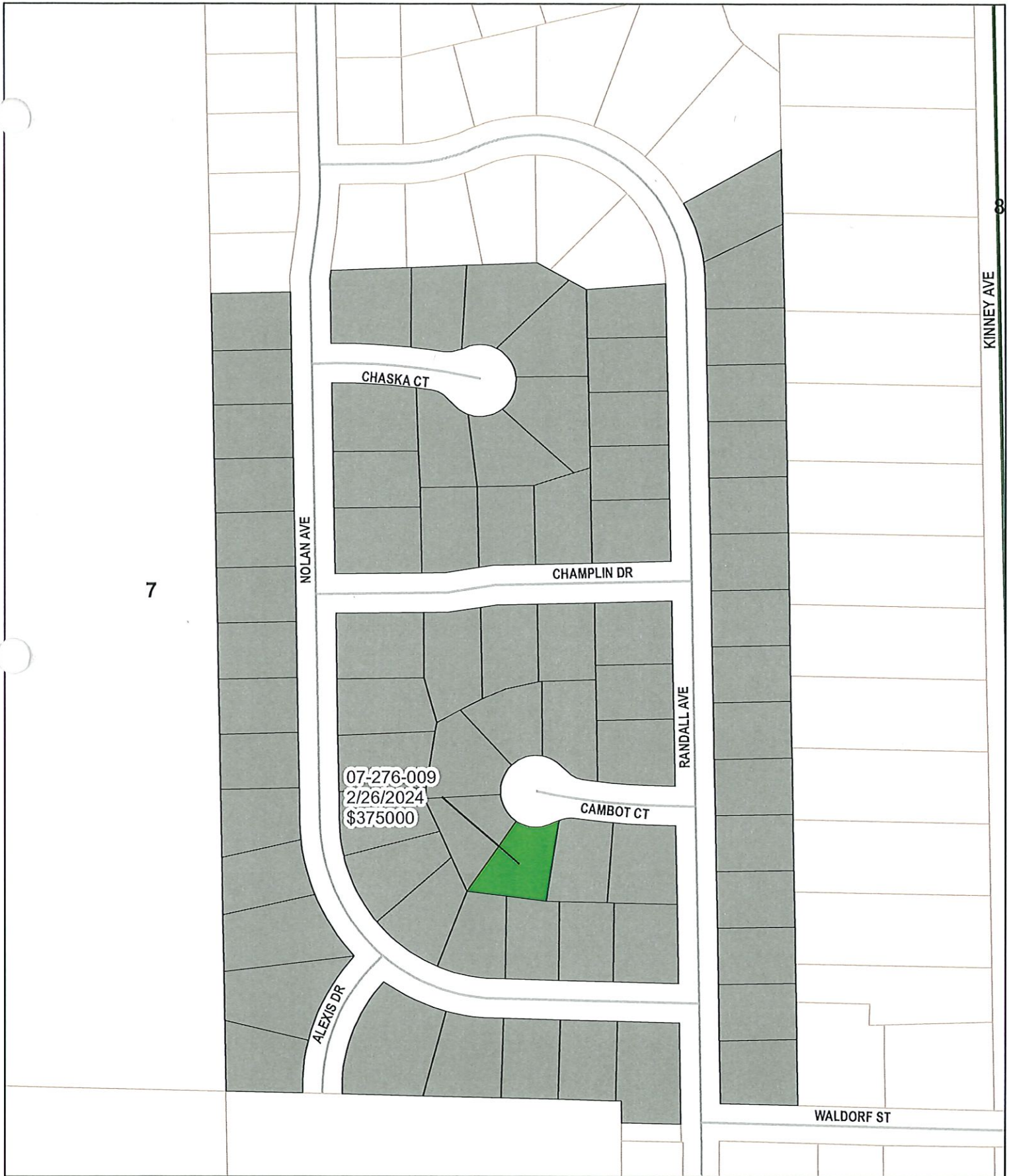




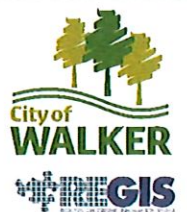
Neighborhood - 00050
Cragmont Estates
City of Walker
Kent County, Michigan

Legend

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

Sale Year

- 2022
- 2023
- 2024
- Parcels w/ECF



F.s for Neighborhood: 00050 'CRAGMONT ESTATES'

Residential : 1.117
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

00050
Cragmont Estates
- Final ECF = 1.117
- Sales Support
- Range = +52 to +62

History

2015 = ECF = Values + Range = +82 to +92
2016 = ECF = 0.803 + Range = +42 to +62
2017 = ECF = 0.854 + Range = +42 to +52
2018 = ECF = 0.907 + Range = +32 to +42
2019 = ECF = 0.757 + Range = +42 to +52
2020 = ECF = 0.780 + Range = +12 to +22
2021 = ECF = 0.890 + Range = +92 to +112
2022 = ECF = 0.875 + Range = +22 to +32
2023 = ECF = 0.964 + Range = +132 to +142
2024 = ECF = 1.056 + Range = +142 to +162

Parcel Number	Street Address	Neigh.	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	After ECF	2025 AV	2025 TCV
41-13-07-276-009	4122 CAMBOT CT NW	00050	02/26/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	189,200	378,400	378,400
								High	High	High
								189,200	378,400	378,400

Other recent sales:

-07-276-007-4135 Cambot Ct - Sold 12/6/21 for \$385,000 -
 -07-276-014-4150 Cambot Ct - Sold 4/19/24 for \$439,900 -

206,400
 412,800
 429,600
 437,200
 218,600
 212,300
 414,600
 High
 High
 High
 Low
 Low
 Low
 +5.412
 +2.592
 +5.502
 +2.462

High	Low	Even
2	1	φ
2	1	φ

mix is ok, but small adj - reset & reanalyze

Mix still the same, but values are closer to sales

+52.6 +62 Range

05/29/2024

ECF Analysis for: 86 - CITY OF WALKER

Page: 1/3

02:16 PM

DB: Walker2025

Neighborhoods Used: 00050.CRAGMONT ESTATES

4122 CAMBOT CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-276-009	02/26/2024 00050	401	375,000	66,200
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74	308,800	286,662
				1.077



00050
Cragmont Estates
- First Run ECF - Raw
- Set by this, run
reports & analyze

Neighborhoods Used: 00050.CRAGMONT ESTATES

<<<<<<<<<<<<	Single Family Computed Costs by Manual					>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	286,662	286,662	286,662	286,662	286,662	286,662
LEVEL	286,662	286,662	286,662	286,662	286,662	286,662
CONDO	286,662	286,662	286,662	286,662	286,662	286,662
FARMHOUSE	286,662	286,662	286,662	286,662	286,662	286,662
MULTI FAMILY	286,662	286,662	286,662	286,662	286,662	286,662
RANCH	286,662	286,662	286,662	286,662	286,662	286,662
RANCH < 1100	286,662	286,662	286,662	286,662	286,662	286,662
TRI-LEVEL	286,662	286,662	286,662	286,662	286,662	286,662
TWO-STORY	286,662	286,662	286,662	286,662	286,662	286,662

Total Single Family Costs by Manual : 286,662
 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	308,800	308,800	308,800	308,800	308,800	308,800
BI-LEVEL	308,800	308,800	308,800	308,800	308,800	308,800
CONDO	308,800	308,800	308,800	308,800	308,800	308,800
FARMHOUSE	308,800	308,800	308,800	308,800	308,800	308,800
MULTI FAMILY	308,800	308,800	308,800	308,800	308,800	308,800
RANCH	308,800	308,800	308,800	308,800	308,800	308,800
RANCH < 1100	308,800	308,800	308,800	308,800	308,800	308,800
TRI-LEVEL	308,800	308,800	308,800	308,800	308,800	308,800
TWO-STORY	308,800	308,800	308,800	308,800	308,800	308,800

Total Single Family Sale Residual Values : 308,800
 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	
1	0	0.00	0.00	1.000	
After Application of E.C.F.s		0.00	0.00	1.000	

<<<<<<<<	Economic Condition Factor Estimates (# of data points)					>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1.077(1)	1.077(1)	1.077(1)	1.077(1)	1.077(1)	1.077(1)
BI-LEVEL	1.077(1)	1.077(1)	1.077(1)	1.077(1)	1.077(1)	1.077(1)
CONDO	1.077(1)	1.077(1)	1.077(1)	1.077(1)	1.077(1)	1.077(1)
FARMHOUSE	1.077(1)	1.077(1)	1.077(1)	1.077(1)	1.077(1)	1.077(1)
MULTI FAMILY	1.077(1)	1.077(1)	1.077(1)	1.077(1)	1.077(1)	1.077(1)
RANCH	1.077(1)	1.077(1)	1.077(1)	1.077(1)	1.077(1)	1.077(1)
RANCH < 1100	1.077(1)	1.077(1)	1.077(1)	1.077(1)	1.077(1)	1.077(1)
TRI-LEVEL	1.077(1)	1.077(1)	1.077(1)	1.077(1)	1.077(1)	1.077(1)
TWO-STORY	1.077(1)	1.077(1)	1.077(1)	1.077(1)	1.077(1)	1.077(1)

Single Family E.C.F. : 1.077 (1)
 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)

<<<<<<<<<<<<	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): 00050 - CRAGMONT ESTATES		

Neighborhoods Used: 00050.CRAGMONT ESTATES

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