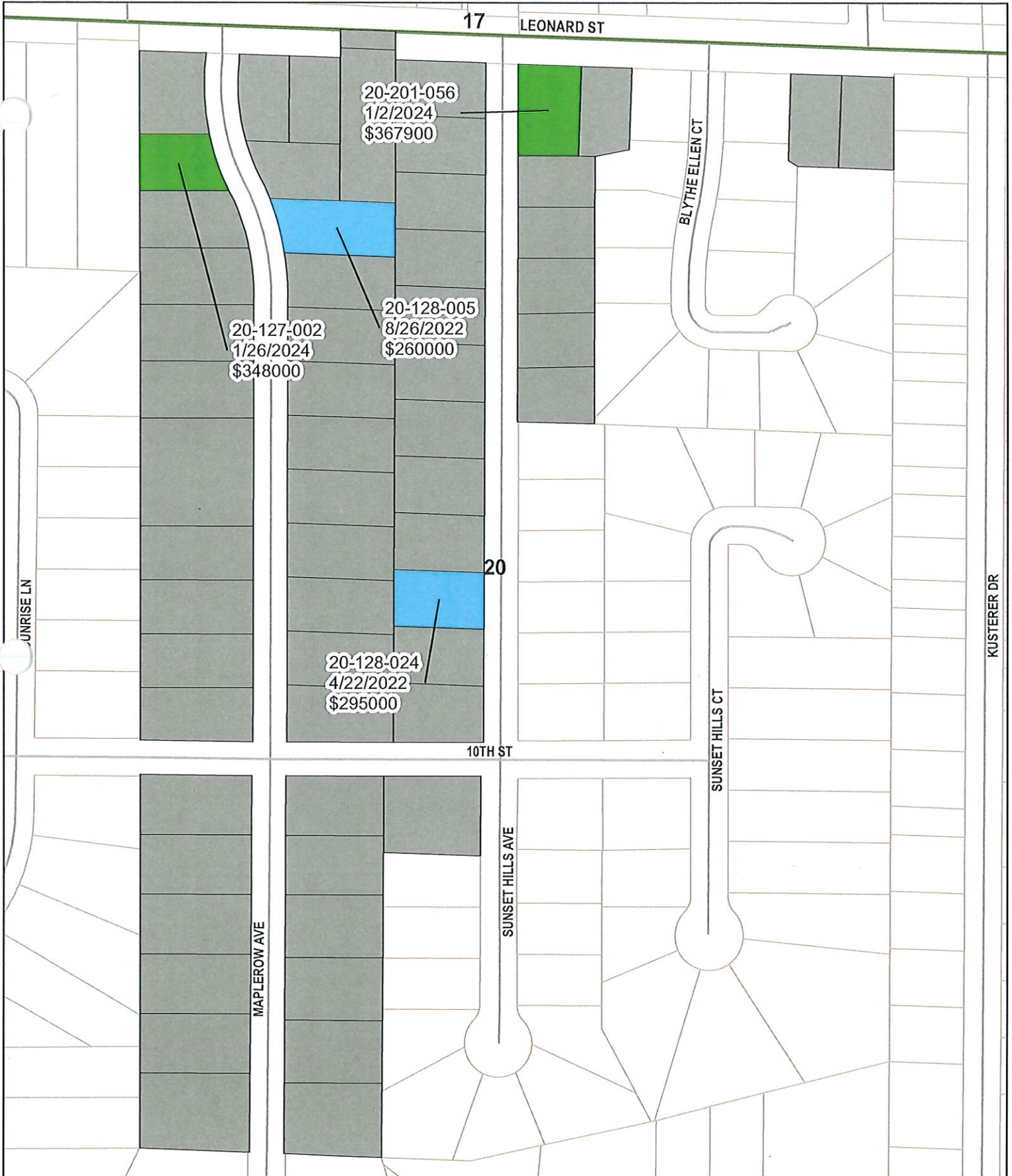
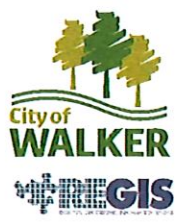
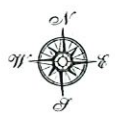




**Neighborhood - 00097**  
**J. Kragt Plat**  
City of Walker  
Kent County, Michigan

**Legend**  
Parcel Sales 4/1/22 to 3/31/24  
**Sale Year**

|            |               |
|------------|---------------|
| Blue box   | 2022          |
| Orange box | 2023          |
| Green box  | 2024          |
| Grey box   | Parcels w/ECF |



.F.s for Neighborhood: 00097 'J. KRAGT PLAT'

Residential : 1.371  
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

00097  
J. Kragt Plat  
- First Run ECF = 1.371  
- Sales Support  
- Range = +72 to +82

### History

2015 = ECF = 0.866 + Range = +82 to +92  
2016 = ECF = 0.972 + Range = +102 to +112  
2017 = ECF = Varies + Range = +102 to +112  
2018 = ECF = 1.110 + Range = 02 to +12  
2019 = ECF = 0.958 + Range = +52 to +72  
2020 = ECF = 1.015 + Range = +52 to +62  
2021 = ECF = 1.106 + Range = +52 to +72  
2022 = ECF = 1.115 + Range = +52 to +62  
2023 = ECF = 1.180 + Range = +72 to +82  
2024 = ECF = 1.263 + Range = +142 to +152

| Parcel Number    | Street Address           | Neigh. | Sale Date | Sale Price | Instr. | Terms of Sale   | Adj. Sale \$ | 2025 AV            | 2025 TCV                        |
|------------------|--------------------------|--------|-----------|------------|--------|-----------------|--------------|--------------------|---------------------------------|
| 41-13-20-127-002 | 1163 MAPLEROW AVE NW     | 00097  | 01/26/24  | \$348,000  | WD     | 03-ARM'S LENGTH | \$348,000    | 159,200<br>200,800 | After ECF<br>200,800<br>200,800 |
| 41-13-20-128-005 | 1146 MAPLEROW AVE NW     | 00097  | 08/26/22  | \$260,000  | PTA    | 03-ARM'S LENGTH | \$260,000    | 149,200<br>200,800 | After ECF<br>200,800<br>200,800 |
| 41-13-20-128-024 | 1049 SUNSET HILLS AVE NW | 00097  | 04/22/22  | \$295,000  | WD     | 03-ARM'S LENGTH | \$295,000    | 153,700<br>200,800 | After ECF<br>200,800<br>200,800 |
| 41-13-20-201-056 | 3596 LEONARD ST NW       | 00097  | 01/02/24  | \$367,900  | WD     | 03-ARM'S LENGTH | \$367,900    | 216,700<br>200,800 | After ECF<br>200,800<br>200,800 |

| High | Low |
|------|-----|
| 3    | 1   |
| 2    | 2   |

mps is  
 ovi, but range  
 adj are close to  
 1 in 100 are too  
 high  
 reset +  
 reanalysis

Good mps values  
 are closer to  
 sales

+72 to +82  
 Range

+8.032  
 +13.882  
 +13.732  
 +13.932  
 +14.112

Neighborhoods Used: 00097.J. KRAGT PLAT

1163 MAPLEROW AVE NW

| Parcel Number    | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|------------------|------------------|---------------|--------------|-----------|
| 41-13-20-127-002 | 01/26/2024 00097 | 401           | 348,000      | 66,900    |
| Occupancy        | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family    | 57               | 281,100       | 171,744      | 1.637     |



3596 LEONARD ST NW

| Parcel Number    | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|------------------|------------------|---------------|--------------|-----------|
| 41-13-20-201-056 | 01/02/2024 00097 | 401           | 367,900      | 63,300    |
| Occupancy        | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family    | 68               | 304,600       | 250,609      | 1.215     |



1146 MAPLEROW AVE NW

| Parcel Number    | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|------------------|------------------|---------------|--------------|-----------|
| 41-13-20-128-005 | 08/26/2022 00097 | 401           | 260,000      | 59,524    |
| Occupancy        | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family    | 53               | 200,476       | 132,960      | 1.508     |



1049 SUNSET HILLS AVE NW

| Parcel Number    | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|------------------|------------------|---------------|--------------|-----------|
| 41-13-20-128-024 | 04/22/2022 00097 | 401           | 295,000      | 55,139    |
| Occupancy        | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family    | 58               | 239,861       | 142,027      | 1.689     |



00097  
 of Kragt Plat  
 - First Run ECF - Raw  
 - Set by this, run reports  
 & analyze

Neighborhoods Used: 00097.J. KRAGT PLAT

>>>>>>>>>>

|              |         |         |         |         |         |         |
|--------------|---------|---------|---------|---------|---------|---------|
| * Style *    | 91..100 | 81..90  | 71..80  | 61..70  | 51..60  | 0..50   |
| 5 STORY      | 697,340 | 697,340 | 697,340 | 697,340 | 697,340 | 697,340 |
| LEVEL        | 697,340 | 697,340 | 697,340 | 697,340 | 697,340 | 697,340 |
| CONDO        | 697,340 | 697,340 | 697,340 | 697,340 | 697,340 | 697,340 |
| FARMHOUSE    | 697,340 | 697,340 | 697,340 | 697,340 | 697,340 | 697,340 |
| MULTI FAMILY | 697,340 | 697,340 | 697,340 | 697,340 | 697,340 | 697,340 |
| RANCH        | 697,340 | 697,340 | 697,340 | 697,340 | 697,340 | 697,340 |
| RANCH < 1100 | 697,340 | 697,340 | 697,340 | 697,340 | 697,340 | 697,340 |
| TRI-LEVEL    | 697,340 | 697,340 | 697,340 | 697,340 | 697,340 | 697,340 |
| TWO-STORY    | 697,340 | 697,340 | 697,340 | 697,340 | 697,340 | 697,340 |
|              | 697,340 | 697,340 | 697,340 | 697,340 | 697,340 | 697,340 |

|                                     |   |         |
|-------------------------------------|---|---------|
| Total Single Family Costs by Manual | : | 697,340 |
| 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       |

>>>>>>>>>>>

| * Style *    | 91..100   | 81..90    | 71..80    | 61..70    | 51..60    | 0..50     |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|
| 1.5 STORY    | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 |
| BI-LEVEL     | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 |
| CONDO        | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 |
| FARMHOUSE    | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 |
| MULTI FAMILY | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 |
| RANCH        | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 |
| RANCH < 1100 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 |
| TRI-LEVEL    | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 |
| TWO-STORY    | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 |
|              | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 | 1,026,037 |

|                                          |             |
|------------------------------------------|-------------|
| Total Single Family Sale Residual Values | : 1,026,037 |
| 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         |

>>>>>>>>>>>>>>

| # Valid Sales                | # Invalid Sales | Coefficient of Dispersion (%) | Coefficient of Variation (%) | Price Related Differential |
|------------------------------|-----------------|-------------------------------|------------------------------|----------------------------|
| 4                            | 0               | 8.09                          | 9.81                         | 0.994                      |
| After Application of E.C.F.s |                 | 8.71                          | 11.11                        | 0.992                      |

&gt;&gt;&gt;&gt;&gt;&gt;&gt;

| * Style *    | 91..100   | 81..90    | 71..80    | 61..70    | 51..60    | 0..50     |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|
| 1.5 STORY    | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) |
| BI-LEVEL     | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) |
| CONDO        | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) |
| FARMHOUSE    | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) |
| MULTI FAMILY | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) |
| RANCH        | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) |
| RANCH < 1100 | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) |
| TRI-LEVEL    | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) |
| TWO-STORY    | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) |
|              | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) | 1.471( 4) |

|                      |             |
|----------------------|-------------|
| Single Family E.C.F. | : 1.471 (4) |
| 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) |

[illegible]

Neighborhood(s): 00097 - J. KRAGT PLAT

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