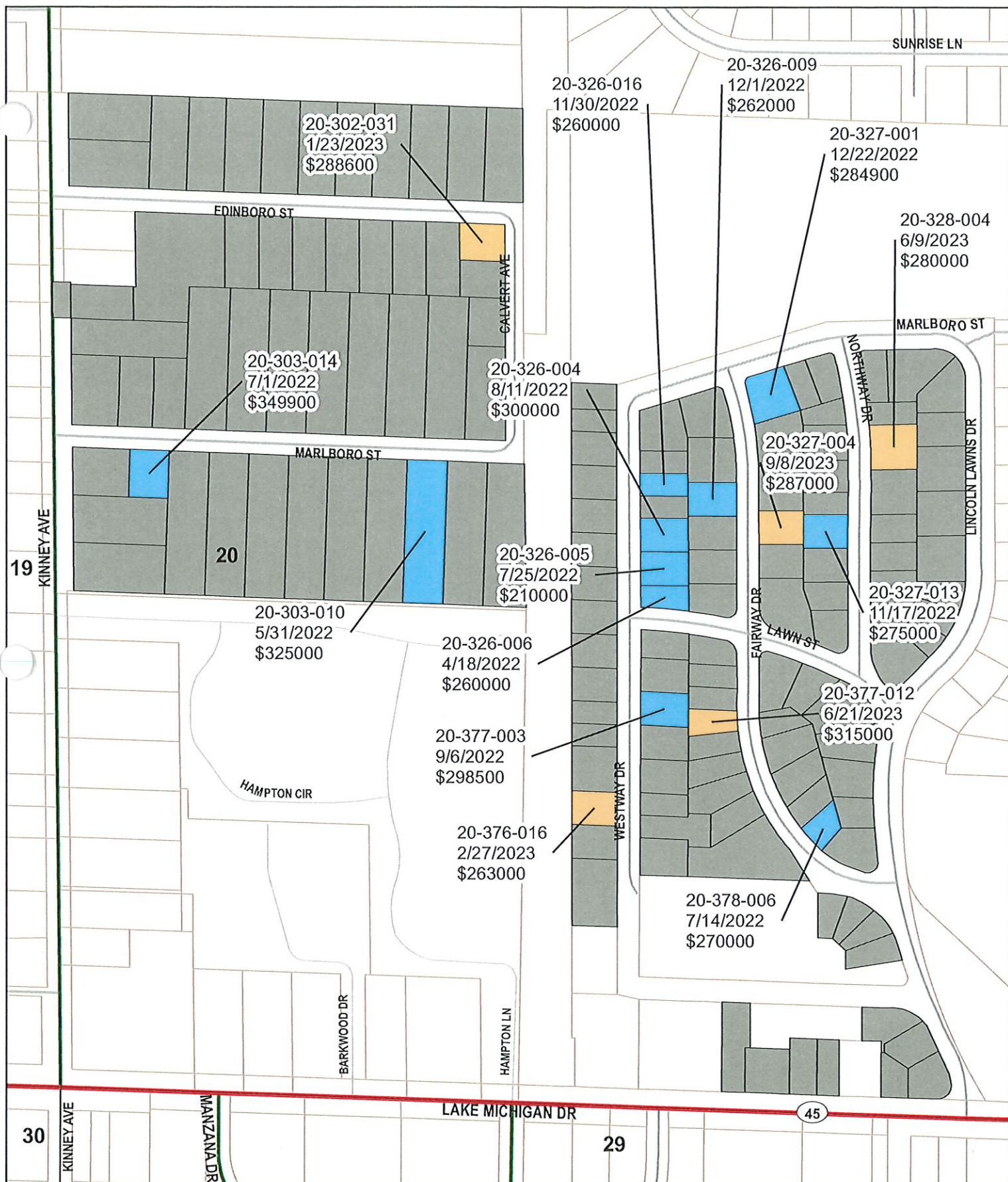
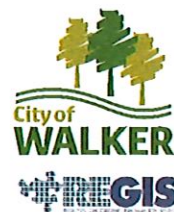
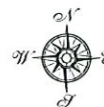




Neighborhood - 00110
Lincoln Lawns
 City of Walker
 Kent County, Michigan

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



F.S for Neighborhood: 00110 'LINCOLN LAWNS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.5 STORY		1.746	1.746	1.746	1.746	1.586	1.746
BI-LEVEL		1.746	1.746	1.546	1.746	1.746	1.746
CONDO		1.746	1.746	1.746	1.746	1.746	1.746
FARMHOUSE		1.746	1.746	1.746	1.746	1.746	1.746
MULTI FAMILY		1.746	1.746	1.746	1.746	1.746	1.746
RANCH		1.746	1.746	1.746	1.746	1.746	1.746
RANCH < 1100		1.746	1.746	1.746	1.746	1.746	1.746
TRI-LEVEL		1.676	1.676	1.676	1.676	1.676	1.676
TWO-STORY		1.746	1.396	1.746	1.746	1.746	1.746

Final ECF's

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.201
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

00110
Lincoln Lawns
- Final ECF's = Varies
- Sales Support
- Range = +12% to +14%

History

2015 = ECF = Varies & Range = +5% to +6%
2016 = ECF = Varies & Range = +9% to +11%
2017 = ECF = Varies & Range = +4% to +6%
2018 = ECF = Varies & Range = +3% to +4%
2019 = ECF = Varies & Range = +6% to +8%
2020 = ECF = Varies & Range = +6% to +9%
2021 = ECF = Varies & Range = +4% to +5%
2022 = ECF = Varies & Range = +5% to +6%
2023 = ECF = Varies & Range = +9% to +10%
2024 = ECF = Varies & Range = +12% to +13%

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
41-13-20-302-031	731 CALVERT AVE NW	00110	01/23/23	\$288,600	WD	03-ARM'S LENGTH	\$288,600	151,200	302,292,200	High + 9,932
41-13-20-303-010	3832 MARLBORO ST NW	00110	05/31/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	157,200	314,800	Low + 13,212
41-13-20-303-014	3944 MARLBORO ST NW	00110	07/01/22	\$349,900	WD	03-ARM'S LENGTH	\$349,900	191,100	358,200	Low + 14,302
41-13-20-326-005	616 WESTWAY DR NW	00110	07/25/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	98,000	190,400	Low + 9,672
41-13-20-326-009	653 FAIRWAY DR NW	00110	12/01/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	116,500	331,000	High + 9,892
41-13-20-326-016	654 WESTWAY DR NW	00110	11/30/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	123,500	355,600	Low + 13,592
41-13-20-327-001	3710 MARLBORO ST NW	00110	12/22/22	\$284,900	WD	03-ARM'S LENGTH	\$284,900	203,900	465,800	High + 9,972
41-13-20-327-004	640 FAIRWAY DR NW	00110	09/08/23	\$287,000	WD	03-ARM'S LENGTH	\$287,000	129,500	259,000	Low + 9,562
41-13-20-327-013	635 NORTHWAY DR NW	00110	11/17/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	121,500	293,000	Low + 9,602
41-13-20-328-004	670 NORTHWAY DR NW	00110	06/09/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	134,900	279,000	Even + 13,322
41-13-20-376-016	525 WESTWAY DR NW	00110	02/27/23	\$263,000	WD	03-ARM'S LENGTH	\$263,000	145,400	290,800	High + 9,582
41-13-20-377-003	558 WESTWAY DR NW	00110	09/06/22	\$298,500	WD	03-ARM'S LENGTH	\$298,500	145,400	299,800	Low + 9,452
41-13-20-377-012	561 FAIRWAY DR NW	00110	06/21/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	126,100	252,200	Low + 9,652
41-13-20-378-006	520 FAIRWAY DR NW	00110	07/14/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	108,000	316,000	Low + 12,732

High	Low
5	9
6	7
1	1

mix is not great
- rest
→ reanalyze

Better mix
values are closer
to sales

+132 to +142
Range

08:42 AM

DB: Walker2025

Neighborhoods Used: 00110.LINCOLN LAWNS

640 FAIRWAY DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-327-004	09/08/2023 00110	401	287,000	67,883
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	52	219,117	114,237
				E.C.F. 1.918



561 FAIRWAY DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-20-377-012	06/21/2023 00110	401	315,000	60,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	52	254,500	114,808
				E.C.F. 2.217



670 NORTHWAY DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-328-004	06/09/2023 00110	401	280,000	72,428
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	52	207,572	117,768
				E.C.F. 1.763



525 WESTWAY DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-376-016	02/27/2023 00110	401	263,000	59,571
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	53	203,429	123,964
				E.C.F. 1.641



751 CALVERT AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-302-031	01/23/2023 00110	401	288,600	55,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	63	232,900	126,704
				E.C.F. 1.838



3710 MARLBORO ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-327-001	12/22/2022 00110	401	284,900	61,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	223,500	187,932
				E.C.F. 1.189



653 FAIRWAY DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-326-009	12/01/2022 00110	401	262,000	55,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	57	206,300	149,218
				E.C.F. 1.383



654 WESTWAY DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-326-016	11/30/2022 00110	401	260,000	52,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	54	208,000	104,051
				E.C.F. 1.999



08:42 AM

DB: Walker2025

Neighborhoods Used: 00110.LINCOLN LAWNS

635 NORTHWAY DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-20-327-013	11/17/2022 00110	401	275,000	55,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	219,300	94,687	2.316



558 WESTWAY DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-377-003	09/06/2022 00110	401	298,500	65,062
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	233,438	124,532	1.875



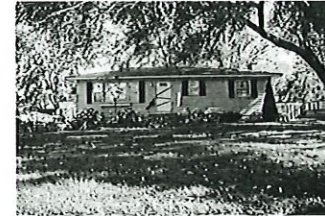
632 WESTWAY DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-20-326-004	08/11/2022 00110	401	300,000	55,927
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	244,073	121,569	2.008



616 WESTWAY DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-20-326-005	07/25/2022 00110	401	210,000	55,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	154,300	69,026	2.235



520 FAIRWAY DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-20-378-006	07/14/2022 00110	401	270,000	52,600
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	217,400	86,046	2.527



3944 MARLBORO ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-303-014	07/01/2022 00110	401	349,900	55,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	66	294,200	169,464	1.736



3832 MARLBORO ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-20-303-010	05/31/2022 00110	401	325,000	68,308
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	235,968	118,231	1.996
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	20724	10384	1.996	



3751 LAWN ST NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-20-326-006	04/18/2022 00110	401	260,000	47,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	212,700	75,442	2.819



00110
Lincoln Lawns
First Run ECF Row
Set by this run
reports & analyze

Neighborhood(s): 00110 - LINCOLN LAWNS

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