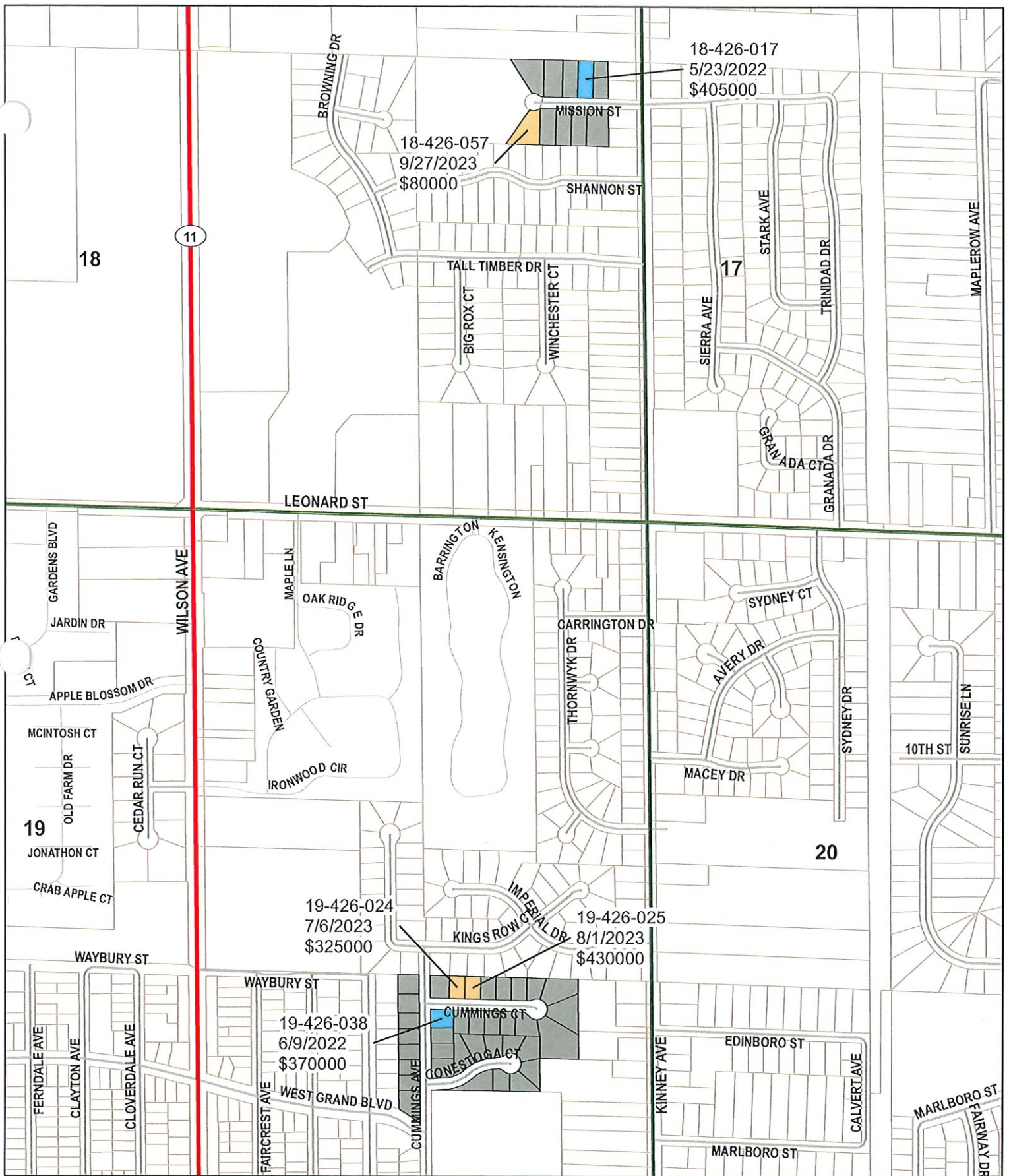




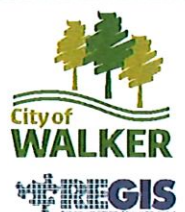
Neighborhood - 00040
Conestoga/Cummings Cts
 City of Walker
 Kent County, Michigan

Legend

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

Sale Year

2022
2023
2024
Parcels w/ECF



F.S for Neighborhood: 00040 'CONESTOGA/CUMMINGS CTS'

Residential : 1.100
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

→ Find ECF

(Optional) Gross Rate Multipliers

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

00040
Conestoga/Cummings Cts
- Final ECF = 1.100
- Sub Support
- Range = + 82 to +92

History

2015 = ECF = 0.848 + Range = +42 to +52
2016 = ECF = 0.874 + Range = +32 to +52
2017 = ECF = 0.906 + Range = +22 to +32
2018 = ECF = 0.938 + Range = 02 to +12
2019 = ECF = Varus + Range = +72 to +82
2020 = ECF = 0.826 + Range = +62 to +72
2021 = ECF = 0.908 + Range = +62 to +82
2022 = ECF = 0.958 + Range = +92 to +102
2023 = ECF = 1.062 + Range = +122 to +132
2024 = ECF = 0.984 + Range = +12 to +22

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	2025 AV After ECF	2025 TCV After ECF	High/Low
41-13-18-426-017	4047 MISSION ST NW	05/23/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	225,800 217,300	451,600 434,600	High 247,792 Low 217,300
41-13-19-426-024	4171 CUMMINGS CT NW	07/06/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	205,600 197,400	411,300 374,800	High 247,792 Low 197,400
41-13-19-426-025	4157 CUMMINGS CT NW	08/01/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	187,400 182,800	374,800 361,800	High 247,792 Low 182,800
41-13-19-426-038	4180 CUMMINGS CT NW	06/09/22	\$370,000	LC	03-ARM'S LENGTH	\$370,000	174,500	349,000	High 247,792 Low 174,500

High	Low
2	2
2	2

Good mix
but ads
are low

- next to
neandertal

✓
Mix is still good
values are closer to
sales

+82 to +92

Range

Neighborhoods Used: 00040.CONESTOGA/CUMMINGS CTS

4157 CUMMINGS CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-426-025	08/01/2023 00040	401	430,000	83,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	64	346,600	281,788
				E.C.F. 1.230



4171 CUMMINGS CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-426-024	07/06/2023 00040	401	325,000	83,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	67	241,600	317,920
				E.C.F. 0.760



4180 CUMMINGS CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-426-038	06/09/2022 00040	401	370,000	75,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	294,200	237,076
				E.C.F. 1.241



4047 MISSION ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-18-426-017	05/23/2022 00040	401	405,000	74,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	71	331,000	346,505
				E.C.F. 0.955



00040
 Conestoga/Cummings Cts
 - First Run ECF - Raw
 Set by this, run
 reports & analyze

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-5 STORY	1,183,289	1,183,289	1,183,289	1,183,289	1,183,289	1,183,289
LEVEL	1,183,289	1,183,289	1,183,289	1,183,289	1,183,289	1,183,289
INDO	1,183,289	1,183,289	1,183,289	1,183,289	1,183,289	1,183,289
FARMHOUSE	1,183,289	1,183,289	1,183,289	1,183,289	1,183,289	1,183,289
MULTI FAMILY	1,183,289	1,183,289	1,183,289	1,183,289	1,183,289	1,183,289
RANCH	1,183,289	1,183,289	1,183,289	1,183,289	1,183,289	1,183,289
RANCH < 1100	1,183,289	1,183,289	1,183,289	1,183,289	1,183,289	1,183,289
TRI-LEVEL	1,183,289	1,183,289	1,183,289	1,183,289	1,183,289	1,183,289
TWO-STORY	1,183,289	1,183,289	1,183,289	1,183,289	1,183,289	1,183,289
	1,183,289	1,183,289	1,183,289	1,183,289	1,183,289	1,183,289

Total Single Family Costs by Manual	: 1,183,289
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	1,213,400	1,213,400	1,213,400	1,213,400	1,213,400	1,213,400
BI-LEVEL	1,213,400	1,213,400	1,213,400	1,213,400	1,213,400	1,213,400
CONDO	1,213,400	1,213,400	1,213,400	1,213,400	1,213,400	1,213,400
FARMHOUSE	1,213,400	1,213,400	1,213,400	1,213,400	1,213,400	1,213,400
MULTI FAMILY	1,213,400	1,213,400	1,213,400	1,213,400	1,213,400	1,213,400
RANCH	1,213,400	1,213,400	1,213,400	1,213,400	1,213,400	1,213,400
RANCH < 1100	1,213,400	1,213,400	1,213,400	1,213,400	1,213,400	1,213,400
TRI-LEVEL	1,213,400	1,213,400	1,213,400	1,213,400	1,213,400	1,213,400
TWO-STORY	1,213,400	1,213,400	1,213,400	1,213,400	1,213,400	1,213,400
	1,213,400	1,213,400	1,213,400	1,213,400	1,213,400	1,213,400

Total Single Family Sale Residual Values	: 1,213,400
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
4	0	13.92	16.83	1.012
After Application of E.C.F.s		13.96	16.89	1.012

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1.025(4)	1.025(4)	1.025(4)	1.025(4)	1.025(4)	1.025(4)
BI-LEVEL	1.025(4)	1.025(4)	1.025(4)	1.025(4)	1.025(4)	1.025(4)
CONDO	1.025(4)	1.025(4)	1.025(4)	1.025(4)	1.025(4)	1.025(4)
FARMHOUSE	1.025(4)	1.025(4)	1.025(4)	1.025(4)	1.025(4)	1.025(4)
MULTI FAMILY	1.025(4)	1.025(4)	1.025(4)	1.025(4)	1.025(4)	1.025(4)
RANCH	1.025(4)	1.025(4)	1.025(4)	1.025(4)	1.025(4)	1.025(4)
RANCH < 1100	1.025(4)	1.025(4)	1.025(4)	1.025(4)	1.025(4)	1.025(4)
TRI-LEVEL	1.025(4)	1.025(4)	1.025(4)	1.025(4)	1.025(4)	1.025(4)
TWO-STORY	1.025(4)	1.025(4)	1.025(4)	1.025(4)	1.025(4)	1.025(4)
	1.025(4)	1.025(4)	1.025(4)	1.025(4)	1.025(4)	1.025(4)

Single Family E.C.F.	: 1.025 (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)

Neighborhood(s): 00040 - CONESTOGA/CUMMINGS CTS

Neighborhoods Used: 00040.CONESTOGA/CUMMINGS CTS

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