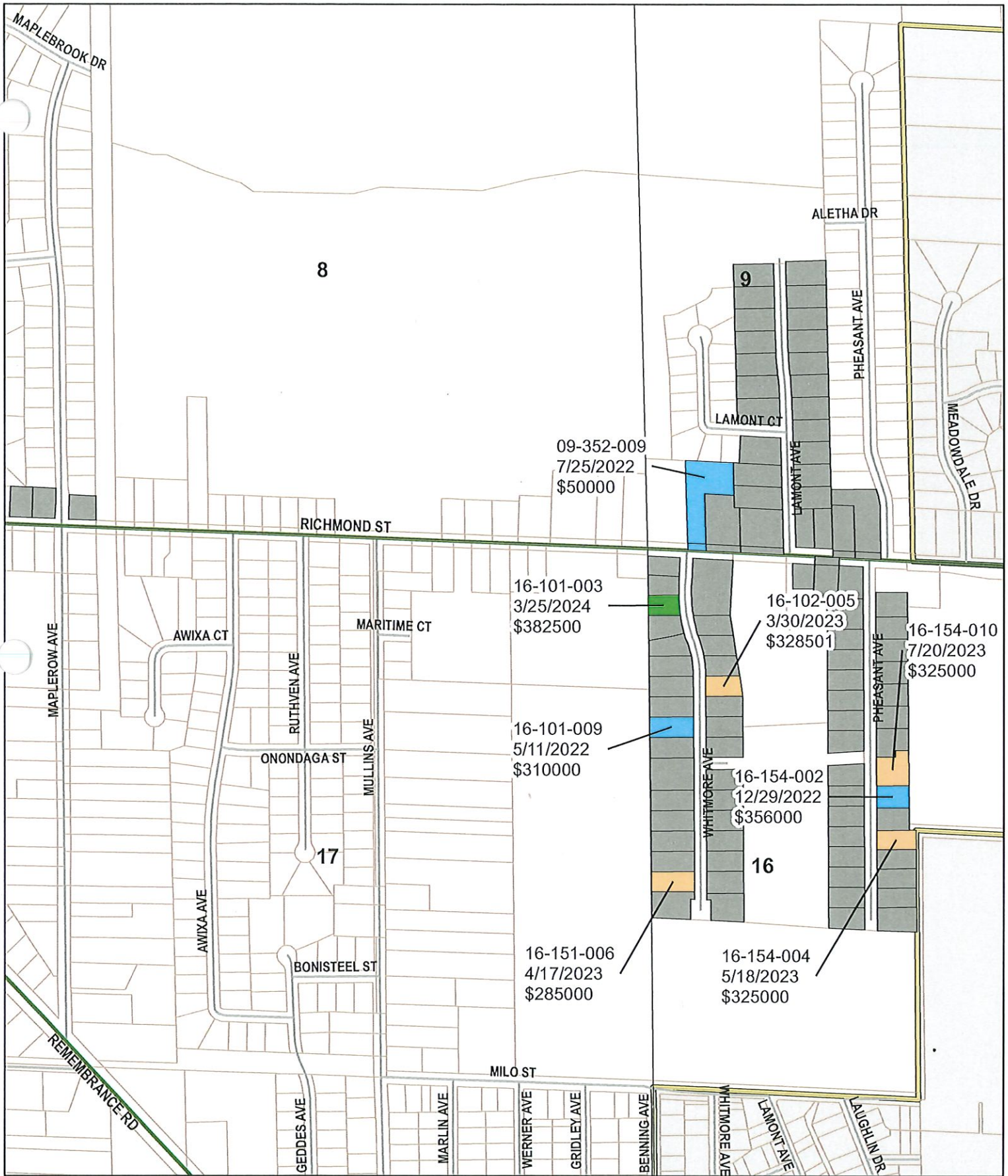




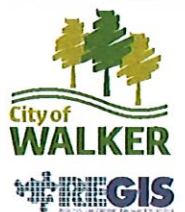
Neighborhood - 00100
Lamont/Whitmore/Pheasant
 City of Walker
 Kent County, Michigan

Legend

Parcel Sales 4/1/22 to 3/31/24

Sale Year

- 2022
- 2023
- 2024
- Parcels w/ECF



.F.s for Neighborhood: 00100 'LAMONT/WHITMORE/PHEASANT'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.5 STORY		1.426	1.426	1.426	1.426	1.396	1.426
BI-LEVEL		1.426	1.426	1.426	1.426	1.366	1.426
CONDO		1.426	1.426	1.426	1.426	1.426	1.426
FARMHOUSE		1.426	1.426	1.426	1.426	1.426	1.426
MULTI FAMILY		1.426	1.426	1.426	1.426	1.426	1.426
RANCH		1.426	1.426	1.386	1.386	1.426	1.426
RANCH < 1100		1.426	1.426	1.426	1.426	1.426	1.426
TRI-LEVEL		1.426	1.426	1.426	1.426	1.376	1.426
TWO-STORY		1.426	1.426	1.426	1.426	1.396	1.426

Final ECF's

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

(Optional) Gross Rate Multipliers

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

00100
Lamont/Whitmore/Pheasant
- Final ECF's = Varies
- Sales Support
- Range = +83 to +93

History

2015 = ECF = Varies & Range = +12 to +22
2016 = ECF = Varies & Range = +42 to +52
2017 = ECF = Varies & Range = +32 to +52
2018 = ECF = Varies & Range = +42 to +52
2019 = ECF = Varies & Range = +82 to +102
2020 = ECF = Varies & Range = +82 to +102
2021 = ECF = Varies & Range = +42 to +62
2022 = ECF = Varies & Range = 02 to +22
2023 = ECF = Varies & Range = +92 to +102
2024 = ECF = Varies & Range = +152 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
41-13-16-101-003	1955 WHITMORE AVE NW	00100	03/25/24	\$382,500	WD	03-ARM'S LENGTH	\$382,500	167,981.20	935,810.40	Low +9,312 Low +16,752
41-13-16-102-005	1900 WHITMORE AVE NW	00100	03/30/23	\$328,501	WD	03-ARM'S LENGTH	\$328,501	154,600	289,840	Low +8,492 Low +15,602
41-13-16-151-006	1751 WHITMORE AVE NW	00100	04/17/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	195,600	391,200	High +16,382 High +11,402
41-13-16-154-002	1822 PHEASANT AVE NW	00100	12/29/22	\$356,000	WD	03-ARM'S LENGTH	\$356,000	212,820	425,600	High +19,502 High +8,712
41-13-16-154-010	1838 PHEASANT AVE NW	00100	07/20/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	178,600	357,200	High +16,242

→

High	Low	Even
3	2	0
3	2	0

not a bad
mix, but ads
are big

- next
+ reanalysis



Mix stayed same,
but values are closer
to sales

+82 to +92

Range

03:14 PM

DB: Walker2025

Neighborhoods Used: 00100.LAMONT/WHITMORE/PHEASANT

1955 WHITMORE AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-16-101-003	03/25/2024 00100	401	382,500	68,794
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	54	313,706	166,321	1.886



1838 PHEASANT AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-16-154-010	07/20/2023 00100	401	325,000	71,659
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	51	253,341	180,753	1.402



1788 PHEASANT AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-16-154-004	05/18/2023 00100	401	325,000	72,332
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	56	252,668	191,540	1.319



1751 WHITMORE AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-16-151-006	04/17/2023 00100	401	285,000	68,426
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	216,574	171,493	1.263



1700 WHITMORE AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-16-102-005	03/30/2023 00100	401	328,501	58,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	270,201	145,494	1.857



1822 PHEASANT AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-16-154-002	12/29/2022 00100	401	356,000	61,553
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	62	294,447	201,511	1.461



1865 WHITMORE AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-16-101-009	05/11/2022 00100	401	310,000	55,900
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	56	254,100	134,792	1.885



00100
 Lamont/Whitmore/Pheasant
 - First run ECF - Raw
 - Set by this, run reports
 + analyze

Neighborhood(s): 00100 - LAMONT/WHITMORE/PHEASANT

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