

WILSON AVE

FALCON WOODS DR

FALCON POINTE DR

7

WILSON AVE

07-215-024
2/23/2024
\$210000

07-215-023
5/8/2023
\$220000

07-215-031
2/2/2024
\$264000

07-215-055
6/8/2023
\$235000

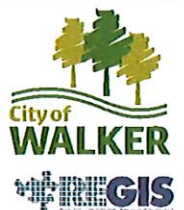
07-215-040
8/26/2022
\$217000

07-215-046
5/24/2023
\$245000

07-215-067
3/8/2024
\$238000

Neighborhood - 00065
Falcon Pointe 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: 00065 'FALCON POINTE CONDOS'

Residential : 1.207
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

00065
Falcon Pointe Condos
- Final ECF = 1.207
- Sales Support
- Range = +42 to +52

History

2015 = ECF = 0.785 + Range = +132 to +142
2016 = ECF = 0.842 + Range = +62 to +82
2017 = ECF = 0.864 + Range = +32 to +42
2018 = ECF = 0.876 + Range = 02 to +12
2019 = ECF = 0.821 + Range = +92 to +112
2020 = ECF = 0.906 + Range = +82 to +92
2021 = ECF = 0.995 + Range = +52 to +62
2022 = ECF = 1.023 + Range = +62 to +72
2023 = ECF = 1.056 + Range = +72 to +82
2024 = ECF = 1.142 + Range = +132 to +142

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
41-13-07-215-023	2633 FALCON POINTE DR NW	00065	05/08/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	103,400,000 20,800	210,000	Low +4,552
41-13-07-215-024	2635 FALCON POINTE DR NW	00065	02/23/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	105,000,000 21,900	219,800	Low +4,502
41-13-07-215-031	2646 FALCON WOOD DR NW	00065	02/02/24	\$264,000	WD	03-ARM'S LENGTH	\$264,000	130,000,000 26,000	210,000	Low +4,502
41-13-07-215-040	2596 FALCON WOOD DR NW	00065	08/26/22	\$217,000	WD	03-ARM'S LENGTH	\$217,000	103,900,000 20,800	217,200	Low +4,502
41-13-07-215-046	2543 FALCON WOOD DR NW	00065	05/24/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	138,000,000 28,000	276,200	High -9,502
41-13-07-215-055	2551 FALCON POINTE DR NW	00065	06/08/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	122,000,000 25,000	245,000	High -9,502
41-13-07-215-067	2484 FALCON POINTE DR NW	00065	03/08/24	\$238,000	WD	03-ARM'S LENGTH	\$238,000	119,000,000 24,000	209,200	High -6,102

Good mt, but ads are minus

High	Low	Even
3	3	1
5	1	1

- next
+ ready to go

mt is not the best, but values are close to sales + adj and reasonable

+42 to +52
Range

Neighborhoods Used: 00065.FALCON POINTE CONDOS

2484 FALCON POINTE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-215-067	03/08/2024 00065	407	238,000	53,400
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CONDO	77	184,600	162,966	1.133



2635 FALCON POINTE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-215-024	02/23/2024 00065	407	210,000	53,400
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CONDO	70	156,600	137,311	1.140



2646 FALCON WOOD DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-215-031	02/02/2024 00065	407	264,000	53,400
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CONDO	72	210,600	182,800	1.152



2551 FALCON POINTE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-215-055	06/08/2023 00065	407	235,000	53,790
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CONDO	75	181,210	168,268	1.077



2543 FALCON WOOD DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-215-046	05/24/2023 00065	407	245,000	53,400
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CONDO	75	191,600	196,238	0.976



2633 FALCON POINTE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-215-023	05/08/2023 00065	407	220,000	53,400
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CONDO	64	166,600	134,193	1.241



2596 FALCON WOOD DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-215-040	08/26/2022 00065	407	217,000	49,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CONDO	75	167,100	124,740	1.340



00065
Falcon Pointe Condos
- First Run ECF - Raw
- Set by this, run
reports & analyze

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	1,106,515	1,106,515	1,106,515	1,106,515	1,106,515	1,106,515
LEVEL	1,106,515	1,106,515	1,106,515	1,106,515	1,106,515	1,106,515
CONDO	1,106,515	1,106,515	1,106,515	1,106,515	1,106,515	1,106,515
FARMHOUSE	1,106,515	1,106,515	1,106,515	1,106,515	1,106,515	1,106,515
MULTI FAMILY	1,106,515	1,106,515	1,106,515	1,106,515	1,106,515	1,106,515
RANCH	1,106,515	1,106,515	1,106,515	1,106,515	1,106,515	1,106,515
RANCH < 1100	1,106,515	1,106,515	1,106,515	1,106,515	1,106,515	1,106,515
TRI-LEVEL	1,106,515	1,106,515	1,106,515	1,106,515	1,106,515	1,106,515
TWO-STORY	1,106,515	1,106,515	1,106,515	1,106,515	1,106,515	1,106,515
	1,106,515	1,106,515	1,106,515	1,106,515	1,106,515	1,106,515

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1,258,310	1,258,310	1,258,310	1,258,310	1,258,310	1,258,310
BI-LEVEL	1,258,310	1,258,310	1,258,310	1,258,310	1,258,310	1,258,310
CONDO	1,258,310	1,258,310	1,258,310	1,258,310	1,258,310	1,258,310
FARMHOUSE	1,258,310	1,258,310	1,258,310	1,258,310	1,258,310	1,258,310
MULTI FAMILY	1,258,310	1,258,310	1,258,310	1,258,310	1,258,310	1,258,310
RANCH	1,258,310	1,258,310	1,258,310	1,258,310	1,258,310	1,258,310
RANCH < 1100	1,258,310	1,258,310	1,258,310	1,258,310	1,258,310	1,258,310
TRI-LEVEL	1,258,310	1,258,310	1,258,310	1,258,310	1,258,310	1,258,310
TWO-STORY	1,258,310	1,258,310	1,258,310	1,258,310	1,258,310	1,258,310
	1,258,310	1,258,310	1,258,310	1,258,310	1,258,310	1,258,310

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	0	5.05	6.94	0.998
After Application of E.C.F.s		5.23	7.20	0.998

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1.137(7)	1.137(7)	1.137(7)	1.137(7)	1.137(7)	1.137(7)
BI-LEVEL	1.137(7)	1.137(7)	1.137(7)	1.137(7)	1.137(7)	1.137(7)
CONDO	1.137(7)	1.137(7)	1.137(7)	1.137(7)	1.137(7)	1.137(7)
FARMHOUSE	1.137(7)	1.137(7)	1.137(7)	1.137(7)	1.137(7)	1.137(7)
MULTI FAMILY	1.137(7)	1.137(7)	1.137(7)	1.137(7)	1.137(7)	1.137(7)
RANCH	1.137(7)	1.137(7)	1.137(7)	1.137(7)	1.137(7)	1.137(7)
RANCH < 1100	1.137(7)	1.137(7)	1.137(7)	1.137(7)	1.137(7)	1.137(7)
TRI-LEVEL	1.137(7)	1.137(7)	1.137(7)	1.137(7)	1.137(7)	1.137(7)
TWO-STORY	1.137(7)	1.137(7)	1.137(7)	1.137(7)	1.137(7)	1.137(7)
	1.137(7)	1.137(7)	1.137(7)	1.137(7)	1.137(7)	1.137(7)

Neighborhood(s): 00065 - FALCON POINTE CONDOS

Neighborhoods Used: 00065.FALCON POINTE 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