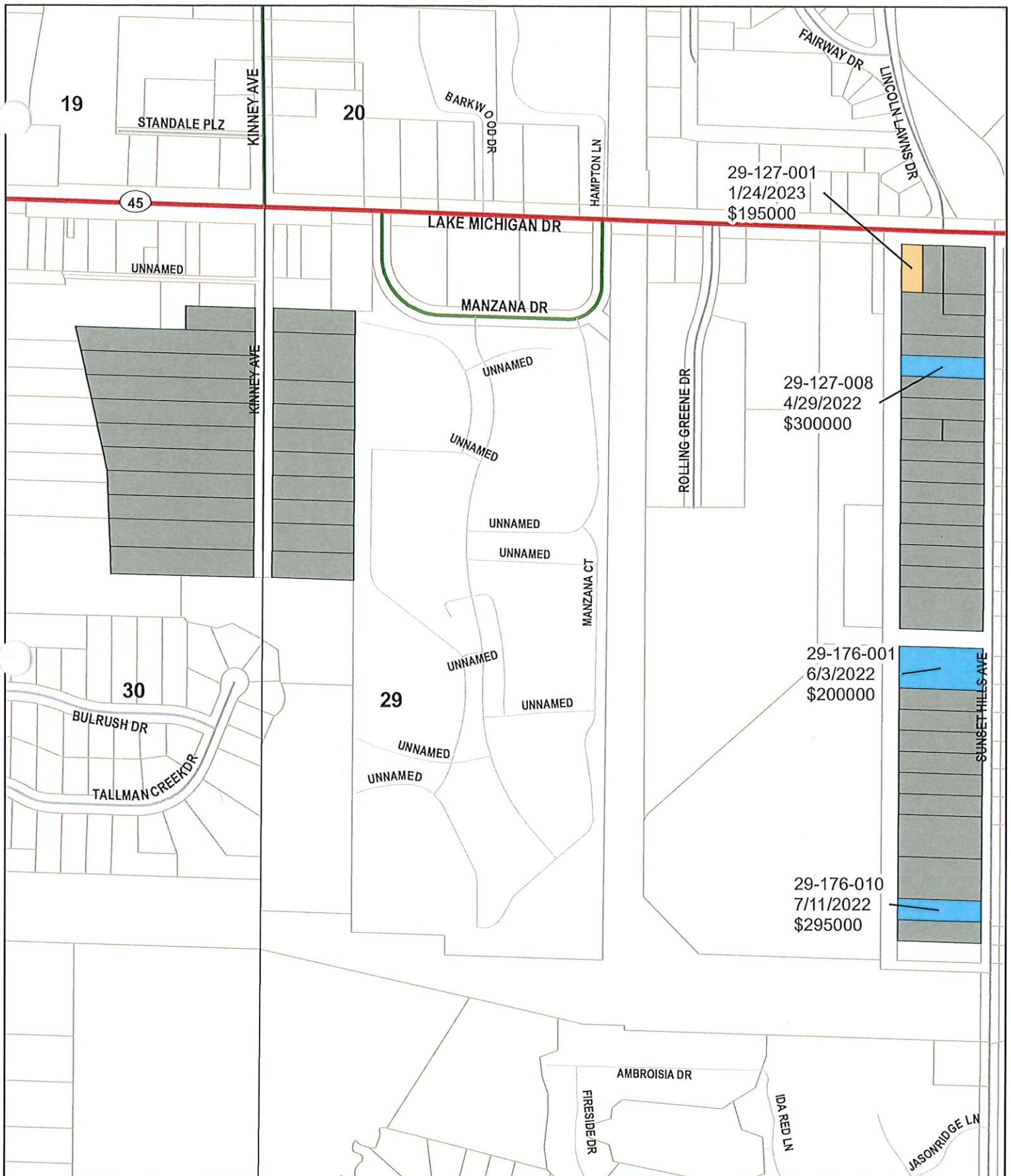
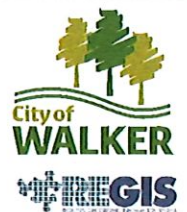




Neighborhood - 00037
Cloverdale
 City of Walker
 Kent County, Michigan

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



F.s for Neighborhood: 00037 'CLOVERDALE'

Residential : 1.455
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
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

00037
Cloverdale
- Final ECF = 1.455
- Sabs Support
- Range = +52 to +62

History

2015 = ECF = 0.698 + Range = +22 to +32
2016 = ECF = 0.780 + Range = +92 to +112
2017 = ECF = 0.810 + Range = +22 to +32
2018 = ECF = 0.886 + Range = +52 to +72
2019 = ECF = Varies + Range = +72 to +92
2020 = ECF = 0.868 + Range = +72 to +92
2021 = ECF = 1.011 + Range = +92 to +122
2022 = ECF = 1.052 + Range = +92 to +102
2023 = ECF = 1.106 + Range = +92 to +102
2024 = ECF = 1.334 + Range = +222 to +242

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
41-13-29-127-001	3646 LAKE MICHIGAN DR NW 00037	01/24/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	14,400 96,100	193,400 109,300	20,000 10,300	High Low
41-13-29-127-008	329 SUNSET HILLS AVE NW 00037	04/29/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	15,100 124,100	284,900 219,000	65,900 95,900	High Low
41-13-29-176-001	165 SUNSET HILLS AVE NW 00037	06/03/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	21,200 177,400	218,600 156,200	62,200 62,200	High Low
41-13-29-176-010	31 SUNSET HILLS AVE NW 00037	07/11/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	15,800 134,200	310,800 218,400	92,400 92,400	High Low

High	Low	Avg
1	3	0
4	0	0

→ not a good mix + adj are big + negative

- next + reanalyze

not a good mix, but values are close to sales +52 to +62 Range

Neighborhoods Used: 00037.CLOVERDALE

3646 LAKE MICHIGAN DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-127-001	01/24/2023 00037	401	195,000	44,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	57	150,300	117,508
				E.C.F. 1.279



31 SUNSET HILLS AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-176-010	07/11/2022 00037	401	295,000	56,942
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	57	238,058	167,838
				E.C.F. 1.418



165 SUNSET HILLS AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-176-001	06/03/2022 00037	401	200,000	74,952
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	125,048	222,028
				E.C.F. 0.563



329 SUNSET HILLS AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-127-008	04/29/2022 00037	401	300,000	43,300
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	53	256,700	153,696
				E.C.F. 1.670



00037
 Cloverdale
 - First Run ECF-RAW
 - Set by this, run
 reports + analyze

Neighborhoods Used: 00037.CLOVERDALE

<<<<<<<<<<

Single Family Computed Costs by Manual

>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	661,070	661,070	661,070	661,070	661,070	661,070
LEVEL	661,070	661,070	661,070	661,070	661,070	661,070
CONDO	661,070	661,070	661,070	661,070	661,070	661,070
FARMHOUSE	661,070	661,070	661,070	661,070	661,070	661,070
MULTI FAMILY	661,070	661,070	661,070	661,070	661,070	661,070
RANCH	661,070	661,070	661,070	661,070	661,070	661,070
RANCH < 1100	661,070	661,070	661,070	661,070	661,070	661,070
TRI-LEVEL	661,070	661,070	661,070	661,070	661,070	661,070
TWO-STORY	661,070	661,070	661,070	661,070	661,070	661,070
	661,070	661,070	661,070	661,070	661,070	661,070

Total Single Family Costs by Manual : 661,070

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	770,106	770,106	770,106	770,106	770,106	770,106
BI-LEVEL	770,106	770,106	770,106	770,106	770,106	770,106
CONDO	770,106	770,106	770,106	770,106	770,106	770,106
FARMHOUSE	770,106	770,106	770,106	770,106	770,106	770,106
MULTI FAMILY	770,106	770,106	770,106	770,106	770,106	770,106
RANCH	770,106	770,106	770,106	770,106	770,106	770,106
RANCH < 1100	770,106	770,106	770,106	770,106	770,106	770,106
TRI-LEVEL	770,106	770,106	770,106	770,106	770,106	770,106
TWO-STORY	770,106	770,106	770,106	770,106	770,106	770,106
	770,106	770,106	770,106	770,106	770,106	770,106

Total Single Family Sale Residual Values : 770,106

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
4	0	26.99	36.40	1.049
After Application of E.C.F.s		26.91	36.44	1.049

<<<<<<

Economic Condition Factor Estimates (# of data points)

>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1.165(4)	1.165(4)	1.165(4)	1.165(4)	1.165(4)	1.165(4)
BI-LEVEL	1.165(4)	1.165(4)	1.165(4)	1.165(4)	1.165(4)	1.165(4)
CONDO	1.165(4)	1.165(4)	1.165(4)	1.165(4)	1.165(4)	1.165(4)
FARMHOUSE	1.165(4)	1.165(4)	1.165(4)	1.165(4)	1.165(4)	1.165(4)
MULTI FAMILY	1.165(4)	1.165(4)	1.165(4)	1.165(4)	1.165(4)	1.165(4)
RANCH	1.165(4)	1.165(4)	1.165(4)	1.165(4)	1.165(4)	1.165(4)
RANCH < 1100	1.165(4)	1.165(4)	1.165(4)	1.165(4)	1.165(4)	1.165(4)
TRI-LEVEL	1.165(4)	1.165(4)	1.165(4)	1.165(4)	1.165(4)	1.165(4)
TWO-STORY	1.165(4)	1.165(4)	1.165(4)	1.165(4)	1.165(4)	1.165(4)
	1.165(4)	1.165(4)	1.165(4)	1.165(4)	1.165(4)	1.165(4)

Single Family E.C.F. : 1.165 (4)

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)

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Settings for this Analysis

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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): 00037 - CLOVERDALE

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