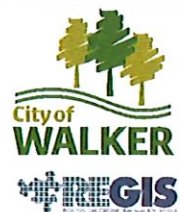




Neighborhood - 00099
Jason Ridge Condos
 City of Walker
 Kent County, Michigan

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



F.s for Neighborhood: 00099 'JASON RIDGE CONDOS'

Residential : 0.898
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

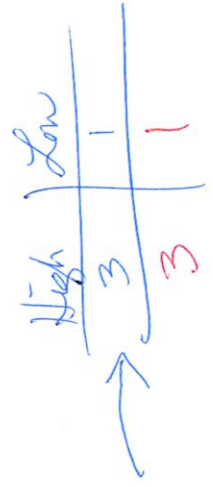
00099
Jason Ridge Condos
- Find ECF - 0.898
- Sales Support
- Range = +52 to +62

History

2015 = ECF = 0.709 + Range = +12 to +22
2016 = ECF = 0.778 + Range = +82 to +102
2017 = ECF = 0.838 + Range = +62 to +72
2018 = ECF = 0.877 + Range = +22 to +32
2019 = ECF = 0.803 + Range = +92 to +102
2020 = ECF = 0.838 + Range = +92 to +102
2021 = ECF = 0.880 + Range = +22 to +32
2022 = ECF = 0.886 + Range = +62 to +72
2023 = ECF = 0.893 + Range = +72 to +82
2024 = ECF = 0.856 + Range = +52 to +72

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
41-13-29-327-017	3688 JASON RIDGE LANE SV 00099		10/28/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	149,300 149,300	298,240 298,240	High High
41-13-29-327-024	3727 JASON RIDGE LANE SV 00099		02/01/24	\$388,000	WD	03-ARM'S LENGTH	\$388,000	223,500 223,500	447,800 447,800	High High
41-13-29-327-026	3745 JASON RIDGE LANE SV 00099		08/26/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	214,000 214,000	428,200 428,200	Low Low
41-13-29-327-033	3758 JASON RIDGE LANE SV 00099		05/13/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	252,400 252,400	504,800 504,800	High High

+5.812
+11.252
+5.002
+11.912
+5.692
+11.512
+11.782



not a good
mix + adj.
are too high
compared to
sales



mix did not
change, but
values are close to
sales

reset
+ reanalyze

+5.2 to +6.2
Range

Neighborhoods Used: 00099.JASON RIDGE CONDOS

3727 JASON RIDGE LANE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-327-024	02/01/2024 00099	407	388,000	86,048
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	100	301,952	414,000	0.729



3774 JASON RIDGE LANE SW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-29-327-031	11/22/2023 00099	407	382,952	27,400
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	84	0	0	0.000



3716 JASON RIDGE LANE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-327-036	10/31/2023 00099	407	408,000	27,400
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	94	380,600	391,236	0.973



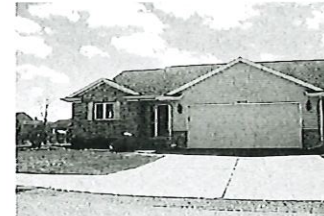
3718 JASON RIDGE LANE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-327-035	02/22/2023 00099	407	387,500	74,100
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	100	313,400	350,725	0.894



3688 JASON RIDGE LANE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-327-017	10/28/2022 00099	407	270,000	74,100
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	81	195,900	193,940	1.010



3702 JASON RIDGE LANE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-327-037	10/25/2022 00099	407	425,000	74,100
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	99	350,900	305,820	1.147



3746 JASON RIDGE LANE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-327-034	08/30/2022 00099	407	372,500	74,100
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	100	298,400	316,254	0.944



3745 JASON RIDGE LANE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-327-026	08/26/2022 00099	407	450,000	74,100
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	92	375,900	320,596	1.173



```
<<<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	2,690,215	2,690,215	2,690,215	2,690,215	2,690,215	2,690,215
LEVEL	2,690,215	2,690,215	2,690,215	2,690,215	2,690,215	2,690,215
CONDO	2,690,215	2,690,215	2,690,215	2,690,215	2,690,215	2,690,215
FARMHOUSE	2,690,215	2,690,215	2,690,215	2,690,215	2,690,215	2,690,215
MULTI FAMILY	2,690,215	2,690,215	2,690,215	2,690,215	2,690,215	2,690,215
RANCH	2,690,215	2,690,215	2,690,215	2,690,215	2,690,215	2,690,215
RANCH < 1100	2,690,215	2,690,215	2,690,215	2,690,215	2,690,215	2,690,215
TRI-LEVEL	2,690,215	2,690,215	2,690,215	2,690,215	2,690,215	2,690,215
TWO-STORY	2,690,215	2,690,215	2,690,215	2,690,215	2,690,215	2,690,215
	2,690,215	2,690,215	2,690,215	2,690,215	2,690,215	2,690,215

Total Single Family Costs by Manual	:	2,690,215
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	2,605,252	2,605,252	2,605,252	2,605,252	2,605,252	2,605,252
BI-LEVEL	2,605,252	2,605,252	2,605,252	2,605,252	2,605,252	2,605,252
CONDO	2,605,252	2,605,252	2,605,252	2,605,252	2,605,252	2,605,252
FARMHOUSE	2,605,252	2,605,252	2,605,252	2,605,252	2,605,252	2,605,252
MULTI FAMILY	2,605,252	2,605,252	2,605,252	2,605,252	2,605,252	2,605,252
RANCH	2,605,252	2,605,252	2,605,252	2,605,252	2,605,252	2,605,252
RANCH < 1100	2,605,252	2,605,252	2,605,252	2,605,252	2,605,252	2,605,252
TRI-LEVEL	2,605,252	2,605,252	2,605,252	2,605,252	2,605,252	2,605,252
TWO-STORY	2,605,252	2,605,252	2,605,252	2,605,252	2,605,252	2,605,252
	2,605,252	2,605,252	2,605,252	2,605,252	2,605,252	2,605,252

Total Single Family Sale Residual Values	:	2,605,252
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
8	1	8.22	11.65	1.003
After Application of E.C.F.s		8.17	11.64	1.004

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	0.968(8)	0.968(8)	0.968(8)	0.968(8)	0.968(8)	0.968(8)
BI-LEVEL	0.968(8)	0.968(8)	0.968(8)	0.968(8)	0.968(8)	0.968(8)
CONDO	0.968(8)	0.968(8)	0.968(8)	0.968(8)	0.968(8)	0.968(8)
FARMHOUSE	0.968(8)	0.968(8)	0.968(8)	0.968(8)	0.968(8)	0.968(8)
MULTI FAMILY	0.968(8)	0.968(8)	0.968(8)	0.968(8)	0.968(8)	0.968(8)
RANCH	0.968(8)	0.968(8)	0.968(8)	0.968(8)	0.968(8)	0.968(8)
RANCH < 1100	0.968(8)	0.968(8)	0.968(8)	0.968(8)	0.968(8)	0.968(8)
TRI-LEVEL	0.968(8)	0.968(8)	0.968(8)	0.968(8)	0.968(8)	0.968(8)
TWO-STORY	0.968(8)	0.968(8)	0.968(8)	0.968(8)	0.968(8)	0.968(8)
	0.968(8)	0.968(8)	0.968(8)	0.968(8)	0.968(8)	0.968(8)

Single Family E.C.F.	: 0.968 (8)
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:

Now Valid Data : X

Show Invalid Data : X

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s) : 00099 - JASON RIDGE CONDOS

Neighborhoods Used: 00099.JASON RIDGE 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