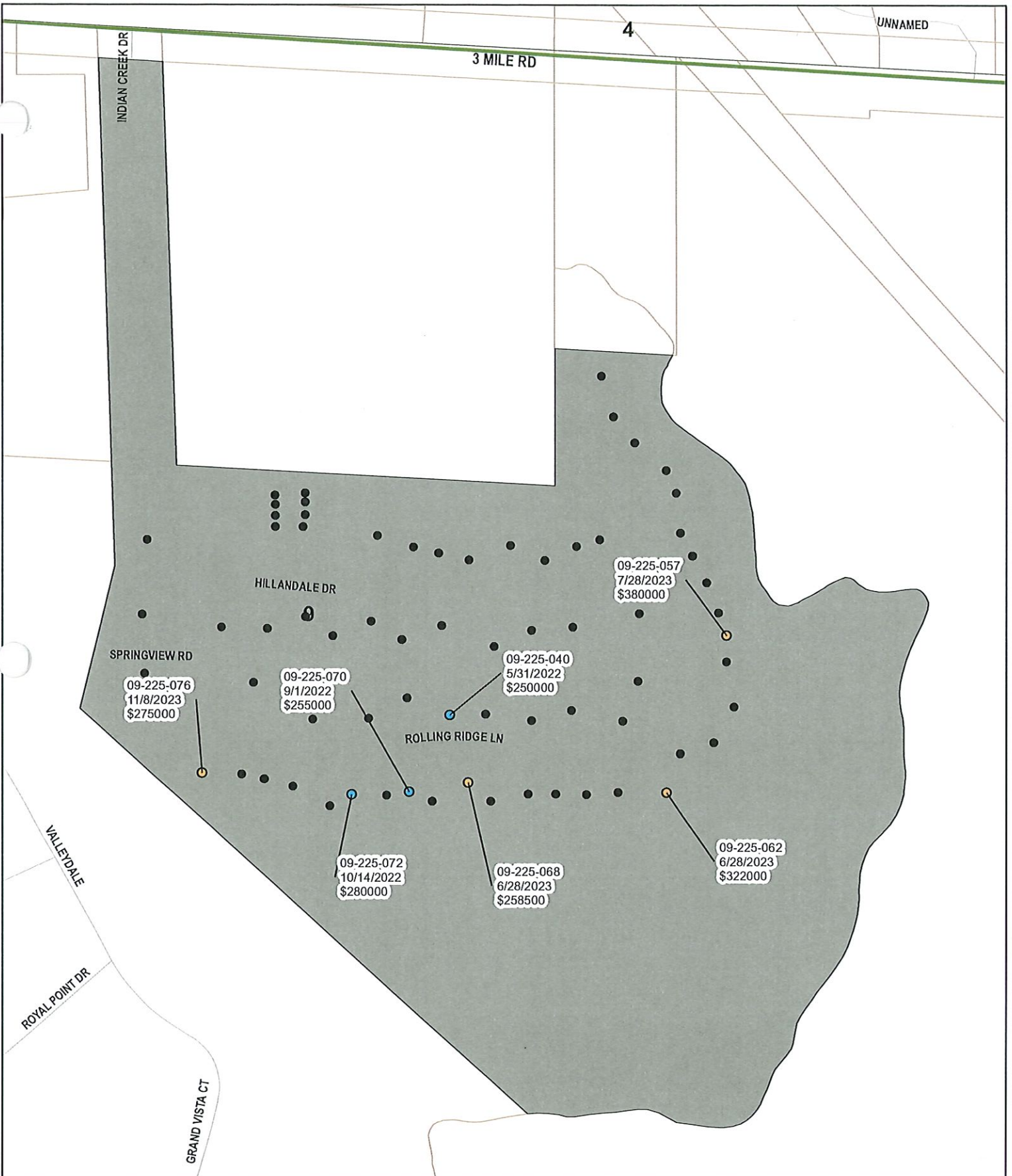
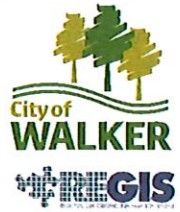




Neighborhood - 00090
Indian Mill Creek Condos
 City of Walker
 Kent County, Michigan

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



F.s for Neighborhood: 00090 'INDIAN MILL CREEK CONDOS'

Residential : 0.908
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

00090 Indian Mill Creek Condos
- Final ECF = 0.908
- Sales Support
- Range = +62 to +72

History

2015 = ECF = 0.775 + Range = +132 to +152
2016 = ECF = 0.796 + Range = +42 to +62
2017 = ECF = 0.790 + Range = +12 to +22
2018 = ECF = 0.809 + Range = 02 to +12
2019 = ECF = 0.694 + Range = +32 to +42
2020 = ECF = 0.781 + Range = +72 to +92
2021 = ECF = 0.785 + Range = 02 to +12
2022 = ECF = 0.760 + Range = +12 to +22
2023 = ECF = 0.780 + Range = +72 to +82
2024 = ECF = 0.840 + 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
41-13-09-225-040	2637 ROLLING RIDGE LN NW	00090	05/31/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	169,600 168,600	321,200 320,200	High Low
41-13-09-225-057	2588 ROLLING RIDGE LN NW	00090	07/28/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	178,600 177,600	357,200 356,200	High Low
41-13-09-225-062	2608 ROLLING RIDGE LN NW	00090	06/28/23	\$322,000	WD	03-ARM'S LENGTH	\$322,000	126,500 125,500	273,000 272,000	High Low
41-13-09-225-068	2640 ROLLING RIDGE LN NW	00090	06/28/23	\$258,500	WD	03-ARM'S LENGTH	\$258,500	122,600 121,600	245,200 244,200	High Low
41-13-09-225-070	2654 ROLLING RIDGE LN NW	00090	09/01/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	169,800 168,800	339,000 338,000	High Low
41-13-09-225-072	2658 ROLLING RIDGE LN NW	00090	10/14/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	156,400 155,400	312,800 311,800	High Low
41-13-09-225-076	2688 ROLLING RIDGE LN NW	00090	11/08/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	149,300 148,300	298,600 297,600	High Low

High	Low	Even
4	3	0
4	3	0

Good mix,
but adj are
a little too
high

- next
+ reanalysis

Mix still good,
adj are better
+ values are
cleaner sales

+62 to +72
Range

09:23 AM

DB: Walker2025

Neighborhoods Used: 00090.INDIAN MILL CREEK CONDOS

2688 ROLLING RIDGE LN NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-09-225-076	11/08/2023 00090	407	275,000	60,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	73	214,700	233,873	0.918



2588 ROLLING RIDGE LN NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-09-225-057	07/28/2023 00090	407	380,000	70,645
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	76	309,355	272,496	1.135



2640 ROLLING RIDGE LN NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-09-225-068	06/28/2023 00090	407	258,500	60,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	74	198,200	186,733	1.061



2608 ROLLING RIDGE LN NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-09-225-062	06/28/2023 00090	407	322,000	64,826
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	73	257,174	210,748	1.220



2558 ROLLING RIDGE LN NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-09-225-072	10/14/2022 00090	407	280,000	64,404
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	77	215,596	232,288	0.928



2654 ROLLING RIDGE LN NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-09-225-070	09/01/2022 00090	407	255,000	66,169
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	78	188,831	255,656	0.739



2637 ROLLING RIDGE LN NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-09-225-040	05/31/2022 00090	407	250,000	58,059
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	191,941	219,088	0.876



00090
Indian Mill Creek Condos
- First Run ECF - Raw
- Set by this run
reports + analyze

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
5 STORY	1,610,881	1,610,881	1,610,881	1,610,881	1,610,881	1,610,881
LEVEL	1,610,881	1,610,881	1,610,881	1,610,881	1,610,881	1,610,881
CONDO	1,610,881	1,610,881	1,610,881	1,610,881	1,610,881	1,610,881
FARMHOUSE	1,610,881	1,610,881	1,610,881	1,610,881	1,610,881	1,610,881
MULTI FAMILY	1,610,881	1,610,881	1,610,881	1,610,881	1,610,881	1,610,881
RANCH	1,610,881	1,610,881	1,610,881	1,610,881	1,610,881	1,610,881
RANCH < 1100	1,610,881	1,610,881	1,610,881	1,610,881	1,610,881	1,610,881
TRI-LEVEL	1,610,881	1,610,881	1,610,881	1,610,881	1,610,881	1,610,881
TWO-STORY	1,610,881	1,610,881	1,610,881	1,610,881	1,610,881	1,610,881
	1,610,881	1,610,881	1,610,881	1,610,881	1,610,881	1,610,881

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1,575,797	1,575,797	1,575,797	1,575,797	1,575,797	1,575,797
BI-LEVEL	1,575,797	1,575,797	1,575,797	1,575,797	1,575,797	1,575,797
CONDO	1,575,797	1,575,797	1,575,797	1,575,797	1,575,797	1,575,797
FARMHOUSE	1,575,797	1,575,797	1,575,797	1,575,797	1,575,797	1,575,797
MULTI FAMILY	1,575,797	1,575,797	1,575,797	1,575,797	1,575,797	1,575,797
RANCH	1,575,797	1,575,797	1,575,797	1,575,797	1,575,797	1,575,797
RANCH < 1100	1,575,797	1,575,797	1,575,797	1,575,797	1,575,797	1,575,797
TRI-LEVEL	1,575,797	1,575,797	1,575,797	1,575,797	1,575,797	1,575,797
TWO-STORY	1,575,797	1,575,797	1,575,797	1,575,797	1,575,797	1,575,797
	1,575,797	1,575,797	1,575,797	1,575,797	1,575,797	1,575,797

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	0	9.79	12.72	1.013
After Application of E.C.F.s		9.77	12.70	1.013

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	0.978(7)	0.978(7)	0.978(7)	0.978(7)	0.978(7)	0.978(7)
BI-LEVEL	0.978(7)	0.978(7)	0.978(7)	0.978(7)	0.978(7)	0.978(7)
CONDO	0.978(7)	0.978(7)	0.978(7)	0.978(7)	0.978(7)	0.978(7)
FARMHOUSE	0.978(7)	0.978(7)	0.978(7)	0.978(7)	0.978(7)	0.978(7)
MULTI FAMILY	0.978(7)	0.978(7)	0.978(7)	0.978(7)	0.978(7)	0.978(7)
RANCH	0.978(7)	0.978(7)	0.978(7)	0.978(7)	0.978(7)	0.978(7)
RANCH < 1100	0.978(7)	0.978(7)	0.978(7)	0.978(7)	0.978(7)	0.978(7)
TRI-LEVEL	0.978(7)	0.978(7)	0.978(7)	0.978(7)	0.978(7)	0.978(7)
TWO-STORY	0.978(7)	0.978(7)	0.978(7)	0.978(7)	0.978(7)	0.978(7)
	0.978(7)	0.978(7)	0.978(7)	0.978(7)	0.978(7)	0.978(7)

```

Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00090 - INDIAN MILL CREEK CONDOS

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06/06/2024

ECF Analysis for: 86 - CITY OF WALKER

Page: 3/3

09:23 AM

DB: Walker2025

Neighborhoods Used: 00090.INDIAN MILL CREEK 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