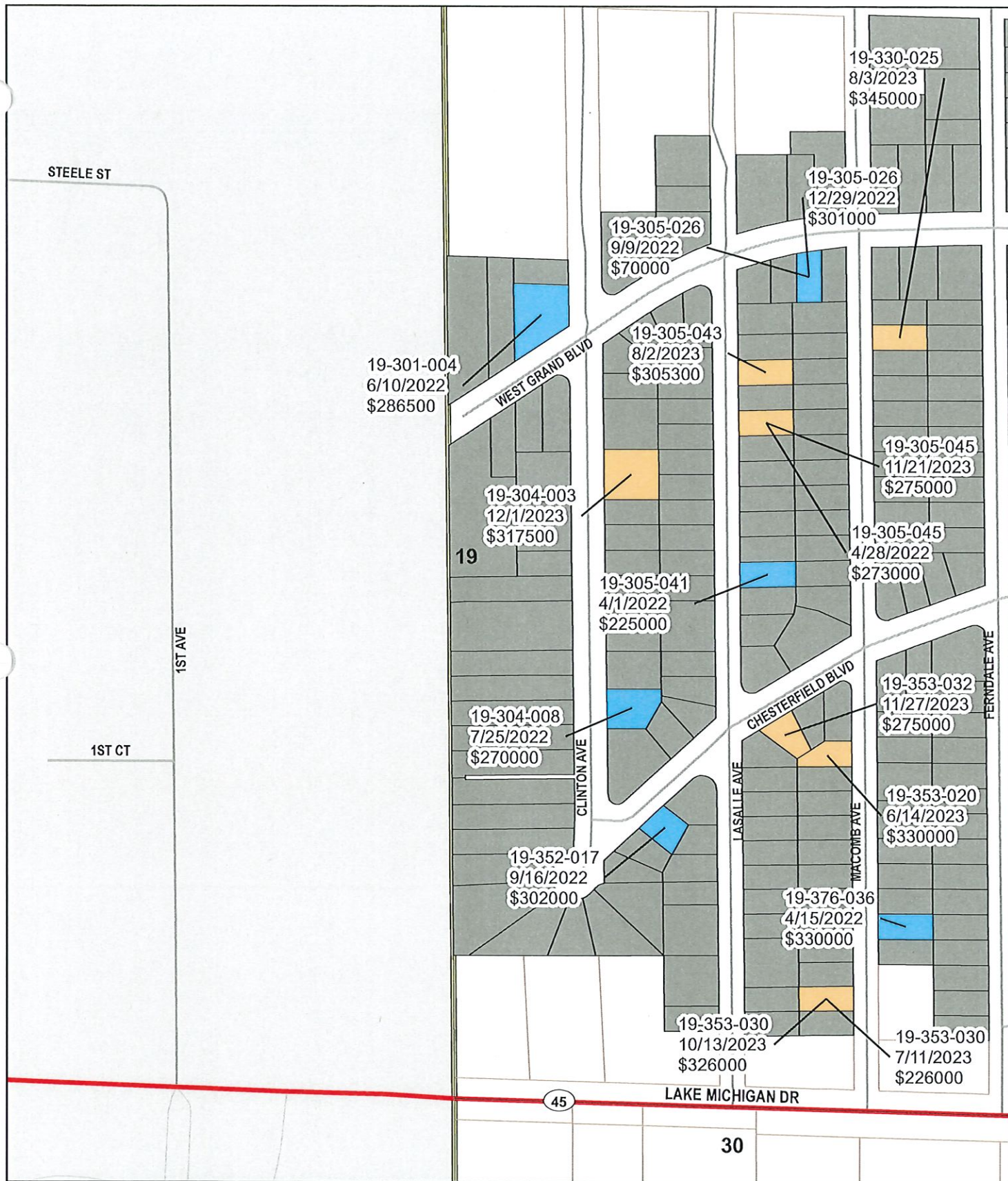
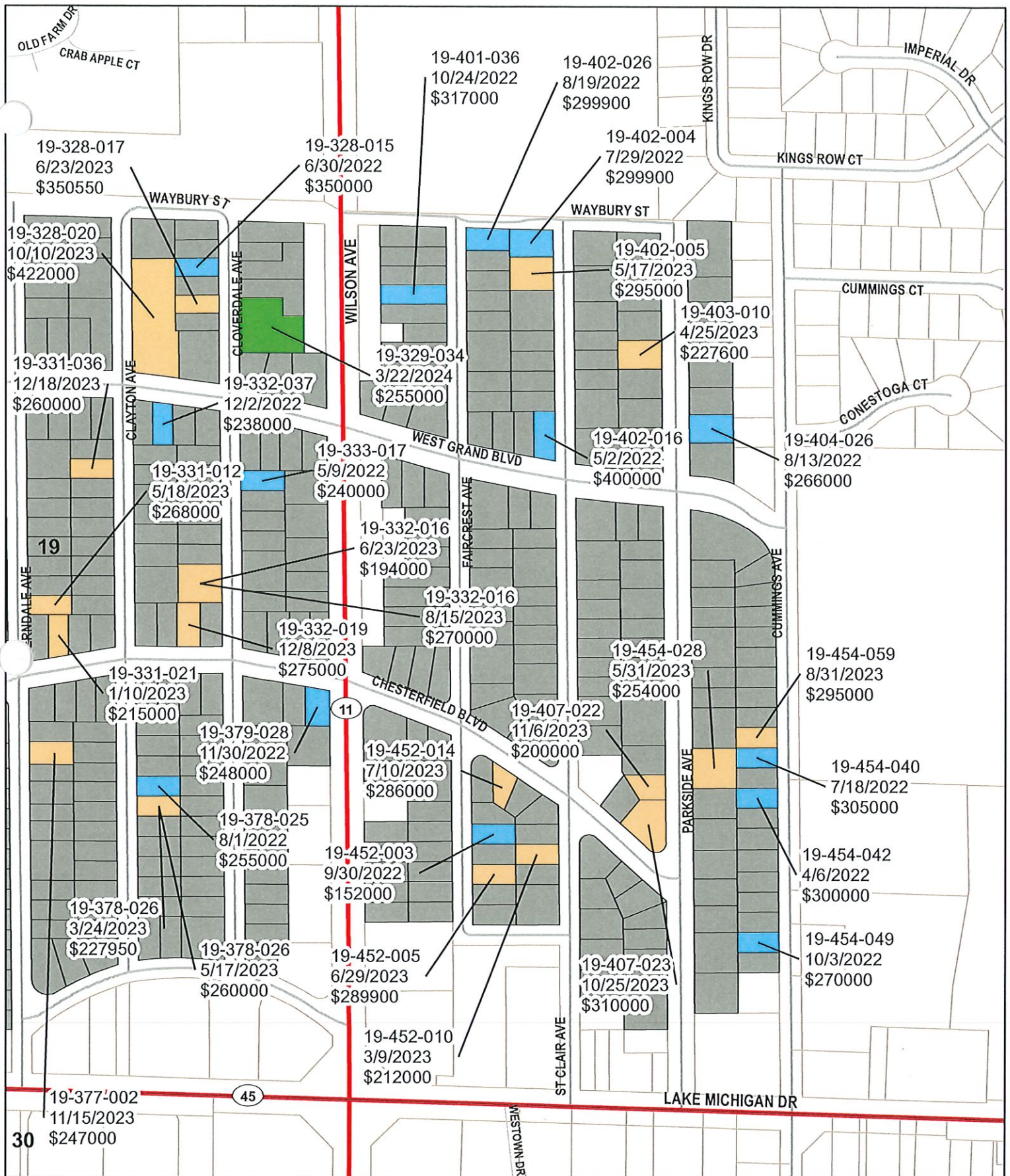




Nighborhood - 00035
Chesterfield Heights (Map 1)
 City of Walker
 Kent County, Michigan

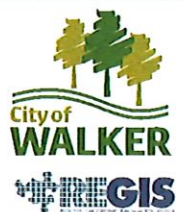
Legend	
Parcel Sales 4/1/22 to 3/31/24	
Sale Year	
2022	
2023	
2024	
Parcels w/ECF	

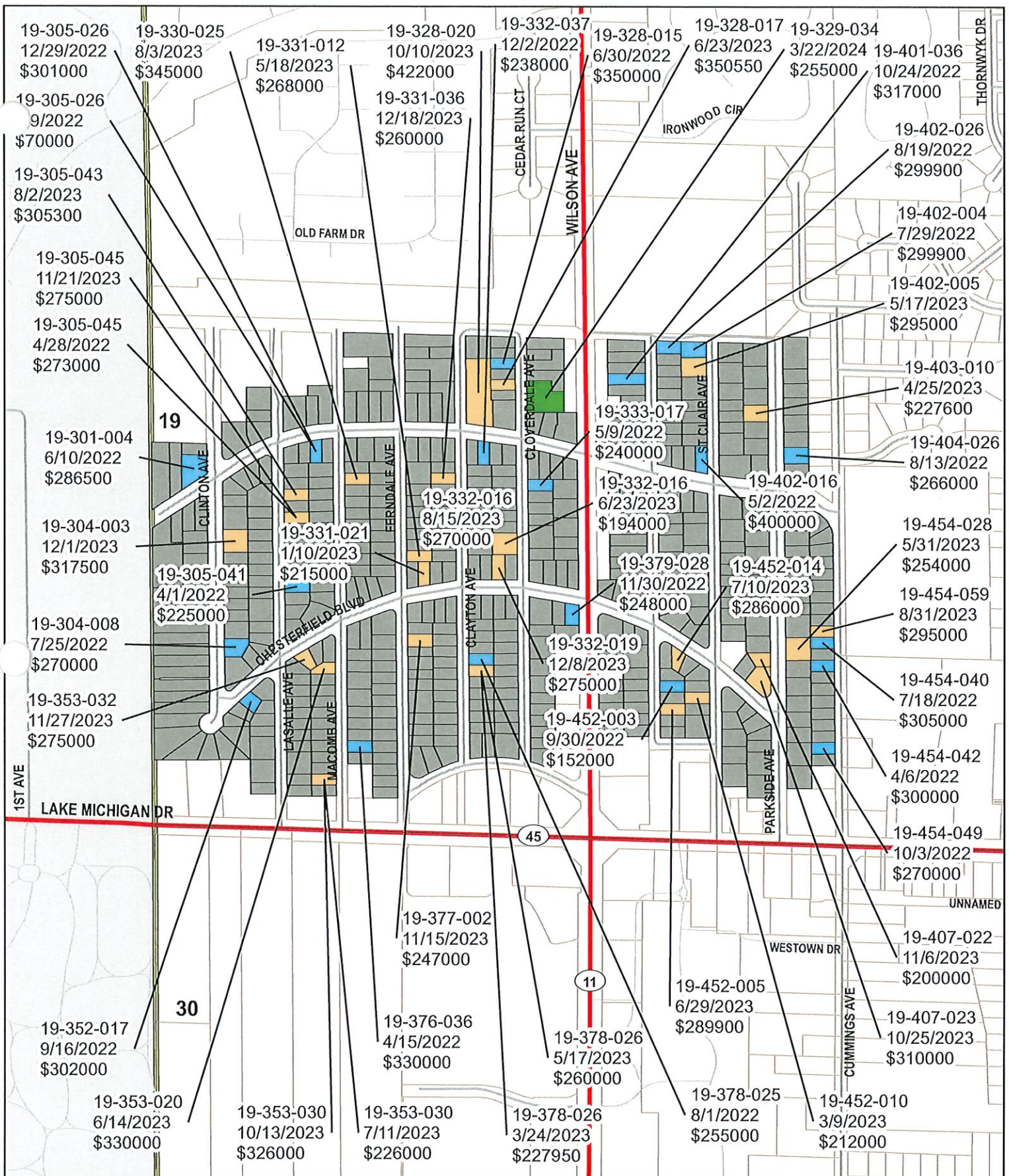




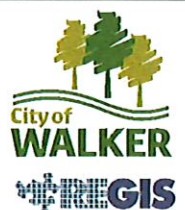
Neighborhood - 00035
Chesterfield Heights (Map 2)
 City of Walker
 Kent County, Michigan

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





Neighborhood - 00035
Chesterfield Heights
 City of Walker
 Kent County, Michigan



.F.s for Neighborhood: 00035 'CHESTERFIELD HEIGHTS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.5 STORY		1.604	1.604	1.604	1.604	1.604	1.604
BI-LEVEL		1.604	1.524	1.604	1.604	1.604	1.604
CONDO		1.604	1.604	1.604	1.604	1.604	1.604
FARMHOUSE		1.604	1.604	1.604	1.604	1.604	1.604
MULTI FAMILY		1.604	1.604	1.104	1.604	1.604	1.604
RANCH		1.604	1.604	1.604	1.434	1.464	1.604
RANCH < 1100		1.604	1.604	1.604	1.604	1.604	1.604
TRI-LEVEL		1.604	1.604	1.204	1.204	1.604	1.604
TWO-STORY		1.604	1.604	1.674	1.674	1.674	1.604

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

} Final ECF's

00035
Chesterfield Heights
- Final ECF's = Varies
- Sales Support
- Range = +82 to +92

History

2015 = ECF = Varies & Range = +52 to +72
2016 = ECF = Varies & Range = +22 to +42
2017 = ECF = Varies & Range = +42 to +62
2018 = ECF = Varies & Range = +42 to +62
2019 = ECF = Varies & Range = +72 to +92
2020 = ECF = Varies & Range = +62 to +82
2021 = ECF = Varies & Range = +42 to +72
2022 = ECF = Varies & Range = +62 to +82
2023 = ECF = Varies & Range = +62 to +82
2024 = ECF = Varies & Range = +162 to +182

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
41-13-19-301-004	4711 WEST GRAND BLVD NW	00035	06/10/22	\$286,500	WD	03-ARM'S LENGTH	\$286,500	145,600	291,200	High +16,352
41-13-19-304-003	616 CLINTON AVE NW	00035	12/01/23	\$317,500	WD	03-ARM'S LENGTH	\$317,500	145,400	290,800	Low +16,322
41-13-19-304-008	526 CLINTON AVE NW	00035	07/25/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	128,900	257,800	Low +18,252
41-13-19-305-026	4612 WEST GRAND BLVD NW	00035	12/29/22	\$301,000	WD	03-ARM'S LENGTH	\$301,000	144,300	288,600	Low +9,152
41-13-19-305-043	644 LASALLE AVE NW	00035	08/02/23	\$305,300	WD	03-ARM'S LENGTH	\$305,300	168,200	336,400	High +9,222
41-13-19-305-045	632 LASALLE AVE NW	00035	04/28/22	\$273,000	WD	03-ARM'S LENGTH	\$273,000	145,800	291,600	High +9,292
41-13-19-305-045	632 LASALLE AVE NW	00035	11/21/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	145,800	291,600	High +9,292
41-13-19-328-015	749 CLOVERDALE AVE NW	00035	06/30/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	163,300	326,600	Low +9,152
41-13-19-328-017	739 CLOVERDALE AVE NW	00035	06/23/23	\$350,550	WD	03-ARM'S LENGTH	\$350,550	180,300	366,600	High +34,692
41-13-19-328-020	4455 WEST GRAND BLVD NW	00035	10/10/23	\$422,000	WD	03-ARM'S LENGTH	\$422,000	189,000	378,000	Low +15,592
41-13-19-329-034	732 CLOVERDALE AVE NW	00035	03/22/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	145,300	290,600	High +16,422
41-13-19-330-025	652 MACOMB AVE NW	00035	08/03/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	162,700	325,400	Low +9,192
41-13-19-331-012	612 FERNDAL AVE NW	00035	05/18/23	\$268,000	WD	03-ARM'S LENGTH	\$268,000	48,700	97,400	Low +9,432
41-13-19-331-021	4531 CHESTERFIELD BLVD N	00035	01/10/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	105,800	211,600	Low +8,842
41-13-19-331-036	655 CLAYTON AVE NW	00035	12/18/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	92,300	184,600	Low +8,972
41-13-19-332-016	621 CLOVERDALE AVE NW	00035	06/23/23	\$194,000	WD	03-ARM'S LENGTH	\$194,000	105,800	211,600	High +8,962
41-13-19-332-016	621 CLOVERDALE AVE NW	00035	08/15/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	105,800	211,600	Low +8,962
41-13-19-332-019	4469 CHESTERFIELD BLVD N	00035	12/08/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	122,600	245,200	Low +8,882
41-13-19-332-037	4456 WEST GRAND BLVD NW	00035	12/02/22	\$238,000	WD	03-ARM'S LENGTH	\$238,000	104,300	208,600	Low +9,102
41-13-19-333-017	652 CLOVERDALE AVE NW	00035	05/09/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	92,400	184,800	Low +9,092
41-13-19-352-017	4686 CHESTERFIELD BLVD N	00035	09/16/22	\$302,000	WD	03-ARM'S LENGTH	\$302,000	157,100	314,200	High +9,242
41-13-19-353-020	519 MACOMB AVE NW	00035	06/14/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	159,800	319,600	Low +9,072
41-13-19-353-030	427 MACOMB AVE NW	00035	07/11/23	\$226,000	WD	03-ARM'S LENGTH	\$226,000	165,900	331,800	High +9,212
41-13-19-353-030	427 MACOMB AVE NW	00035	10/13/23	\$326,000	WD	03-ARM'S LENGTH	\$326,000	105,900	331,800	High +9,212
41-13-19-353-032	4640 CHESTERFIELD BLVD N	00035	11/27/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	153,300	306,600	High +9,267
41-13-19-376-036	444 MACOMB AVE NW	00035	04/15/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	166,900	333,800	High +9,222
41-13-19-377-002	534 FERNDAL AVE NW	00035	11/15/23	\$247,000	WD	03-ARM'S LENGTH	\$247,000	111,600	223,200	Low +16,002
41-13-19-378-025	524 CLAYTON AVE NW	00035	08/01/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	130,400	266,800	High +8,842
41-13-19-378-026	518 CLAYTON AVE NW	00035	03/24/23	\$227,950	WD	03-ARM'S LENGTH	\$227,950	104,800	209,600	Low +8,942
41-13-19-378-026	518 CLAYTON AVE NW	00035	05/17/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	164,800	269,600	Low +8,942

41-13-19-379-028	575 WILSON AVE NW	00035	11/30/22	\$248,000	WD	03-ARM'S LENGTH	\$248,000	99,900	199,800	Low +9,062
41-13-19-401-036	745 FAIRCREST AVE NW	00035	10/24/22	\$317,000	WD	03-ARM'S LENGTH	\$317,000	181,700	363,400	High +16,772
41-13-19-402-004	761 ST CLAIR AVE NW	00035	07/29/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	115,500	231,000	Low +8,862
41-13-19-402-005	751 ST CLAIR AVE NW	00035	05/17/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	118,800	237,600	Low +16,122
41-13-19-402-016	707 ST CLAIR AVE NW	00035	05/02/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	161,500	233,000	Low +9,192
41-13-19-402-026	760 FAIRCREST AVE NW	00035	08/19/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	161,900	323,800	High +9,172
41-13-19-403-010	725 PARKSIDE AVE NW	00035	04/25/23	\$227,600	WD	03-ARM'S LENGTH	\$227,600	115,400	230,500	High +15,782
41-13-19-404-026	712 PARKSIDE AVE NW	00035	08/13/22	\$266,000	WD	03-ARM'S LENGTH	\$266,000	151,700	303,400	High +5,982
41-13-19-407-022	531 PARKSIDE AVE NW	00035	11/06/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	114,800	233,600	High +15,982
41-13-19-407-023	519 PARKSIDE AVE NW	00035	10/25/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	130,600	261,200	Low +16,292
41-13-19-452-003	512 FAIRCREST AVE NW	00035	09/30/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	118,800	237,600	High +8,992
41-13-19-452-005	500 FAIRCREST AVE NW	00035	06/29/23	\$289,900	LC	03-ARM'S LENGTH	\$289,900	115,700	231,400	Low +8,842
41-13-19-452-010	507 ST CLAIR AVE NW	00035	03/09/23	\$212,000	WD	03-ARM'S LENGTH	\$212,000	95,300	190,600	Low +9,032
41-13-19-452-014	4318 CHESTERFIELD BLVD NW	00035	07/10/23	\$286,000	WD	03-ARM'S LENGTH	\$286,000	101,600	203,200	Low +8,892
41-13-19-454-028	534 PARKSIDE AVE NW	00035	05/31/23	\$254,000	WD	03-ARM'S LENGTH	\$254,000	130,500	261,000	High +8,932
41-13-19-454-040	541 CUMMINGS AVE NW	00035	07/18/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	162,700	325,400	High +18,932
41-13-19-454-042	529 CUMMINGS AVE NW	00035	04/06/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	173,200	346,400	High +19,122
41-13-19-454-049	451 CUMMINGS AVE NW	00035	10/03/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	169,700	339,400	High +9,272
41-13-19-454-059	547 CUMMINGS AVE NW	00035	08/31/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	156,500	313,000	High +19,01

49 Sales Total

good mix,
but all over
in all over
the place

High	Low	Even
24	25	26

+82 to +92

High	Low
15	19

Good mix
+ adj any
reasonable

+82 to +92
Range

01:11 PM

DB: Walker2025

Neighborhoods Used: 00035.CHESTERFIELD HEIGHTS

732 CLOVERDALE AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-329-034	03/22/2024 00035	401	255,000	67,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	55	187,100	135,601	1.380



655 CLAYTON AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-19-331-036	12/18/2023 00035	401	260,000	59,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	200,100	76,049	2.631



4469 CHESTERFIELD BLVD NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-332-019	12/08/2023 00035	401	275,000	61,072
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	54	213,928	114,005	1.876



616 CLINTON AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-304-003	12/01/2023 00035	401	317,500	67,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	249,600	138,300	1.805



4040 CHESTERFIELD BLVD NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-353-032	11/27/2023 00035	401	275,000	61,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	74	214,000	152,432	1.404



632 LASALLE AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-305-045	11/21/2023 00035	401	275,000	59,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	215,100	143,588	1.498



534 FERNDAL AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-377-002	11/15/2023 00035	401	247,000	60,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	186,500	96,561	1.931



531 PARKSIDE AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-407-022	11/06/2023 00035	401	200,000	60,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	139,300	106,854	1.304



Neighborhoods Used: 00035.CHESTERFIELD HEIGHTS

519 PARKSIDE AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-19-407-023	10/25/2023 00035	401	310,000	61,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	249,000	119,649	2.081



427 MACOMB AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-353-030	10/13/2023 00035	401	326,000	59,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	71	266,100	169,295	1.572



4455 WEST GRAND BLVD NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-328-020	10/10/2023 00035	401	422,000	95,850
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	326,150	175,710	1.856



547 CUMMINGS AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-454-059	08/31/2023 00035	401	295,000	59,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	68	235,100	157,457	1.493



CLOVERDALE AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-19-332-016	08/15/2023 00035	401	270,000	67,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	202,100	87,661	2.305



652 MACOMB AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-330-025	08/03/2023 00035	401	345,000	59,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	70	285,100	165,265	1.725



644 LASALLE AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-305-043	08/02/2023 00035	401	305,300	59,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	67	245,400	194,747	1.260



427 MACOMB AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-353-030	07/11/2023 00035	401	226,000	59,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	71	166,100	169,295	0.981



Neighborhoods Used: 00035.CHESTERFIELD HEIGHTS

4318 CHESTERFIELD BLVD NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-19-452-014	07/10/2023 00035	401	286,000	61,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	53	225,000	87,142
				E.C.F. 2.582



500 FAIRCREST AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-19-452-005	06/29/2023 00035	401	289,900	59,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	53	230,000	106,015
				E.C.F. 2.170



739 CLOVERDALE AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-328-017	06/23/2023 00035	401	350,550	63,203
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	69	287,347	180,433
				E.C.F. 1.593



621 CLOVERDALE AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-332-016	06/23/2023 00035	401	194,000	67,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	52	126,100	87,661
				E.C.F. 1.439



MACOMB AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-353-020	06/14/2023 00035	401	330,000	63,369
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	72	266,631	159,398
				E.C.F. 1.673



534 PARKSIDE AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-454-028	05/31/2023 00035	401	254,000	67,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	52	186,100	119,254
				E.C.F. 1.561



612 FERNDAL AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-19-331-012	05/18/2023 00035	401	268,000	59,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	53	208,100	100,760
				E.C.F. 2.065



751 ST CLAIR AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-19-402-005	05/17/2023 00035	401	295,000	61,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	52	234,000	107,115
				E.C.F. 2.185



Neighborhoods Used: 00035.CHESTERFIELD HEIGHTS

518 CLAYTON AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-19-378-026	05/17/2023 00035	401	260,000	60,613
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	52	199,387	91,521
				E.C.F. 2.179



725 PARKSIDE AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-403-010	04/25/2023 00035	401	227,600	61,249
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	52	166,351	102,843
				E.C.F. 1.618



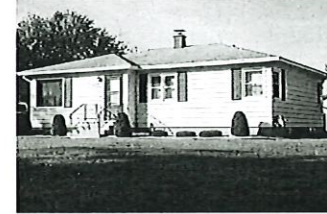
518 CLAYTON AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-19-378-026	03/24/2023 00035	401	227,950	54,150
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	52	173,800	83,505
				E.C.F. 2.081



507 ST CLAIR AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-19-452-010	03/09/2023 00035	401	212,000	53,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	55	158,500	74,127
				E.C.F. 2.138



51 CHESTERFIELD BLVD NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-331-021	01/10/2023 00035	401	215,000	53,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	53	161,500	86,822
				E.C.F. 1.860



4612 WEST GRAND BLVD NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-305-026	12/29/2022 00035	401	301,000	53,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	68	247,500	131,459
				E.C.F. 1.883



4456 WEST GRAND BLVD NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-19-332-037	12/02/2022 00035	401	238,000	53,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	59	184,500	84,630
				E.C.F. 2.180



575 WILSON AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-19-379-028	11/30/2022 00035	401	248,000	54,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	54	194,000	76,328
				E.C.F. 2.542



Neighborhoods Used: 00035.CHESTERFIELD HEIGHTS

745 FAIRCREST AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-401-036	10/24/2022 00035	401	317,000	66,875
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	59	250,125	166,638	1.501



451 CUMMINGS AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-454-049	10/03/2022 00035	401	270,000	53,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	76	216,500	160,947	1.345



512 FAIRCREST AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-452-003	09/30/2022 00035	401	152,000	53,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	55	98,500	102,068	0.965



4686 CHESTERFIELD BLVD NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-352-017	09/16/2022 00035	401	302,000	54,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	74	248,000	145,842	1.700



J FAIRCREST AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-402-026	08/19/2022 00035	401	299,900	54,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	69	245,900	151,838	1.619



712 PARKSIDE AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-404-026	08/13/2022 00035	401	266,000	55,156
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	58	210,844	139,775	1.508



524 CLAYTON AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-378-025	08/01/2022 00035	401	255,000	54,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	200,500	115,408	1.737



761 ST CLAIR AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-19-402-004	07/29/2022 00035	401	299,900	54,749
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	245,151	97,483	2.515



Neighborhoods Used: 00035.CHESTERFIELD HEIGHTS

526 CLINTON AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-304-008	07/25/2022 00035	401	270,000	54,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	66	215,500	112,749	1.911



541 CUMMINGS AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-454-040	07/18/2022 00035	401	305,000	53,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	61	251,500	151,177	1.664



4211 LAKE MICHIGAN DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-19-454-065	06/30/2022 00035	202	805,000	54,000

No Image
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749 CLOVERDALE AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-328-015	06/30/2022 00035	401	350,000	53,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	71	296,500	153,778	1.928



11 WEST GRAND BLVD NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-301-004	06/10/2022 00035	401	286,500	60,600
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	55	225,900	128,791	1.754



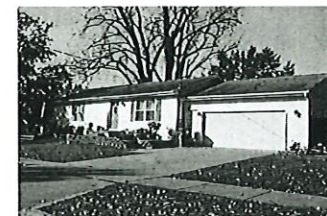
652 CLOVERDALE AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-19-333-017	05/09/2022 00035	401	240,000	47,800
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	192,200	66,234	2.902



707 ST CLAIR AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-19-402-016	05/02/2022 00035	401	400,000	47,800
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	72	352,200	147,326	2.391



632 LASALLE AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-305-045	04/28/2022 00035	401	273,000	47,800
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	76	225,200	124,302	1.812



Neighborhoods Used: 00035.CHESTERFIELD HEIGHTS

444 MACOMB AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-376-036	04/15/2022 00035	401	330,000	47,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	74	282,200	147,692
				E.C.F. 1.911



529 CUMMINGS AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-454-042	04/06/2022 00035	401	300,000	47,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	61	252,200	152,916
				E.C.F. 1.649



600 LASALLE AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-305-041	04/01/2022 00035	401	225,000	49,491
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	53	175,509	99,335
				E.C.F. 1.767



00035
 Chesterfield Heights
 - First Run ECF - Raw
 - Set by this, run reports
 & analyze

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	4,840,237	4,840,237	4,840,237	4,840,237	4,840,237	4,840,237
LEVEL	4,840,237	4,840,237	4,840,237	4,840,237	4,840,237	4,840,237
CONDO	4,840,237	4,840,237	4,840,237	4,840,237	4,840,237	4,840,237
FARMHOUSE	4,840,237	4,840,237	4,840,237	4,840,237	4,840,237	4,840,237
MULTI FAMILY	4,840,237	4,840,237	4,840,237	4,840,237	4,840,237	4,840,237
RANCH	4,840,237	4,840,237	4,840,237	4,840,237	4,840,237	4,840,237
RANCH < 1100	4,840,237	4,840,237	4,840,237	4,840,237	4,840,237	4,840,237
TRI-LEVEL	4,840,237	4,840,237	4,840,237	4,840,237	4,840,237	4,840,237
TWO-STORY	4,840,237	4,840,237	4,840,237	4,840,237	4,840,237	4,840,237
	4,840,237	4,840,237	4,840,237	4,840,237	4,840,237	4,840,237

Total Single Family Costs by Manual	:	4,840,237
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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	7,765,885	7,765,885	7,765,885	7,765,885	7,765,885	7,765,885
BI-LEVEL	7,765,885	7,765,885	7,765,885	7,765,885	7,765,885	7,765,885
CONDO	7,765,885	7,765,885	7,765,885	7,765,885	7,765,885	7,765,885
FARMHOUSE	7,765,885	7,765,885	7,765,885	7,765,885	7,765,885	7,765,885
MULTI FAMILY	7,765,885	7,765,885	7,765,885	7,765,885	7,765,885	7,765,885
RANCH	7,765,885	7,765,885	7,765,885	7,765,885	7,765,885	7,765,885
RANCH < 1100	7,765,885	7,765,885	7,765,885	7,765,885	7,765,885	7,765,885
TRI-LEVEL	7,765,885	7,765,885	7,765,885	7,765,885	7,765,885	7,765,885
TWO-STORY	7,765,885	7,765,885	7,765,885	7,765,885	7,765,885	7,765,885
	7,765,885	7,765,885	7,765,885	7,765,885	7,765,885	7,765,885

Total Single Family Sale Residual Values	: 7,765,885
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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
35	16	10.40	14.90	1.015
After Application of E.C.F.s		10.27	14.39	1.013

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1.604(35)	1.604(35)	1.604(35)	1.604(35)	1.604(35)	1.604(35)
BI-LEVEL	1.604(35)	1.604(35)	1.604(35)	1.604(35)	1.604(35)	1.604(35)
CONDO	1.604(35)	1.604(35)	1.604(35)	1.604(35)	1.604(35)	1.604(35)
FARMHOUSE	1.604(35)	1.604(35)	1.604(35)	1.604(35)	1.604(35)	1.604(35)
MULTI FAMILY	1.604(35)	1.604(35)	1.604(35)	1.604(35)	1.604(35)	1.604(35)
RANCH	1.604(35)	1.604(35)	1.604(35)	1.604(35)	1.604(35)	1.604(35)
RANCH < 1100	1.604(35)	1.604(35)	1.604(35)	1.604(35)	1.604(35)	1.604(35)
TRI-LEVEL	1.604(35)	1.604(35)	1.604(35)	1.604(35)	1.604(35)	1.604(35)
TWO-STORY	1.604(35)	1.604(35)	1.604(35)	1.604(35)	1.604(35)	1.604(35)

Single Family E.C.F. : 1.604 (35)
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)

Neighborhood(s): 00035 - CHESTERFIELD HEIGHTS

Neighborhoods Used: 00035.CHESTERFIELD HEIGHTS

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