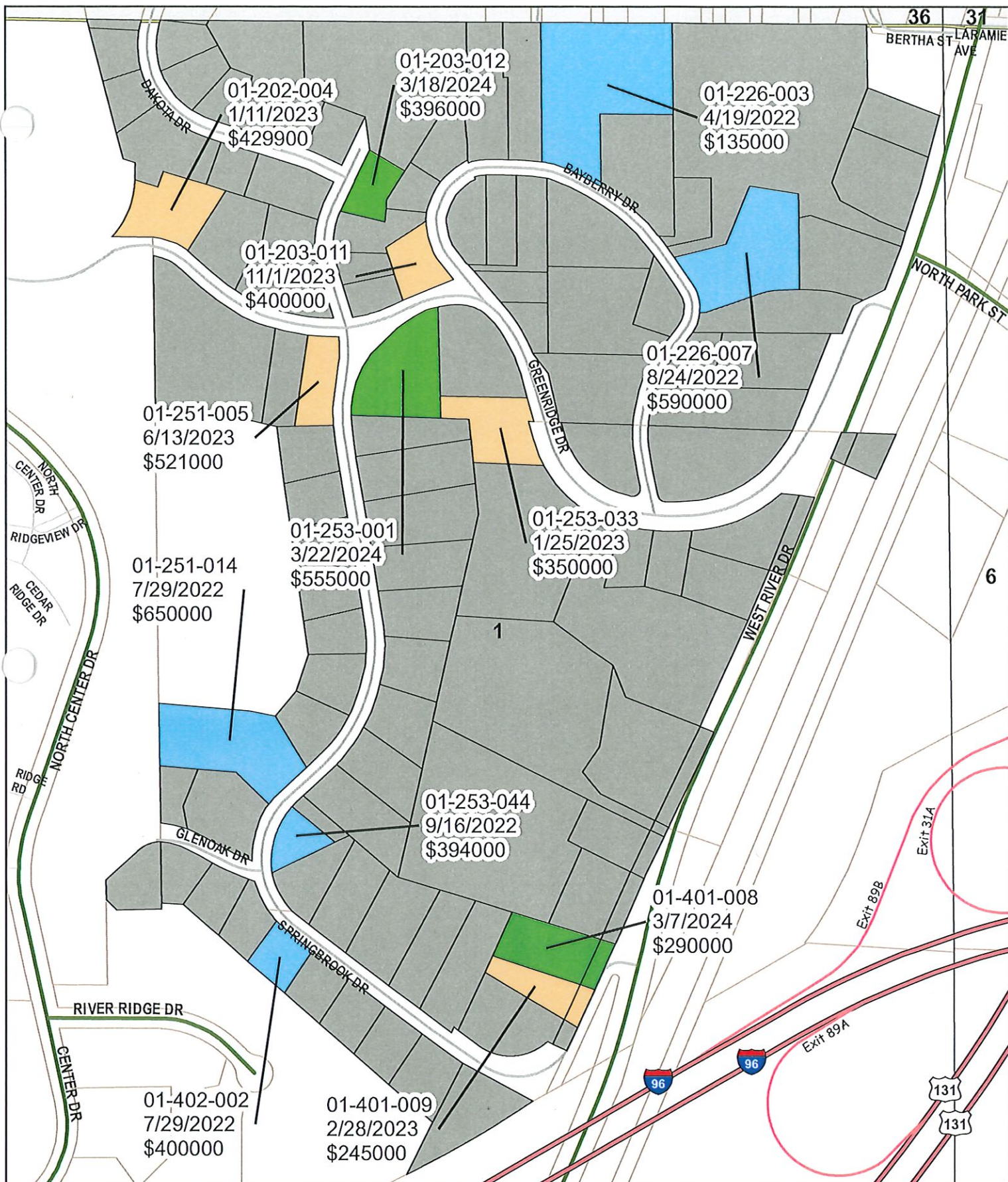
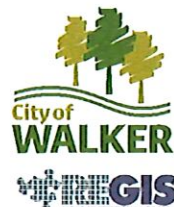




Neighborhood - 00070
Greenridge Plat Area
 City of Walker
 Kent County, Michigan

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



F.S for Neighborhood: 00070 'GREENRIDGE PLAT AREA'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.5 STORY		1.379	1.099	1.139	1.339	1.729	1.729
BI-LEVEL		1.379	1.379	1.379	1.379	1.829	1.379
CONDO		1.379	1.379	1.379	1.379	1.379	1.379
FARMHOUSE		1.379	1.379	1.379	1.379	1.379	1.379
MULTI FAMILY		1.379	1.379	1.379	1.379	1.379	1.379
RANCH		1.379	1.379	1.449	1.309	1.379	1.379
RANCH < 1100		1.379	1.379	1.379	1.379	1.379	1.379
TRI-LEVEL		1.379	1.379	1.379	1.379	1.199	1.379
TWO-STORY		1.379	1.309	1.219	1.059	1.269	1.259

} Final ECF's

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

00070
Greenridge
- Final ECF's = Varies
- Sub Support to +142
- Range = +122 to +142

History

2015 = ECF = Varies + Range = +22 to +42
2016 = ECF = Varies + Range = +62 to +92
2017 = ECF = Varies + Range = +82 to +102
2018 = ECF = Varies + Range = +22 to +32
2019 = ECF = Varies + Range = +42 to +62
2020 = ECF = Varies + Range = +82 to +102
2021 = ECF = Varies + Range = +82 to +102
2022 = ECF = Varies + Range = +22 to +42
2023 = ECF = Varies + Range = +182 to +202
2024 = ECF = Varies + Range = +112 to +122

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
41-13-01-202-004	363 GREENRIDGE DR NW	00070	01/11/23	\$429,900	WD	03-ARM'S LENGTH	\$429,900	326,000	534,520	High +4,962
41-13-01-203-011	275 GREENRIDGE DR NW	00070	11/01/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	261,900	523,800	High +13,572
41-13-01-203-012	3510 SPRINGBROOK DR NW	00070	03/18/24	\$396,000	WD	03-ARM'S LENGTH	\$396,000	190,700	381,400	Low +13,312
41-13-01-226-007	3480 BAYBERRY DR NW	00070	08/24/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	214,000	428,000	Low +13,042
41-13-01-251-005	310 GREENRIDGE DR NW	00070	06/13/23	\$521,000	WD	03-ARM'S LENGTH	\$521,000	275,700	551,400	High +13,672
41-13-01-251-014	3239 SPRINGBROOK DR NW	00070	07/29/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	273,900	545,800	Low +17,332
41-13-01-253-001	250 GREENRIDGE DR NW	00070	03/22/24	\$555,000	WD	03-ARM'S LENGTH	\$555,000	269,800	539,600	Low +13,352
41-13-01-253-033	200 GREENRIDGE DR NW	00070	01/25/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	180,000	360,000	Low +13,582
41-13-01-253-044	3234 SPRINGBROOK DR NW	00070	09/16/22	\$394,000	WD	03-ARM'S LENGTH	\$394,000	235,500	471,000	High +12,862
41-13-01-401-008	3017 SPRINGBROOK DR NW	00070	03/07/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	197,100	394,200	High +8,472
41-13-01-401-009	3037 SPRINGBROOK DR NW	00070	02/28/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	134,800	391,600	High +13,412
41-13-01-402-002	3165 SPRINGBROOK DR NW	00070	07/29/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	185,400	370,800	Low +13,532

Overall

High | Low

7 | 5

7 | 5 @ +12.2 to +14.2 Range

not a bad mix, but adj are large & all over the place

+12.2 to +14.2

High | Low

3 | 4

Looks Good!

-4.2 to -5.2

High | Low

2 | 0

Get all in this range & analyze

04:33 PM

DB: Walker2025

Neighborhoods Used: 00070.GREENRIDGE PLAT AREA

250 GREENRIDGE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-01-253-001	03/22/2024 00070	401	555,000	93,854
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	461,146	316,962	1.455
Style				
RANCH				



3510 SPRINGBROOK DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-01-203-012	03/18/2024 00070	401	396,000	68,800
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	319,042	218,224	1.462
Style				
RANCH				
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	8158	5580	1.462	



3017 SPRINGBROOK DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-01-401-008	03/07/2024 00070	401	290,000	93,988
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	73	196,012	214,059	0.916
Style				
RANCH				



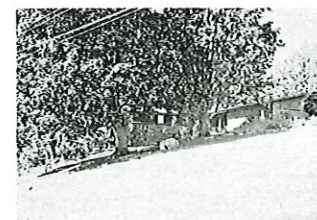
275 GREENRIDGE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-01-203-011	11/01/2023 00070	401	400,000	74,110
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	56	325,890	328,386	0.992
Style				
RANCH				



250 GREENRIDGE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-01-251-005	06/13/2023 00070	401	521,000	84,166
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	56	436,834	340,057	1.285
Style				
RANCH				



3037 SPRINGBROOK DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-01-401-009	02/28/2023 00070	401	245,000	64,100
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	180,900	165,451	1.093
Style				
RANCH				



200 GREENRIDGE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-01-253-033	01/25/2023 00070	401	350,000	77,186
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	54	272,814	139,498	1.956
Style				
1.5 STORY				



363 GREENRIDGE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-01-202-004	01/11/2023 00070	401	429,900	93,380
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	55	336,520	231,553	1.453
Style				
1.5 STORY				



Neighborhoods Used: 00070.GREENRIDGE PLAT AREA

3234 SPRINGBROOK DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-01-253-044	09/16/2022 00070	401	394,000	56,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	73	337,800	274,571
				E.C.F. 1.230



3480 BAYBERRY DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-01-226-007	08/24/2022 00070	401	590,000	103,626
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	486,374	206,951
				E.C.F. 2.350



3165 SPRINGBROOK DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-01-402-002	07/29/2022 00070	401	400,000	56,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	343,800	207,954
				E.C.F. 1.653



3239 SPRINGBROOK DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-01-251-014	07/29/2022 00070	401	650,000	101,519
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	548,481	288,705
				E.C.F. 1.900



00070
 Greenridge
 - First Run ECF - Raw
 - Set by this & then reports

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	2,725,419	2,725,419	2,725,419	2,725,419	2,725,419	2,725,419
LEVEL	2,725,419	2,725,419	2,725,419	2,725,419	2,725,419	2,725,419
CONDO	2,725,419	2,725,419	2,725,419	2,725,419	2,725,419	2,725,419
FARMHOUSE	2,725,419	2,725,419	2,725,419	2,725,419	2,725,419	2,725,419
MULTI FAMILY	2,725,419	2,725,419	2,725,419	2,725,419	2,725,419	2,725,419
RANCH	2,725,419	2,725,419	2,725,419	2,725,419	2,725,419	2,725,419
RANCH < 1100	2,725,419	2,725,419	2,725,419	2,725,419	2,725,419	2,725,419
TRI-LEVEL	2,725,419	2,725,419	2,725,419	2,725,419	2,725,419	2,725,419
TWO-STORY	2,725,419	2,725,419	2,725,419	2,725,419	2,725,419	2,725,419
	2,725,419	2,725,419	2,725,419	2,725,419	2,725,419	2,725,419

Total Single Family Costs by Manual	:	2,725,419
Total Mobile Home Costs by Manual	:	0
Total Town Home Costs by Manual	:	0
Total Agricultural Costs by Manual	:	5,580
Total Commercial Costs by Manual	:	0

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	3,759,239	3,759,239	3,759,239	3,759,239	3,759,239	3,759,239
BI-LEVEL	3,759,239	3,759,239	3,759,239	3,759,239	3,759,239	3,759,239
CONDO	3,759,239	3,759,239	3,759,239	3,759,239	3,759,239	3,759,239
FARMHOUSE	3,759,239	3,759,239	3,759,239	3,759,239	3,759,239	3,759,239
MULTI FAMILY	3,759,239	3,759,239	3,759,239	3,759,239	3,759,239	3,759,239
RANCH	3,759,239	3,759,239	3,759,239	3,759,239	3,759,239	3,759,239
RANCH < 1100	3,759,239	3,759,239	3,759,239	3,759,239	3,759,239	3,759,239
TRI-LEVEL	3,759,239	3,759,239	3,759,239	3,759,239	3,759,239	3,759,239
TWO-STORY	3,759,239	3,759,239	3,759,239	3,759,239	3,759,239	3,759,239

Total Single Family Sale Residual Values	: 3,759,239
Total Mobile Home Sale Residual Values	: 0
Total Town Home Sale Residual Values	: 0
Total Agricultural Sale Residual Values	: 8,158
Total Commercial Sale Residual Values	: 0

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
11	1	15.64	18.99	1.028
After Application of E.C.F.s		16.20	19.54	1.026

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1.379(11)	1.379(11)	1.379(11)	1.379(11)	1.379(11)	1.379(11)
BI-LEVEL	1.379(11)	1.379(11)	1.379(11)	1.379(11)	1.379(11)	1.379(11)
CONDO	1.379(11)	1.379(11)	1.379(11)	1.379(11)	1.379(11)	1.379(11)
FARMHOUSE	1.379(11)	1.379(11)	1.379(11)	1.379(11)	1.379(11)	1.379(11)
MULTI FAMILY	1.379(11)	1.379(11)	1.379(11)	1.379(11)	1.379(11)	1.379(11)
RANCH	1.379(11)	1.379(11)	1.379(11)	1.379(11)	1.379(11)	1.379(11)
RANCH < 1100	1.379(11)	1.379(11)	1.379(11)	1.379(11)	1.379(11)	1.379(11)
TRI-LEVEL	1.379(11)	1.379(11)	1.379(11)	1.379(11)	1.379(11)	1.379(11)
TWO-STORY	1.379(11)	1.379(11)	1.379(11)	1.379(11)	1.379(11)	1.379(11)
	1.379(11)	1.379(11)	1.379(11)	1.379(11)	1.379(11)	1.379(11)

Single Family E.C.F.	: 1.379 (11)
Mobile Home E.C.F.	: 1.000 (0)
Town Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.462 (1)
Commercial E.C.F.	: 1.000 (0)

Neighborhood(s): 00070 - GREENRIDGE PLAT AREA

Neighborhoods Used: 00070.GREENRIDGE PLAT AREA

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