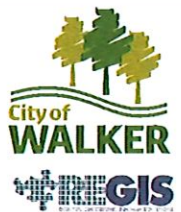




Neighborhood - 00098
Jason Ridge
City of Walker
Kent County, Michigan

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



.F.s for Neighborhood: 00098 'JASON RIDGE'

Residential : 1.032
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

00098
Jason Ridge
- Final ECF = 1.032
- Sales Support
- Range = +72 to +92

History

2015 = ECF = 0.748 + Range = +32 to +42
2016 = ECF = 0.807 + Range = +32 to +42
2017 = ECF = 0.863 + Range = +42 to +52
2018 = ECF = 0.888 + Range = +12 to +22
2019 = ECF = 0.721 + Range = +42 to +62
2020 = ECF = 0.762 + Range = +32 to +42
2021 = ECF = 0.802 + Range = +32 to +42
2022 = ECF = 0.792 + Range = +22 to +32
2023 = ECF = 0.830 + Range = +72 to +82
2024 = ECF = 0.912 + 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
41-13-29-328-013	169 SUNSET HILLS AVE SW	00098	04/20/22	\$332,000	WD	03-ARM'S LENGTH	\$332,000	169,400 145,900 234,800 338,800 441,300 220,600 451,400	234,800 338,800 441,300 220,600 451,400	High High High High High High High
41-13-29-376-040	3632 DEENA DR SW	00098	07/06/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	225,700	451,400	High High High High High High High

+765
+9,922
+8,500
+11,072

High	Low	Even
2	φ	φ
1	φ	1

not a good
mix.

not
- rest
- vandalyz



Better mix

+72 to +82

Range

06/06/2024

01:31 PM

ECF Analysis for: 86 - CITY OF WALKER

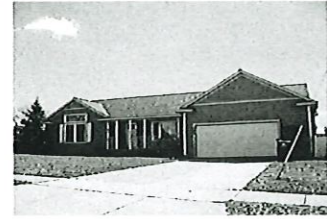
Page: 1/3

DB: Walker2025

Neighborhoods Used: 00098.JASON RIDGE

3632 DEENA DR SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-29-376-040	07/06/2022 00098	401	350,000	84,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82	266,000	275,334	0.966



169 SUNSET HILLS AVE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-13-29-328-013	04/20/2022 00098	401	332,000	77,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	83	245,696	206,513	1.190
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	9304	7820	1.190		



00098
Jason Ridge
First Run ECF-Raw
Set by this run
reports + analyze

Neighborhood(s) : 00098 - JASON 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