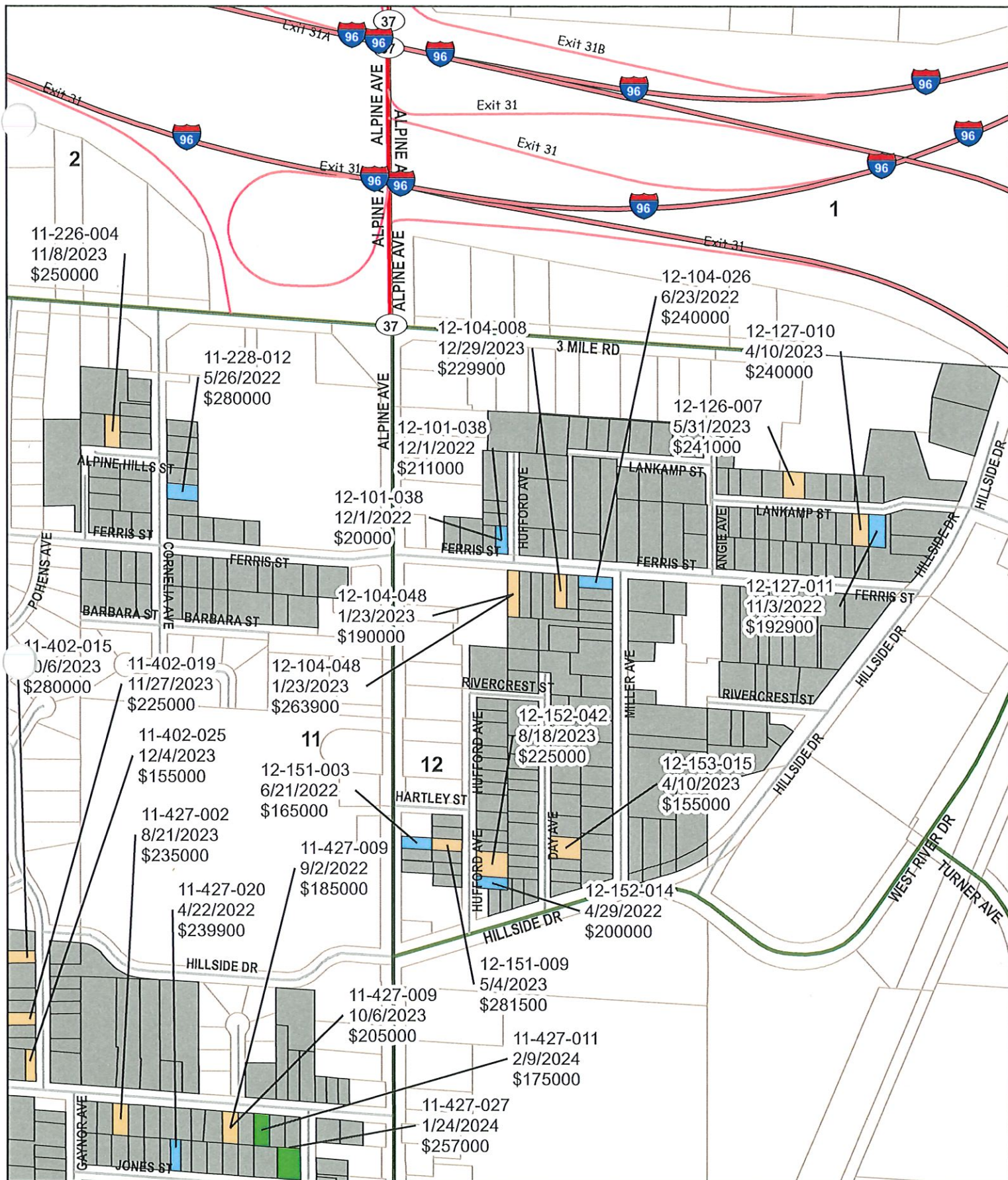




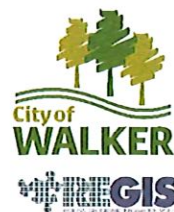
Neighborhood - 00080 (Map 1)
Hillside/Alpine Area
 City of Walker
 Kent County, Michigan

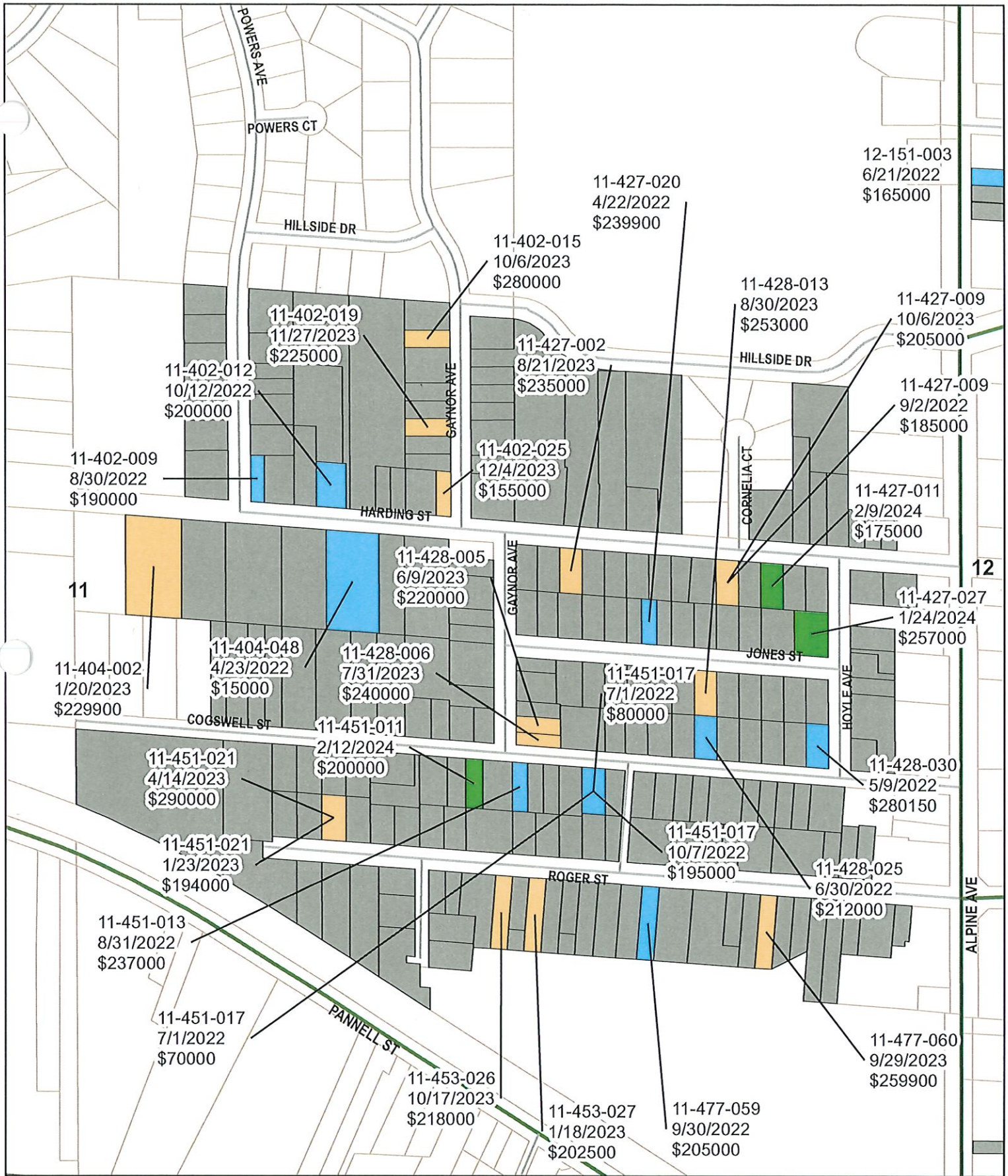
Legend

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

Sale Year

- 2022
- 2023
- 2024
- Parcels w/ECF





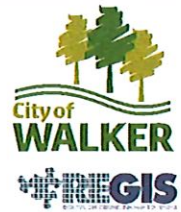
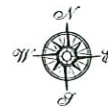
Neighborhood - 00080 (Map 2)
Hillside/Alpine Area
 City of Walker
 Kent County, Michigan

Legend

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

Sale Year

- 2022
- 2023
- 2024
- Parcels w/ECF



.F.s for Neighborhood: 00080 'HILLSIDE/ALPINE AREA'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.5 STORY		1.551	1.551	1.551	1.551	1.831	1.821
BI-LEVEL		1.551	1.551	1.551	1.351	1.551	1.551
CONDO		1.551	1.551	1.551	1.551	1.551	1.551
FARMHOUSE		1.681	1.681	1.681	1.681	1.681	1.681
MULTI FAMILY		1.551	1.551	1.551	1.551	1.551	1.551
RANCH		1.751	1.551	1.451	1.551	1.681	1.641
RANCH < 1100		1.551	1.351	1.491	1.551	1.551	1.551
TRI-LEVEL		1.551	1.551	1.551	1.551	1.371	1.551
TWO-STORY		1.551	1.551	1.551	1.551	1.661	1.551

} 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

00080
Hillside/Alpine
- Final ECF's = Varies
- Sales Support
- Range = +192 to +212

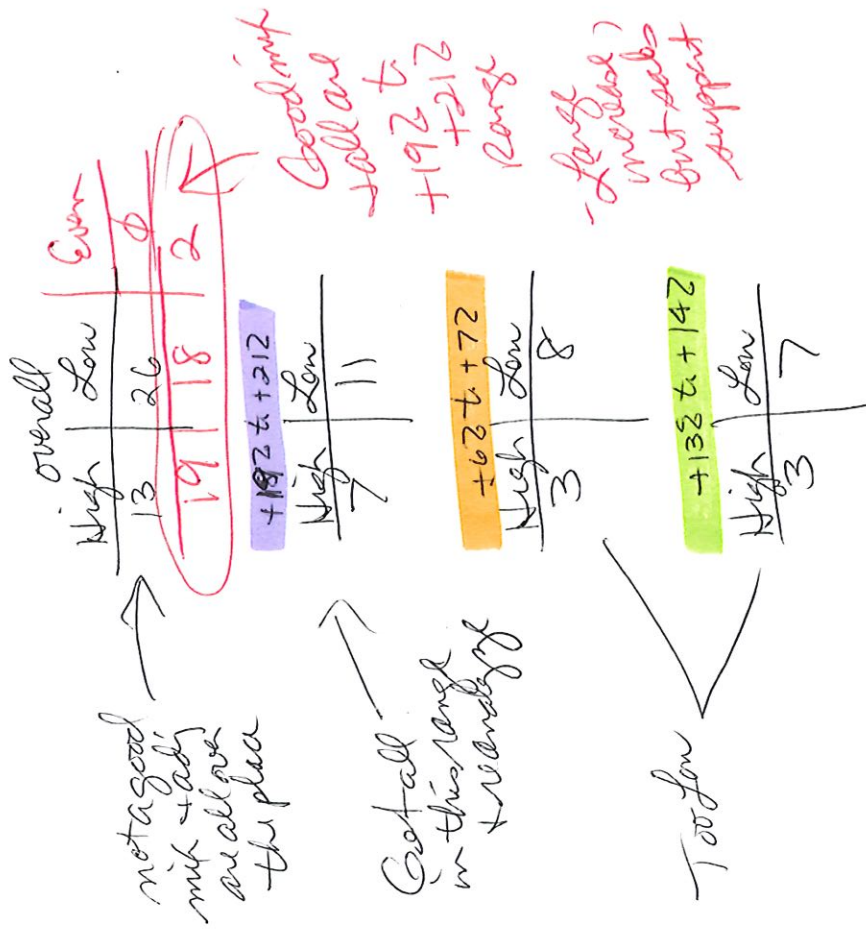
History

2015 = ECF = Varies & Range = +72 to +92
2016 = ECF = Varies & Range = +32 to +52
2017 = ECF = Varies & Range = +12 to +32
2018 = ECF = Varies & Range = +12 to +22
2019 = ECF = Varies & Range = +52 to +72
2020 = ECF = Varies & Range = +82 to +102
2021 = ECF = Varies & Range = +52 to +82
2022 = ECF = Varies & Range = +82 to +102
2023 = ECF = Varies & Range = +62 to +82
2024 = ECF = Varies & Range = +142 to +162

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
41-13-11-226-004	953 ALPINE HILLS ST NW	00080	11/08/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	184,500	184,500	Low +20,352
41-13-11-228-012	2666 CORNELIA AVE NW	00080	05/26/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	180,400	300,800	High +20,912
41-13-11-402-009	1103 HARDING ST NW	00080	08/30/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	80,900	161,800	Low +20,742
41-13-11-402-012	1063 HARDING ST NW	00080	10/12/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	94,200	188,400	Low +20,612
41-13-11-402-015	2355 GAYNOR AVE NW	00080	10/06/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	123,000	246,000	Low +14,412
41-13-11-402-019	2329 GAYNOR AVE NW	00080	11/27/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	133,700	251,200	High +20,572
41-13-11-402-025	1009 HARDING ST NW	00080	12/04/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	87,300	174,600	High +14,462
41-13-11-427-002	940 HARDING ST NW	00080	08/21/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	111,800	223,600	High +20,192
41-13-11-427-009	860 HARDING ST NW	00080	09/02/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	87,600	175,200	Low +20,662
41-13-11-427-009	860 HARDING ST NW	00080	10/06/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	87,600	175,200	Low +20,662
41-13-11-427-011	852 HARDING ST NW	00080	02/09/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	91,000	182,000	High +7,432
41-13-11-427-020	919 JONES ST NW	00080	04/22/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	104,900	213,800	Low +7,072
41-13-11-427-027	2239 HOYLE AVE NW	00080	01/24/24	\$257,000	WD	03-ARM'S LENGTH	\$257,000	99,600	199,200	Low +13,822
41-13-11-428-005	2210 GAYNOR AVE NW	00080	06/09/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	74,200	148,400	Low +20,252
41-13-11-428-006	2200 GAYNOR AVE NW	00080	07/31/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	112,400	224,000	Low +7,072
41-13-11-428-013	860 JONES ST NW	00080	08/30/23	\$253,000	WD	03-ARM'S LENGTH	\$253,000	102,400	204,800	Low +7,322
41-13-11-428-025	909 COGSWELL ST NW	00080	06/30/22	\$212,000	WD	03-ARM'S LENGTH	\$212,000	99,600	199,200	Low +21,022
41-13-11-428-030	841 COGSWELL ST NW	00080	05/09/22	\$280,150	WD	03-ARM'S LENGTH	\$280,150	121,300	243,600	Low +14,432
41-13-11-451-011	1006 COGSWELL ST NW	00080	02/12/24	\$200,000	QC	03-ARM'S LENGTH	\$200,000	102,400	204,800	High +21,182
41-13-11-451-013	998 COGSWELL ST NW	00080	08/31/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	103,200	204,400	Low +14,312
41-13-11-451-017	938 COGSWELL ST NW	00080	07/01/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	94,900	189,800	High +20,122
41-13-11-451-017	938 COGSWELL ST NW	00080	10/07/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	94,900	189,800	Low +20,122
41-13-11-451-021	1059 ROGER ST NW	00080	01/23/23	\$194,000	WD	03-ARM'S LENGTH	\$194,000	102,400	204,800	High +21,042
41-13-11-451-021	1059 ROGER ST NW	00080	04/14/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	102,400	204,800	Low +21,042
41-13-11-453-004	956 ROGER ST NW	00080	06/23/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	78,200	156,400	Low +20,862
41-13-11-453-026	956 ROGER ST NW	00080	10/17/23	\$218,000	WD	03-ARM'S LENGTH	\$218,000	78,200	156,400	Low +21,172
41-13-11-477-059	920 ROGER ST NW	00080	09/30/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	91,700	183,400	Low +7,252
41-13-11-477-060	898 ROGER ST NW	00080	09/29/23	\$259,900	WD	03-ARM'S LENGTH	\$259,900	115,100	230,200	Low +14,412
41-13-12-101-038	2645 HUFFORD AVE NW	00080	12/01/22	\$211,000	WD	03-ARM'S LENGTH	\$211,000	104,700	209,400	Low +21,602
41-13-12-104-008	664 FERRIS ST NW	00080	12/29/23	\$229,900	WD	03-ARM'S LENGTH	\$229,900	113,300	226,400	Low +6,992
41-13-12-104-026	2629 MILLER AVE NW	00080	06/23/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	112,700	225,400	Low +7,022

41-13-12-104-048	716 FERRIS ST NW	00080	01/23/23	\$263,900	WD	03-ARM'S LENGTH	\$263,900	147,700	253,400	High + 20,532
41-13-12-126-007	547 LANKAMP ST NW	00080	05/31/23	\$241,000	WD	03-ARM'S LENGTH	\$241,000	93,200	210,400	High + 6,792
41-13-12-127-010	518 LANKAMP ST NW	00080	04/10/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	113,400	241,000	Low + 2,582
41-13-12-127-011	512 LANKAMP ST NW	00080	11/03/22	\$192,900	WD	03-ARM'S LENGTH	\$192,900	137,200	274,400	Low + 14,082
41-13-12-151-003	2444 ALPINE AVE NW	00080	06/21/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	94,800	201,600	High + 14,332
41-13-12-151-009	2443 HUFFORD AVE NW	00080	05/04/23	\$281,500	WD	03-ARM'S LENGTH	\$281,500	133,100	266,200	High + 21,172
41-13-12-152-014	2432 HUFFORD AVE NW	00080	04/29/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	115,400	230,800	High + 14,072
41-13-12-152-042	2440 HUFFORD AVE NW	00080	08/18/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	127,000	254,000	Low + 7,052
41-13-12-153-015	2414 DAY AVE NW	00080	04/10/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	84,500	173,000	High + 18,912

39 Sales



02:01 PM

DB: Walker2025

Neighborhoods Used: 00080.HILLSIDE/ALPINE AREA

1006 COGSWELL ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-451-011	02/12/2024 00080	401	200,000	46,695
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	53	153,305	101,045
				E.C.F. 1.517



852 HARDING ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-427-011	02/09/2024 00080	401	175,000	48,053
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	52	126,947	84,817
				E.C.F. 1.497



2239 HOYLE AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-427-027	01/24/2024 00080	401	257,000	52,750
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARMHOUSE	52	204,250	92,538
				E.C.F. 2.207



664 FERRIS ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-12-104-008	12/29/2023 00080	401	229,900	46,313
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	52	183,587	115,631
				E.C.F. 1.588



1009 HARDING ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-402-025	12/04/2023 00080	401	155,000	43,774
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	52	111,226	83,141
				E.C.F. 1.338



2329 GAYNOR AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-402-019	11/27/2023 00080	401	225,000	45,694
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	56	179,306	142,947
				E.C.F. 1.254



953 ALPINE HILLS ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-226-004	11/08/2023 00080	401	250,000	52,049
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	52	197,951	80,591
				E.C.F. 2.456



956 ROGER ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-453-026	10/17/2023 00080	401	218,000	40,624
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	52	177,376	59,505
				E.C.F. 2.981



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DB: Walker2025

Neighborhoods Used: 00080.HILLSIDE/ALPINE AREA

954 ROGER ST NW

Parcel Number	** Invalid Sale **	Class	AdjSalePrice	LandValue
41-13-11-453-005	10/16/2023 00080	401	0	37,477
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	-37,477	86,172	-0.435
Style	RANCH			



860 HARDING ST NW

Parcel Number	** Valid Sale **	Class	AdjSalePrice	LandValue
41-13-11-427-009	10/06/2023 00080	401	205,000	48,053
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	156,947	80,306	1.954
Style	RANCH < 1100			



2355 GAYNOR AVE NW

Parcel Number	** Valid Sale **	Class	AdjSalePrice	LandValue
41-13-11-402-015	10/06/2023 00080	401	280,000	45,490
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	234,510	129,108	1.816
Style	TWO-STORY			



898 ROGER ST NW

Parcel Number	** Valid Sale **	Class	AdjSalePrice	LandValue
41-13-11-477-060	09/29/2023 00080	401	259,900	40,203
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	219,697	122,574	1.792
Style	TWO-STORY			



600 JONES ST NW

Parcel Number	** Invalid Sale **	Class	AdjSalePrice	LandValue
41-13-11-428-013	08/30/2023 00080	401	253,000	48,053
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	204,947	99,967	2.050
Style	1.5 STORY			



940 HARDING ST NW

Parcel Number	** Valid Sale **	Class	AdjSalePrice	LandValue
41-13-11-427-002	08/21/2023 00080	401	235,000	48,053
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	186,947	102,329	1.827
Style	1.5 STORY			



2440 HUFFORD AVE NW

Parcel Number	** Valid Sale **	Class	AdjSalePrice	LandValue
41-13-12-152-042	08/18/2023 00080	401	225,000	53,701
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	61	171,299	116,286	1.473
Style	RANCH			



2200 GAYNOR AVE NW

Parcel Number	** Valid Sale **	Class	AdjSalePrice	LandValue
41-13-11-428-006	07/31/2023 00080	401	240,000	43,774
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	196,226	109,412	1.793
Style	1.5 STORY			



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DB: Walker2025

Neighborhoods Used: 00080.HILLSIDE/ALPINE AREA

956 ROGER ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-453-004	06/23/2023 00080	401	95,000	37,711
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	52	57,289	59,505
E.C.F. 0.963				

!!MULTI-PARCEL SALE!!



2210 GAYNOR AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-428-005	06/09/2023 00080	401	220,000	44,659
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	52	175,341	65,123
E.C.F. 2.692				



547 LANKAMP ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-12-126-007	05/31/2023 00080	401	241,000	49,794
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	52	191,206	86,718
E.C.F. 2.205				



2443 HUFFORD AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-12-151-009	05/04/2023 00080	401	281,500	44,682
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	54	236,818	143,113
E.C.F. 1.655				



1059 ROGER ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-451-021	04/14/2023 00080	401	290,000	43,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	52	246,800	85,195
E.C.F. 2.897				



518 LANKAMP ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-12-127-010	04/10/2023 00080	401	240,000	42,632
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	52	197,368	98,228
E.C.F. 2.009				



2414 DAY AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-12-153-015	04/10/2023 00080	401	155,000	44,703
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	52	110,297	69,658
E.C.F. 1.583				



716 FERRIS ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-12-104-048	01/23/2023 00080	401	263,900	42,752
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	53	221,148	138,960
E.C.F. 1.591				



Neighborhoods Used: 00080.HILLSIDE/ALPINE AREA

1059 ROGER ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-451-021	01/23/2023 00080	401	194,000	43,211
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	53	150,789	76,516
				E.C.F. 1.971



716 FERRIS ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-12-104-048	01/23/2023 00080	401	190,000	42,752
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	53	147,248	138,960
				E.C.F. 1.060



1142 HARDING ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-404-002	01/20/2023 00080	401	229,900	62,750
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	162,197	103,943
				E.C.F. 1.560
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4953	3174	1.560	



946 ROGER ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-453-027	01/18/2023 00080	401	202,500	35,110
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	53	167,390	73,954
				E.C.F. 2.263

!!MULTI-PARCEL SALE!!



2045 HUFFORD AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-12-101-038	12/01/2022 00080	401	211,000	38,332
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	53	172,668	94,834
				E.C.F. 1.821



512 LANKAMP ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-12-127-011	11/03/2022 00080	401	192,900	42,840
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	55	150,060	117,144
				E.C.F. 1.281



1063 HARDING ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-402-012	10/12/2022 00080	401	200,000	44,629
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	53	155,371	80,554
				E.C.F. 1.929



938 COGSWELL ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-451-017	10/07/2022 00080	401	195,000	42,267
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	53	152,733	58,376
				E.C.F. 2.616



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DB: Walker2025

Neighborhoods Used: 00080.HILLSIDE/ALPINE AREA

920 ROGER ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-477-059	09/30/2022 00080	401	205,000	35,110
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	57	169,890	89,351
				E.C.F. 1.901



860 HARDING ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-427-009	09/02/2022 00080	401	185,000	41,771
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	53	143,229	70,475
				E.C.F. 2.032



998 COGSWELL ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-451-013	08/31/2022 00080	401	237,000	39,046
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	54	197,954	94,737
				E.C.F. 2.090



1103 HARDING ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-402-009	08/30/2022 00080	401	190,000	38,344
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	53	151,656	65,039
				E.C.F. 2.332



958 COGSWELL ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-451-017	07/01/2022 00080	401	70,000	42,267
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	53	27,733	61,101
				E.C.F. 0.454



938 COGSWELL ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-451-017	07/01/2022 00080	401	80,000	42,267
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	53	37,733	61,101
				E.C.F. 0.618



909 COGSWELL ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-428-025	06/30/2022 00080	401	212,000	42,495
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	53	169,505	88,998
				E.C.F. 1.905



2629 MILLER AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-12-104-026	06/23/2022 00080	401	240,000	40,027
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	54	199,973	106,921
				E.C.F. 1.870



Neighborhoods Used: 00080.HILLSIDE/ALPINE AREA

2444 ALPINE AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-12-151-003	06/21/2022 00080	401	165,000	38,770
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	126,230	86,032	1.467



2666 CORNELIA AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-11-228-012	05/26/2022 00080	401	280,000	43,077
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	87	236,923	185,368	1.278



841 COGSWELL ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-428-030	05/09/2022 00080	401	280,150	37,284
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	242,866	105,646	2.299



2432 HUFFORD AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-12-152-014	04/29/2022 00080	401	200,000	34,978
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	165,022	85,905	1.921



1030 HARDING ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-404-048	04/23/2022 00080	401	15,000	61,438
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	48	-46,438	50,715	-0.916



919 JONES ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-11-427-020	04/22/2022 00080	401	239,900	33,964
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	205,936	94,940	2.169



00080
 Hillside/Alpine
 First Run ECF - Raw
 Set by this, run
 report + analyze

Neighborhoods Used: 00080.HILLSIDE/ALPINE AREA

<<<<<<<<<<	Single Family Computed Costs by Manual					>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	2,871,619	2,871,619	2,871,619	2,871,619	2,871,619	2,871,619
LEVEL	2,871,619	2,871,619	2,871,619	2,871,619	2,871,619	2,871,619
CONDO	2,871,619	2,871,619	2,871,619	2,871,619	2,871,619	2,871,619
FARMHOUSE	2,871,619	2,871,619	2,871,619	2,871,619	2,871,619	2,871,619
MULTI FAMILY	2,871,619	2,871,619	2,871,619	2,871,619	2,871,619	2,871,619
RANCH	2,871,619	2,871,619	2,871,619	2,871,619	2,871,619	2,871,619
RANCH < 1100	2,871,619	2,871,619	2,871,619	2,871,619	2,871,619	2,871,619
TRI-LEVEL	2,871,619	2,871,619	2,871,619	2,871,619	2,871,619	2,871,619
TWO-STORY	2,871,619	2,871,619	2,871,619	2,871,619	2,871,619	2,871,619
	2,871,619	2,871,619	2,871,619	2,871,619	2,871,619	2,871,619

Total Single Family Costs by Manual : 2,871,619
 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	4,454,694	4,454,694	4,454,694	4,454,694	4,454,694	4,454,694
BI-LEVEL	4,454,694	4,454,694	4,454,694	4,454,694	4,454,694	4,454,694
CONDO	4,454,694	4,454,694	4,454,694	4,454,694	4,454,694	4,454,694
FARMHOUSE	4,454,694	4,454,694	4,454,694	4,454,694	4,454,694	4,454,694
MULTI FAMILY	4,454,694	4,454,694	4,454,694	4,454,694	4,454,694	4,454,694
RANCH	4,454,694	4,454,694	4,454,694	4,454,694	4,454,694	4,454,694
RANCH < 1100	4,454,694	4,454,694	4,454,694	4,454,694	4,454,694	4,454,694
TRI-LEVEL	4,454,694	4,454,694	4,454,694	4,454,694	4,454,694	4,454,694
TWO-STORY	4,454,694	4,454,694	4,454,694	4,454,694	4,454,694	4,454,694
	4,454,694	4,454,694	4,454,694	4,454,694	4,454,694	4,454,694

Total Single Family Sale Residual Values : 4,454,694
 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	
28	18	18.63	27.84	1.057	
After Application of E.C.F.s		17.76	26.10	1.050	

<<<<<<<	Economic Condition Factor Estimates (# of data points)					>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1.551(28)	1.551(28)	1.551(28)	1.551(28)	1.551(28)	1.551(28)
BI-LEVEL	1.551(28)	1.551(28)	1.551(28)	1.551(28)	1.551(28)	1.551(28)
CONDO	1.551(28)	1.551(28)	1.551(28)	1.551(28)	1.551(28)	1.551(28)
FARMHOUSE	1.551(28)	1.551(28)	1.551(28)	1.551(28)	1.551(28)	1.551(28)
MULTI FAMILY	1.551(28)	1.551(28)	1.551(28)	1.551(28)	1.551(28)	1.551(28)
RANCH	1.551(28)	1.551(28)	1.551(28)	1.551(28)	1.551(28)	1.551(28)
RANCH < 1100	1.551(28)	1.551(28)	1.551(28)	1.551(28)	1.551(28)	1.551(28)
TRI-LEVEL	1.551(28)	1.551(28)	1.551(28)	1.551(28)	1.551(28)	1.551(28)
TWO-STORY	1.551(28)	1.551(28)	1.551(28)	1.551(28)	1.551(28)	1.551(28)
	1.551(28)	1.551(28)	1.551(28)	1.551(28)	1.551(28)	1.551(28)

Single Family E.C.F. : 1.551 (28)
 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:		
Show Valid Data : X		
Show Invalid Data : X		
Show Costs and Residuals: X		
Use Infl. Adj. Sale Prices:		
Neighborhood(s): 00080 - HILLSIDE/ALPINE AREA		

Neighborhoods Used: 00080.HILLSIDE/ALPINE 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