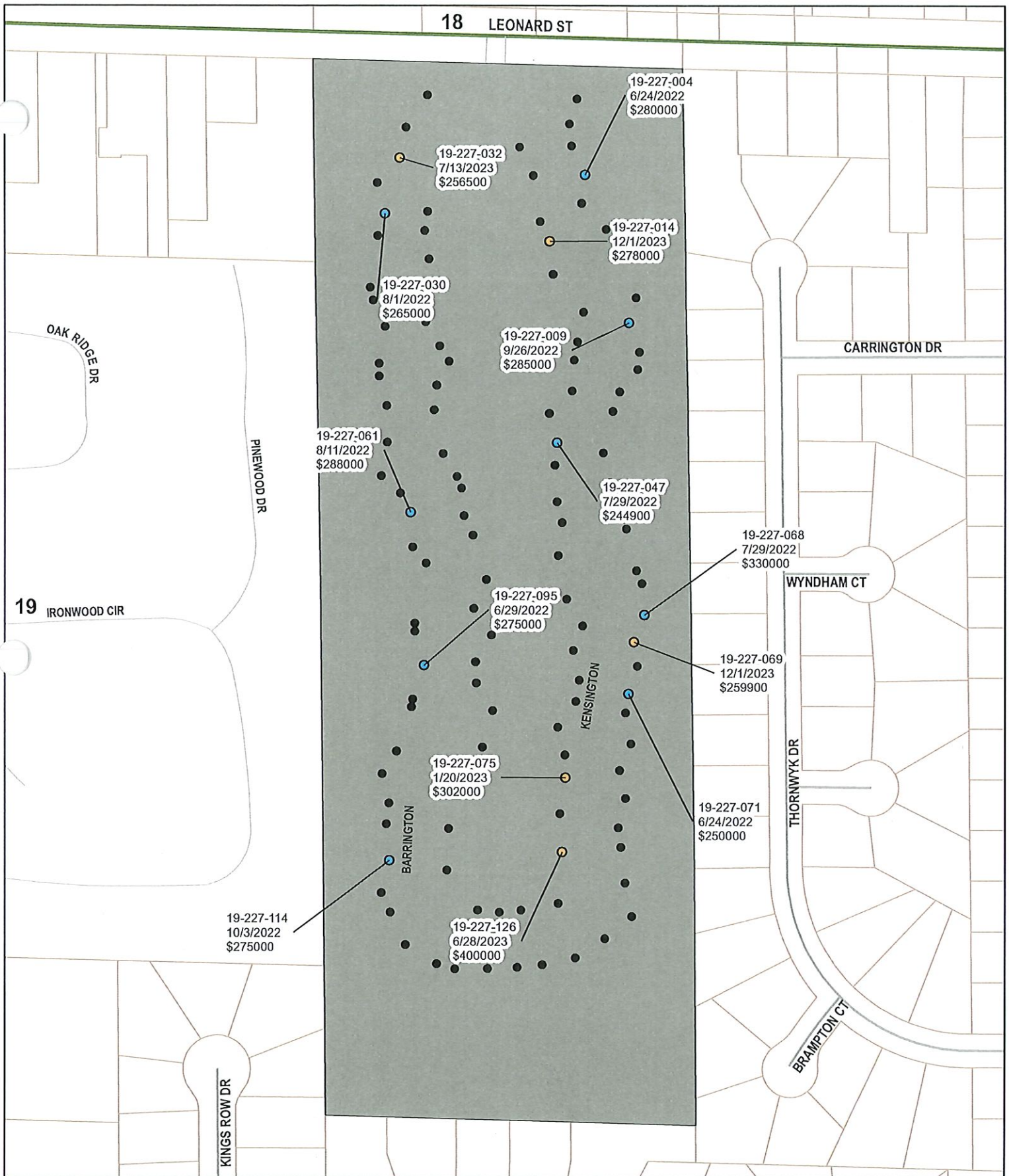
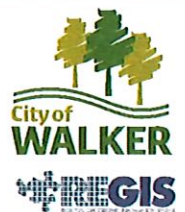




Neighborhood - 00083
Huntington Ridge
 City of Walker
 Kent County, Michigan

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



F.s for Neighborhood: 00083 'HUNTINGTON RIDGE'

Residential : 0.843
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

→ Find ECF

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

00083
Huntington Ridge Condos
- Final ECF = 0.843
- Sales Support
- Range = +42 to +62

History

2015 = ECF = 0.676 + Range = +82 to +92
2016 = ECF = 0.718 + Range = +42 to +62
2017 = ECF = 0.723 + Range = +12 to +22
2018 = ECF = 0.762 + Range = +32 to +42
2019 = ECF = 0.657 + Range = +72 to +82
2020 = ECF = 0.740 + Range = +102 to +112
2021 = ECF = 0.764 + Range = +12 to +22
2022 = ECF = 0.722 + Range = +22 to +32
2023 = ECF = 0.759 + Range = +82 to +92
2024 = ECF = 0.778 + Range = +72 to +92

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
41-13-19-227-004	1178 KENSINGTON NW	00083	06/24/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	139,840.00	279,840.00	Evening +0.862
41-13-19-227-009	1138 KENSINGTON NW	00083	09/26/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	144,100.00	288,200.00	High +0.542
41-13-19-227-014	1167 KENSINGTON NW	00083	12/01/23	\$278,000	WD	03-ARM'S LENGTH	\$278,000	137,100.00	275,200.00	Low +0.872
41-13-19-227-030	1173 BARRINGTON NW	00083	08/01/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	148,500.00	297,000.00	High +0.612
41-13-19-227-032	1187 BARRINGTON NW	00083	07/13/23	\$256,500	WD	03-ARM'S LENGTH	\$256,500	129,500.00	259,000.00	High +0.052
41-13-19-227-047	1113 KENSINGTON NW	00083	07/29/22	\$244,900	WD	03-ARM'S LENGTH	\$244,900	158,700.00	302,800.00	High +0.402
41-13-19-227-061	1101 BARRINGTON NW	00083	08/11/22	\$288,000	WD	03-ARM'S LENGTH	\$288,000	145,300.00	290,600.00	High +2.022
41-13-19-227-068	1062 KENSINGTON NW	00083	07/29/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	138,800.00	277,600.00	High +3.612
41-13-19-227-069	1060 KENSINGTON NW	00083	12/01/23	\$259,900	WD	03-ARM'S LENGTH	\$259,900	149,600.00	299,200.00	High +1.202
41-13-19-227-071	1056 KENSINGTON NW	00083	06/24/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	156,800.00	313,600.00	High +0.902
41-13-19-227-075	1039 KENSINGTON NW	00083	01/20/23	\$302,000	WD	03-ARM'S LENGTH	\$302,000	177,700.00	355,400.00	High +0.802
41-13-19-227-095	1067 BARRINGTON NW	00083	06/29/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	169,300.00	338,600.00	High +1.002
41-13-19-227-114	1021 BARRINGTON NW	00083	10/03/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	125,200.00	250,400.00	Low +0.902
41-13-19-227-126	1023 KENSINGTON NW	00083	06/28/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	143,000.00	286,000.00	High +0.382

High	Low	Even
9	4	1
13	0	1

mp is not great + adj are small

- reset + reanalyze

Mix is not good! But most values are close to sale price

+42 to +62 Range

Neighborhoods Used: 00083.HUNTINGTON RIDGE

1060 KENSINGTON NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-227-069	12/01/2023 00083	407	259,900	69,200
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CONDO	81	190,700	231,125	0.825



1167 KENSINGTON NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-227-014	12/01/2023 00083	407	278,000	69,200
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CONDO	79	208,800	290,380	0.719



1187 BARRINGTON NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-227-032	07/13/2023 00083	407	256,500	69,200
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CONDO	80	187,300	307,612	0.609



1023 KENSINGTON NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-227-126	06/28/2023 00083	407	400,000	69,200
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CONDO	94	330,800	410,060	0.807



1039 KENSINGTON NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-227-075	01/20/2023 00083	407	302,000	68,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CONDO	83	233,500	282,821	0.826



1021 BARRINGTON NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-227-114	10/03/2022 00083	407	275,000	68,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CONDO	84	206,500	242,650	0.851



1138 KENSINGTON NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-227-009	09/26/2022 00083	407	285,000	68,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CONDO	81	216,500	243,418	0.889



1101 BARRINGTON NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-227-061	08/11/2022 00083	407	288,000	68,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family CONDO	83	219,500	266,207	0.825



Neighborhoods Used: 00083.HUNTINGTON RIDGE

1173 BARRINGTON NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-227-030	08/01/2022 00083	407	265,000	68,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	81	196,500	221,379	0.888



1062 KENSINGTON NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-227-068	07/29/2022 00083	407	330,000	68,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	83	261,500	320,303	0.816



1113 KENSINGTON NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-227-047	07/29/2022 00083	407	244,900	68,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	82	176,400	234,383	0.753



1067 BARRINGTON NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-227-095	06/29/2022 00083	407	275,000	68,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	85	206,500	280,487	0.736



1178 KENSINGTON NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-227-004	06/24/2022 00083	407	280,000	68,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	78	211,500	248,896	0.850



1056 KENSINGTON NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-19-227-071	06/24/2022 00083	407	250,000	68,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	82	181,500	239,987	0.756



00083
Huntington 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
STORY	3,819,708	3,819,708	3,819,708	3,819,708	3,819,708	3,819,708
LEVEL	3,819,708	3,819,708	3,819,708	3,819,708	3,819,708	3,819,708
CONDO	3,819,708	3,819,708	3,819,708	3,819,708	3,819,708	3,819,708
FARMHOUSE	3,819,708	3,819,708	3,819,708	3,819,708	3,819,708	3,819,708
MULTI FAMILY	3,819,708	3,819,708	3,819,708	3,819,708	3,819,708	3,819,708
RANCH	3,819,708	3,819,708	3,819,708	3,819,708	3,819,708	3,819,708
RANCH < 1100	3,819,708	3,819,708	3,819,708	3,819,708	3,819,708	3,819,708
TRI-LEVEL	3,819,708	3,819,708	3,819,708	3,819,708	3,819,708	3,819,708
TWO-STORY	3,819,708	3,819,708	3,819,708	3,819,708	3,819,708	3,819,708
	3,819,708	3,819,708	3,819,708	3,819,708	3,819,708	3,819,708

Total Single Family Costs by Manual	: 3,819,708
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	3,027,500	3,027,500	3,027,500	3,027,500	3,027,500	3,027,500
BI-LEVEL	3,027,500	3,027,500	3,027,500	3,027,500	3,027,500	3,027,500
CONDO	3,027,500	3,027,500	3,027,500	3,027,500	3,027,500	3,027,500
FARMHOUSE	3,027,500	3,027,500	3,027,500	3,027,500	3,027,500	3,027,500
MULTI FAMILY	3,027,500	3,027,500	3,027,500	3,027,500	3,027,500	3,027,500
RANCH	3,027,500	3,027,500	3,027,500	3,027,500	3,027,500	3,027,500
RANCH < 1100	3,027,500	3,027,500	3,027,500	3,027,500	3,027,500	3,027,500
TRI-LEVEL	3,027,500	3,027,500	3,027,500	3,027,500	3,027,500	3,027,500
TWO-STORY	3,027,500	3,027,500	3,027,500	3,027,500	3,027,500	3,027,500
	3,027,500	3,027,500	3,027,500	3,027,500	3,027,500	3,027,500

Total Single Family Sale Residual Values	: 3,027,500
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	5.72	8.10	1.002
After Application of E.C.F.s		5.44	8.06	1.003

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	0.793(14)	0.793(14)	0.793(14)	0.793(14)	0.793(14)	0.793(14)
BI-LEVEL	0.793(14)	0.793(14)	0.793(14)	0.793(14)	0.793(14)	0.793(14)
CONDO	0.793(14)	0.793(14)	0.793(14)	0.793(14)	0.793(14)	0.793(14)
FARMHOUSE	0.793(14)	0.793(14)	0.793(14)	0.793(14)	0.793(14)	0.793(14)
MULTI FAMILY	0.793(14)	0.793(14)	0.793(14)	0.793(14)	0.793(14)	0.793(14)
RANCH	0.793(14)	0.793(14)	0.793(14)	0.793(14)	0.793(14)	0.793(14)
RANCH < 1100	0.793(14)	0.793(14)	0.793(14)	0.793(14)	0.793(14)	0.793(14)
TRI-LEVEL	0.793(14)	0.793(14)	0.793(14)	0.793(14)	0.793(14)	0.793(14)
TWO-STORY	0.793(14)	0.793(14)	0.793(14)	0.793(14)	0.793(14)	0.793(14)
	0.793(14)	0.793(14)	0.793(14)	0.793(14)	0.793(14)	0.793(14)

Single Family E.C.F.	: 0.793 (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:

Show Valid Data : X

Show Invalid Data : X

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 00083 - HUNTINGTON RIDGE

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