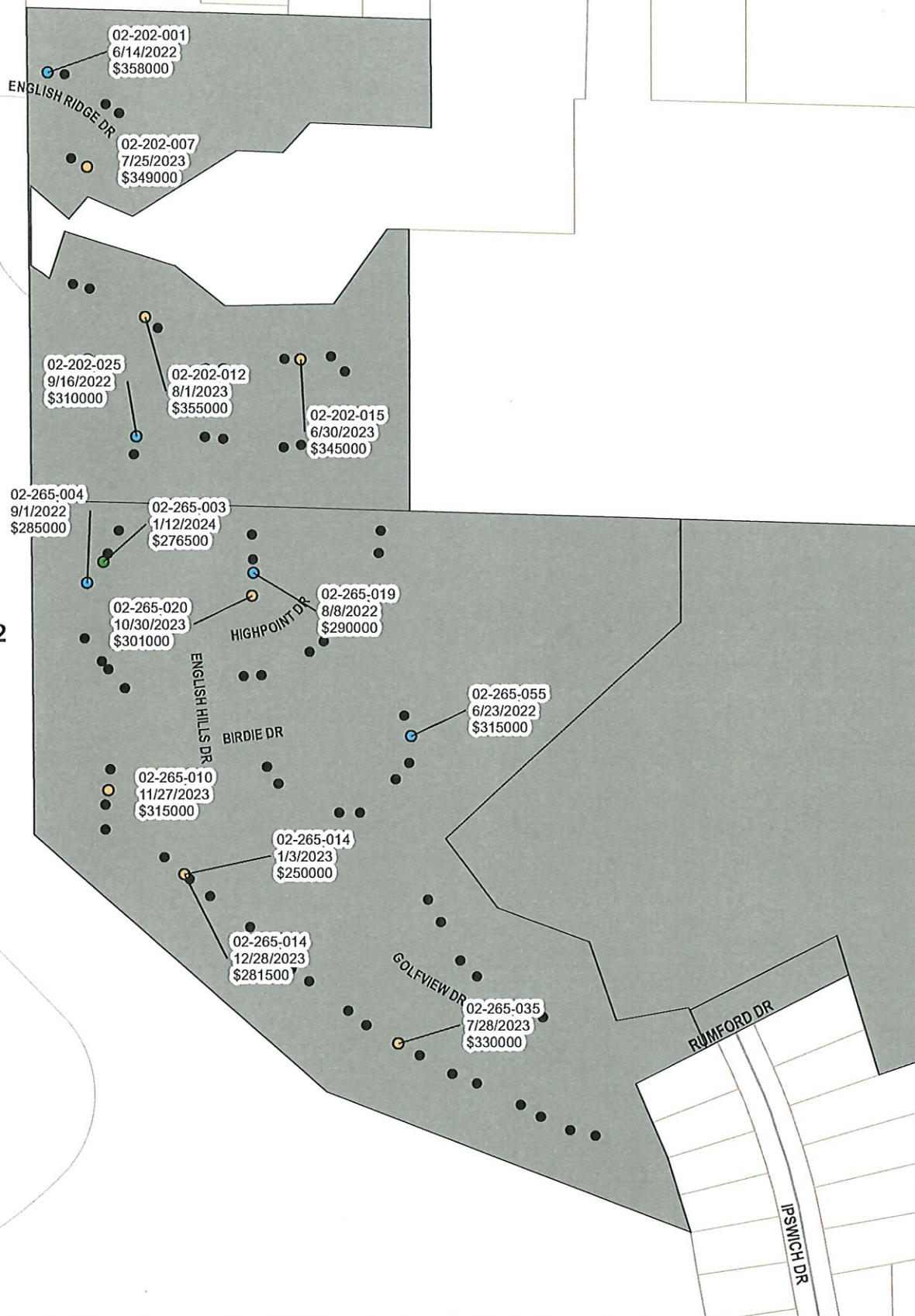
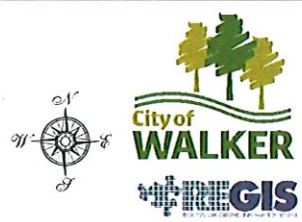


2



**Neighborhood - 00060**  
**English Hills/Ridge Condos**  
 City of Walker  
 Kent County, Michigan

**Legend**  
 Condo Sales 4/1/22 to 3/31/24  
 year  
 ● 2022  
 ● 2023  
 ● 2024  
 ● Condos  
 ■ Parcels w/ECF



F.s for Neighborhood: 00060 'ENGLISH HILLS / RIDGE CONDOS'

Residential : 0.989  
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

00060  
English Hills/Ridge Condos  
- Final ECF = 0.989  
- Sales Support  
- Range = +32 to +42

### History

2015 = ECF = 0.672 + Range = +82 to +92  
2016 = ECF = 0.751 + Range = +82 to +102  
2017 = ECF = 0.780 + Range = +42 to +52  
2018 = ECF = 0.800 + Range = +12 to +22  
2019 = ECF = 0.711 + Range = +82 to +102  
2020 = ECF = 0.755 + Range = +82 to +92  
2021 = ECF = 0.865 + Range = +92 to +102  
2022 = ECF = 0.857 + Range = +32 to +52  
2023 = ECF = 0.902 + Range = +102 to +112  
2024 = ECF = 0.945 + Range = +132 to +142

| Parcel Number    | Street Address           | Neigh. | Sale Date | Sale Price | Instr. | Terms of Sale   | Adj. Sale \$ | 2025 AV<br>After ECF | 2025 TCV<br>After ECF | High/Low     |
|------------------|--------------------------|--------|-----------|------------|--------|-----------------|--------------|----------------------|-----------------------|--------------|
| 41-13-02-202-001 | 1189 ENGLISH RIDGE DR NW | 00060  | 06/14/22  | \$358,000  | WD     | 03-ARM'S LENGTH | \$358,000    | 175,800              | 351,400               | Low + 3,292  |
| 41-13-02-202-007 | 1174 ENGLISH RIDGE DR NW | 00060  | 07/25/23  | \$349,000  | WD     | 03-ARM'S LENGTH | \$349,000    | 184,200              | 368,400               | High + 3,252 |
| 41-13-02-202-012 | 3436 ENGLISH HILLS DR NW | 00060  | 08/01/23  | \$355,000  | WD     | 03-ARM'S LENGTH | \$355,000    | 187,800              | 375,600               | High + 4,152 |
| 41-13-02-202-015 | 1137 ENGLISH RIDGE CT NW | 00060  | 06/30/23  | \$345,000  | WD     | 03-ARM'S LENGTH | \$345,000    | 183,300              | 366,600               | High + 3,322 |
| 41-13-02-202-025 | 3419 ENGLISH HILLS DR NW | 00060  | 09/16/22  | \$310,000  | WD     | 03-ARM'S LENGTH | \$310,000    | 151,200              | 302,400               | Low + 3,272  |
| 41-13-02-265-003 | 3393 ENGLISH HILLS DR NW | 00060  | 01/12/24  | \$276,500  | WD     | 03-ARM'S LENGTH | \$276,500    | 152,500              | 305,000               | High + 3,182 |
| 41-13-02-265-004 | 3391 ENGLISH HILLS DR NW | 00060  | 09/01/22  | \$285,000  | WD     | 03-ARM'S LENGTH | \$285,000    | 150,900              | 301,800               | High + 3,212 |
| 41-13-02-265-010 | 3375 ENGLISH HILLS DR NW | 00060  | 11/27/23  | \$315,000  | WD     | 03-ARM'S LENGTH | \$315,000    | 159,200              | 318,400               | High + 3,312 |
| 41-13-02-265-014 | 3365 ENGLISH HILLS DR NW | 00060  | 01/03/23  | \$250,000  | WD     | 03-ARM'S LENGTH | \$250,000    | 162,900              | 325,800               | High + 3,232 |
| 41-13-02-265-014 | 3365 ENGLISH HILLS DR NW | 00060  | 12/28/23  | \$281,500  | WD     | 03-ARM'S LENGTH | \$281,500    | 162,900              | 325,800               | High + 3,232 |
| 41-13-02-265-019 | 1145 HIGHPOINT DR NW     | 00060  | 08/08/22  | \$290,000  | WD     | 03-ARM'S LENGTH | \$290,000    | 146,400              | 292,400               | High + 3,312 |
| 41-13-02-265-020 | 1147 HIGHPOINT DR NW     | 00060  | 10/30/23  | \$301,000  | WD     | 03-ARM'S LENGTH | \$301,000    | 145,600              | 291,200               | Low + 3,332  |
| 41-13-02-265-035 | 3343 GOLFVIEW DR NW      | 00060  | 07/28/23  | \$330,000  | WD     | 03-ARM'S LENGTH | \$330,000    | 148,600              | 297,200               | Low + 3,262  |
| 41-13-02-265-055 | 1152 BIRDIE DR NW        | 00060  | 06/23/22  | \$315,000  | WD     | 03-ARM'S LENGTH | \$315,000    | 148,700              | 297,400               | Low + 3,556  |

not a good mix, but most on the high side and just slightly higher - KEEP IT

+32 to +42 Range

Neighborhoods Used: 00060, ENGLISH HILLS / RIDGE CONDOS

## 3393 ENGLISH HILLS DR NW

| Parcel Number    | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|------------------|------------------|---------------|--------------|-----------|
| 41-13-02-265-003 | 01/12/2024 00060 | 407           | 276,500      | 73,000    |
| Occupancy        | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family    | 65               | 203,500       | 235,534      | 0.864     |



## 3365 ENGLISH HILLS DR NW

| Parcel Number    | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|------------------|------------------|---------------|--------------|-----------|
| 41-13-02-265-014 | 12/28/2023 00060 | 407           | 281,500      | 73,000    |
| Occupancy        | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family    | 69               | 208,500       | 256,794      | 0.812     |



## 3375 ENGLISH HILLS DR NW

| Parcel Number    | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|------------------|------------------|---------------|--------------|-----------|
| 41-13-02-265-010 | 11/27/2023 00060 | 407           | 315,000      | 73,000    |
| Occupancy        | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family    | 70               | 242,000       | 241,993      | 1.000     |



## 1147 HIGHPOINT DR NW

| Parcel Number    | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|------------------|------------------|---------------|--------------|-----------|
| 41-13-02-265-020 | 10/30/2023 00060 | 407           | 301,000      | 73,000    |
| Occupancy        | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family    | 68               | 228,000       | 221,031      | 1.032     |



## 3436 ENGLISH HILLS DR NW

| Parcel Number    | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|------------------|------------------|---------------|--------------|-----------|
| 41-13-02-202-012 | 08/01/2023 00060 | 407           | 355,000      | 73,000    |
| Occupancy        | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family    | 79               | 282,000       | 312,070      | 0.904     |



## 3343 GOLFFVIEW DR NW

| Parcel Number    | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|------------------|------------------|---------------|--------------|-----------|
| 41-13-02-265-035 | 07/28/2023 00060 | 407           | 330,000      | 74,521    |
| Occupancy        | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family    | 66               | 255,479       | 225,796      | 1.131     |



## 1174 ENGLISH RIDGE DR NW

| Parcel Number    | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|------------------|------------------|---------------|--------------|-----------|
| 41-13-02-202-007 | 07/25/2023 00060 | 407           | 349,000      | 73,000    |
| Occupancy        | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family    | 77               | 276,000       | 300,276      | 0.919     |



## 1137 ENGLISH RIDGE CT NW

| Parcel Number    | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|------------------|------------------|---------------|--------------|-----------|
| 41-13-02-202-015 | 06/30/2023 00060 | 407           | 345,000      | 73,000    |
| Occupancy        | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family    | 80               | 272,000       | 298,227      | 0.912     |



05/30/2024

ECF Analysis for: 86 - CITY OF WALKER

Page: 2/4

03:25 PM

DB: Walker2025

Neighborhoods Used: 00060. ENGLISH HILLS / RIDGE CONDOS

## 3365 ENGLISH HILLS DR NW

| Parcel Number    | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|------------------|------------------|---------------|--------------|-----------|
| 41-13-02-265-014 | 01/03/2023 00060 | 407           | 250,000      | 64,000    |
| Occupancy        | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family    | 70               | 186,000       | 237,701      | 0.782     |



## 3419 ENGLISH HILLS DR NW

| Parcel Number    | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|------------------|------------------|---------------|--------------|-----------|
| 41-13-02-202-025 | 09/16/2022 00060 | 407           | 310,000      | 64,000    |
| Occupancy        | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family    | 69               | 246,000       | 215,441      | 1.142     |



## 3391 ENGLISH HILLS DR NW

| Parcel Number    | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|------------------|------------------|---------------|--------------|-----------|
| 41-13-02-265-004 | 09/01/2022 00060 | 407           | 285,000      | 64,829    |
| Occupancy        | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family    | 67               | 220,171       | 214,100      | 1.028     |



## 1145 HIGHPOINT DR NW

| Parcel Number    | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|------------------|------------------|---------------|--------------|-----------|
| 41-13-02-265-019 | 08/08/2022 00060 | 407           | 290,000      | 64,000    |
| Occupancy        | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family    | 68               | 226,000       | 197,243      | 1.146     |



## 1152 BIRDIE DR NW

| Parcel Number    | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|------------------|------------------|---------------|--------------|-----------|
| 41-13-02-265-055 | 06/23/2022 00060 | 407           | 315,000      | 64,000    |
| Occupancy        | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family    | 85               | 251,000       | 209,323      | 1.199     |



## 1189 ENGLISH RIDGE DR NW

| Parcel Number    | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|------------------|------------------|---------------|--------------|-----------|
| 41-13-02-202-001 | 06/14/2022 00060 | 407           | 358,000      | 64,579    |
| Occupancy        | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family    | 78               | 293,421       | 260,749      | 1.125     |



00060  
English Hills / Ridge Condos  
- First Run ECF - Raw  
- Set by this, run  
reports & analyze

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

| * Style *    | 91..100   | 81..90    | 71..80    | 61..70    | 51..60    | 0..50     |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|
| 5 STORY      | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 |
| LEVEL        | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 |
| CONDO        | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 |
| FARMHOUSE    | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 |
| MULTI FAMILY | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 |
| RANCH        | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 |
| RANCH < 1100 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 |
| TRI-LEVEL    | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 |
| TWO-STORY    | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 |
|              | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 | 3,426,278 |

|                                     |             |
|-------------------------------------|-------------|
| Total Single Family Costs by Manual | : 3,426,278 |
| 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    | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 |
| BI-LEVEL     | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 |
| CONDO        | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 |
| FARMHOUSE    | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 |
| MULTI FAMILY | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 |
| RANCH        | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 |
| RANCH < 1100 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 |
| TRI-LEVEL    | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 |
| TWO-STORY    | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 |
|              | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 | 3,390,071 |

|                                          |   |           |
|------------------------------------------|---|-----------|
| Total Single Family Sale Residual Values | : | 3,390,071 |
| 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 |
|------------------------------|-----------------|-------------------------------|------------------------------|----------------------------|
| 14                           | 0               | 9.14                          | 10.49                        | 1.004                      |
| After Application of E.C.F.s |                 | 9.13                          | 10.48                        | 1.004                      |

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

| * Style *    | 91..100   | 81..90    | 71..80    | 61..70    | 51..60    | 0..50     |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|
| 1.5 STORY    | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) |
| BI-LEVEL     | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) |
| CONDO        | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) |
| FARMHOUSE    | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) |
| MULTI FAMILY | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) |
| RANCH        | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) |
| RANCH < 1100 | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) |
| TRI-LEVEL    | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) |
| TWO-STORY    | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) |
|              | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) | 0.989(14) |

Single Family E.C.F. : 0.989 (14)  
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:

Now Valid Data : X

Show Invalid Data : X

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 00060 - ENGLISH HILLS / RIDGE CONDOS

Neighborhoods Used: 00060.ENGLISH HILLS / RIDGE CONDOS

---

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