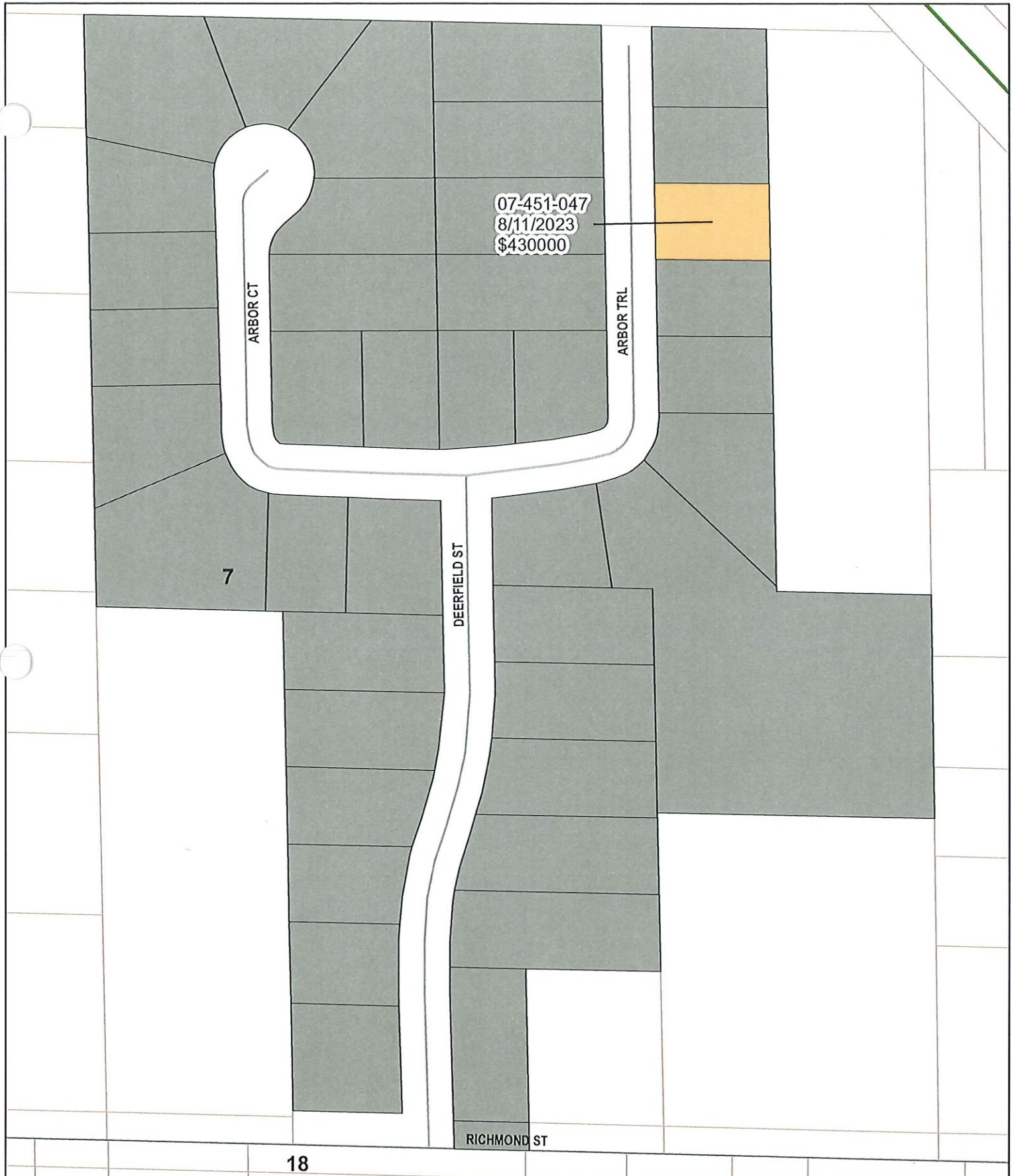
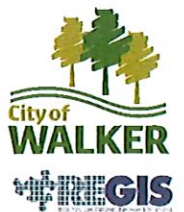




Neighborhood - 00057
Deerfield
City of Walker
Kent County, Michigan

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



F.s for Neighborhood: 00057 'DEERFIELD'

Residential : 0.890
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

00057
Deerfield
- Final ECF = 0.890
- Sale Support
- Range = +62 to +72

History

2015 = ECF = 0.764 + Range = +52 to +62
2016 = ECF = 0.792 + Range = +32 to +52
2017 = ECF = 0.830 + Range = +52 to +62
2018 = ECF = 0.848 + Range = +12 to +22
2019 = ECF = 0.730 + Range = +62 to +82
2020 = ECF = 0.828 + Range = +92 to +102
2021 = ECF = 0.865 + Range = 02 to +12
2022 = ECF = 0.825 + Range = 02 to +12
2023 = ECF = 0.789 + Range = +12 to +22
2024 = ECF = 0.834 + Range = +122 to +132

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
41-13-07-451-047	2164 ARBOR TRL NW	00057	08/11/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	217,100	434,200	High +

6.522

Other recent sales:

None

That is not that
much higher than
sale - from 8/11/23

- looks good

+63 to +72 Range

>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	399,864	399,864	399,864	399,864	399,864	399,864
LEVEL	399,864	399,864	399,864	399,864	399,864	399,864
CONDO	399,864	399,864	399,864	399,864	399,864	399,864
FARMHOUSE	399,864	399,864	399,864	399,864	399,864	399,864
MULTI FAMILY	399,864	399,864	399,864	399,864	399,864	399,864
RANCH	399,864	399,864	399,864	399,864	399,864	399,864
RANCH < 1100	399,864	399,864	399,864	399,864	399,864	399,864
TRI-LEVEL	399,864	399,864	399,864	399,864	399,864	399,864
TWO-STORY	399,864	399,864	399,864	399,864	399,864	399,864
	399,864	399,864	399,864	399,864	399,864	399,864

Total Single Family Costs by Manual	: 399,864
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	355,800	355,800	355,800	355,800	355,800	355,800
BI-LEVEL	355,800	355,800	355,800	355,800	355,800	355,800
CONDO	355,800	355,800	355,800	355,800	355,800	355,800
FARMHOUSE	355,800	355,800	355,800	355,800	355,800	355,800
MULTI FAMILY	355,800	355,800	355,800	355,800	355,800	355,800
RANCH	355,800	355,800	355,800	355,800	355,800	355,800
RANCH < 1100	355,800	355,800	355,800	355,800	355,800	355,800
TRI-LEVEL	355,800	355,800	355,800	355,800	355,800	355,800
TWO-STORY	355,800	355,800	355,800	355,800	355,800	355,800
	355,800	355,800	355,800	355,800	355,800	355,800

Total Single Family Sale Residual Values	:	355,800
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

[illegible]

# 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

>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	0.890(1)	0.890(1)	0.890(1)	0.890(1)	0.890(1)	0.890(1)
BI-LEVEL	0.890(1)	0.890(1)	0.890(1)	0.890(1)	0.890(1)	0.890(1)
CONDO	0.890(1)	0.890(1)	0.890(1)	0.890(1)	0.890(1)	0.890(1)
FARMHOUSE	0.890(1)	0.890(1)	0.890(1)	0.890(1)	0.890(1)	0.890(1)
MULTI FAMILY	0.890(1)	0.890(1)	0.890(1)	0.890(1)	0.890(1)	0.890(1)
RANCH	0.890(1)	0.890(1)	0.890(1)	0.890(1)	0.890(1)	0.890(1)
RANCH < 1100	0.890(1)	0.890(1)	0.890(1)	0.890(1)	0.890(1)	0.890(1)
TRI-LEVEL	0.890(1)	0.890(1)	0.890(1)	0.890(1)	0.890(1)	0.890(1)
TWO-STORY	0.890(1)	0.890(1)	0.890(1)	0.890(1)	0.890(1)	0.890(1)
	0.890(1)	0.890(1)	0.890(1)	0.890(1)	0.890(1)	0.890(1)

Single Family E.C.F. : 0.890 (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)

>>>>>>>>>>>>>

Neighborhood(s): 00057 - DEERFIELD

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