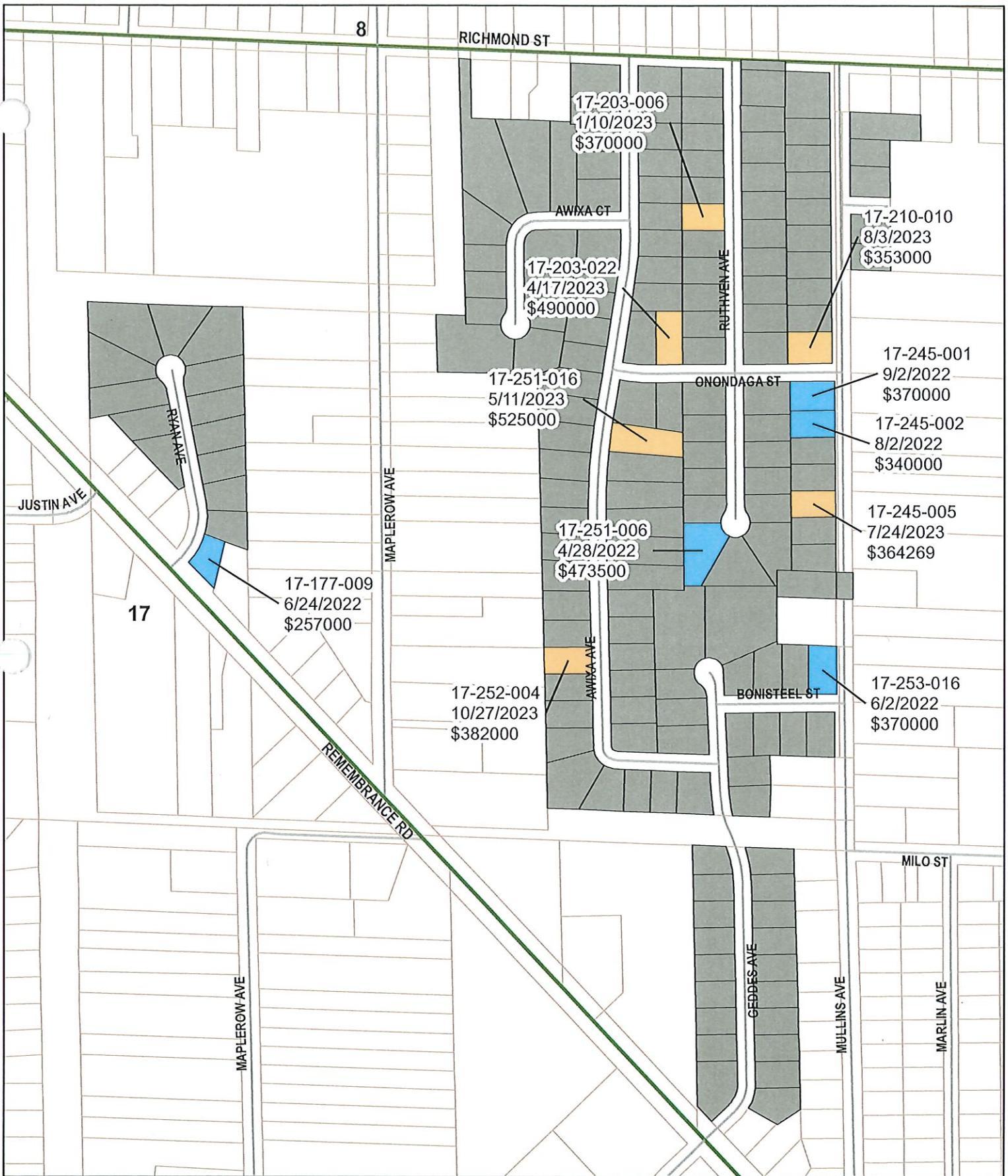




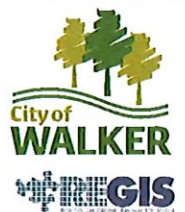
Neighborhood - 00055
Crownview/Mullins Plats
 City of Walker
 Kent County, Michigan

Legend

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

Sale Year

- 2022
- 2023
- 2024
- Parcels w/ECF



.F.s for Neighborhood: 00055 'CROWNVIEW/MULLINS PLATS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.5 STORY		1.239	1.239	1.099	1.239	1.239	1.239
BI-LEVEL		1.239	1.239	1.259	1.259	1.239	1.239
CONDO		1.239	1.239	1.239	1.239	1.239	1.239
FARMHOUSE		1.479	1.479	1.479	1.479	1.479	1.479
MULTI FAMILY		1.239	1.239	1.239	1.239	1.239	1.239
RANCH		1.239	1.239	1.193	1.192	1.199	1.239
RANCH < 1100		1.239	1.239	1.239	1.239	1.239	1.239
TRI-LEVEL		1.179	1.179	1.179	1.179	1.179	1.179
TWO-STORY		1.239	1.239	1.179	1.189	1.239	1.239

Final ECF

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

00055
Crownview/Mullins
- Final ECFs = Varies
- Sales Support
- Range = +152 to +162

History

2015 = ECF = Varies + Range = +72 to +82
2016 = ECF = Varies + Range = +42 to +62
2017 = ECF = Varies + Range = +42 to +62
2018 = ECF = Varies + Range = +32 to +42
2019 = ECF = Varies + Range = +72 to +92
2020 = ECF = Varies + Range = +62 to +72
2021 = ECF = Varies + Range = +32 to +52
2022 = ECF = Varies + Range = +72 to +82
2023 = ECF = Varies + Range = +72 to +82
2024 = ECF = Varies + Range = +82 to +92

Neighborhoods Used: 00055.CROWNVIEW/MULLINS PLATS

1689 AWIXA AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-252-004	10/27/2023 00055	401	382,000	89,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	71	292,200	262,510
				E.C.F. 1.113



1853 MULLINS AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-210-010	08/03/2023 00055	401	353,000	67,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	71	285,200	185,625
				E.C.F. 1.536



1769 MULLINS AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-245-005	07/24/2023 00055	401	364,269	67,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	296,469	203,408
				E.C.F. 1.458



1800 AWIXA AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-251-016	05/11/2023 00055	401	525,000	96,223
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	74	421,103	380,052
Agricultural Buildings:			ResidualValue 7674	CostByManual 6926
				E.C.F. 1.108



572 ONONDAGA ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-203-022	04/17/2023 00055	401	490,000	101,761
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	77	388,239	351,151
				E.C.F. 1.106



1909 RUTHVEN AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-203-006	01/10/2023 00055	401	370,000	79,735
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	71	290,265	258,598
				E.C.F. 1.122



1817 MULLINS AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-245-001	09/02/2022 00055	401	370,000	74,257
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	74	295,743	254,666
				E.C.F. 1.161



1805 MULLINS AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-245-002	08/02/2022 00055	401	340,000	67,249
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	71	272,751	176,542
				E.C.F. 1.545



Neighborhoods Used: 00055.CROWNVIEW/MULLINS PLATS

3741 REMEMBRANCE RD NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-177-009	06/24/2022 00055	401	257,000	61,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	195,400	137,564
				E.C.F. 1.420



3415 BONISTEEL ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-253-016	06/02/2022 00055	401	370,000	81,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	72	288,400	232,132
				E.C.F. 1.242



1765 RUTHVEN AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-17-251-006	04/28/2022 00055	401	473,500	72,079
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	76	385,571	235,866
				E.C.F. 1.635
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	15850	9696	1.635	



00055
 Crownview/Mullins
 - First Run ECF - Raw
 - Set by this run
 reports + analyze

Neighborhoods Used: 00055.CROWNVIEW/MULLINS PLATS

<<<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	2,442,247	2,442,247	2,442,247	2,442,247	2,442,247	2,442,247
LEVEL	2,442,247	2,442,247	2,442,247	2,442,247	2,442,247	2,442,247
CONDO	2,442,247	2,442,247	2,442,247	2,442,247	2,442,247	2,442,247
FARMHOUSE	2,442,247	2,442,247	2,442,247	2,442,247	2,442,247	2,442,247
MULTI FAMILY	2,442,247	2,442,247	2,442,247	2,442,247	2,442,247	2,442,247
RANCH	2,442,247	2,442,247	2,442,247	2,442,247	2,442,247	2,442,247
RANCH < 1100	2,442,247	2,442,247	2,442,247	2,442,247	2,442,247	2,442,247
TRI-LEVEL	2,442,247	2,442,247	2,442,247	2,442,247	2,442,247	2,442,247
TWO-STORY	2,442,247	2,442,247	2,442,247	2,442,247	2,442,247	2,442,247

Total Single Family Costs by Manual : 2,442,247

Total Mobile Home Costs by Manual : 0

Total Town Home Costs by Manual : 0

Total Agricultural Costs by Manual : 6,926

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	3,025,770	3,025,770	3,025,770	3,025,770	3,025,770	3,025,770
BI-LEVEL	3,025,770	3,025,770	3,025,770	3,025,770	3,025,770	3,025,770
CONDO	3,025,770	3,025,770	3,025,770	3,025,770	3,025,770	3,025,770
FARMHOUSE	3,025,770	3,025,770	3,025,770	3,025,770	3,025,770	3,025,770
MULTI FAMILY	3,025,770	3,025,770	3,025,770	3,025,770	3,025,770	3,025,770
RANCH	3,025,770	3,025,770	3,025,770	3,025,770	3,025,770	3,025,770
RANCH < 1100	3,025,770	3,025,770	3,025,770	3,025,770	3,025,770	3,025,770
TRI-LEVEL	3,025,770	3,025,770	3,025,770	3,025,770	3,025,770	3,025,770
TWO-STORY	3,025,770	3,025,770	3,025,770	3,025,770	3,025,770	3,025,770

Total Single Family Sale Residual Values : 3,025,770

Total Mobile Home Sale Residual Values : 0

Total Town Home Sale Residual Values : 0

Total Agricultural Sale Residual Values : 7,674

Total Commercial Sale Residual Values : 0

<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
10	1	8.64	11.85	0.988
After Application of E.C.F.s		9.00	12.45	0.987

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1.239(10)	1.239(10)	1.239(10)	1.239(10)	1.239(10)	1.239(10)
BI-LEVEL	1.239(10)	1.239(10)	1.239(10)	1.239(10)	1.239(10)	1.239(10)
CONDO	1.239(10)	1.239(10)	1.239(10)	1.239(10)	1.239(10)	1.239(10)
FARMHOUSE	1.239(10)	1.239(10)	1.239(10)	1.239(10)	1.239(10)	1.239(10)
MULTI FAMILY	1.239(10)	1.239(10)	1.239(10)	1.239(10)	1.239(10)	1.239(10)
RANCH	1.239(10)	1.239(10)	1.239(10)	1.239(10)	1.239(10)	1.239(10)
RANCH < 1100	1.239(10)	1.239(10)	1.239(10)	1.239(10)	1.239(10)	1.239(10)
TRI-LEVEL	1.239(10)	1.239(10)	1.239(10)	1.239(10)	1.239(10)	1.239(10)
TWO-STORY	1.239(10)	1.239(10)	1.239(10)	1.239(10)	1.239(10)	1.239(10)

Single Family E.C.F. : 1.239 (10)

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

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

Agricultural E.C.F. : 1.108 (1)

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): 00055 - CROWNVIEW/MULLINS PLATS

Neighborhoods Used: 00055.CROWNVIEW/MULLINS PLATS

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