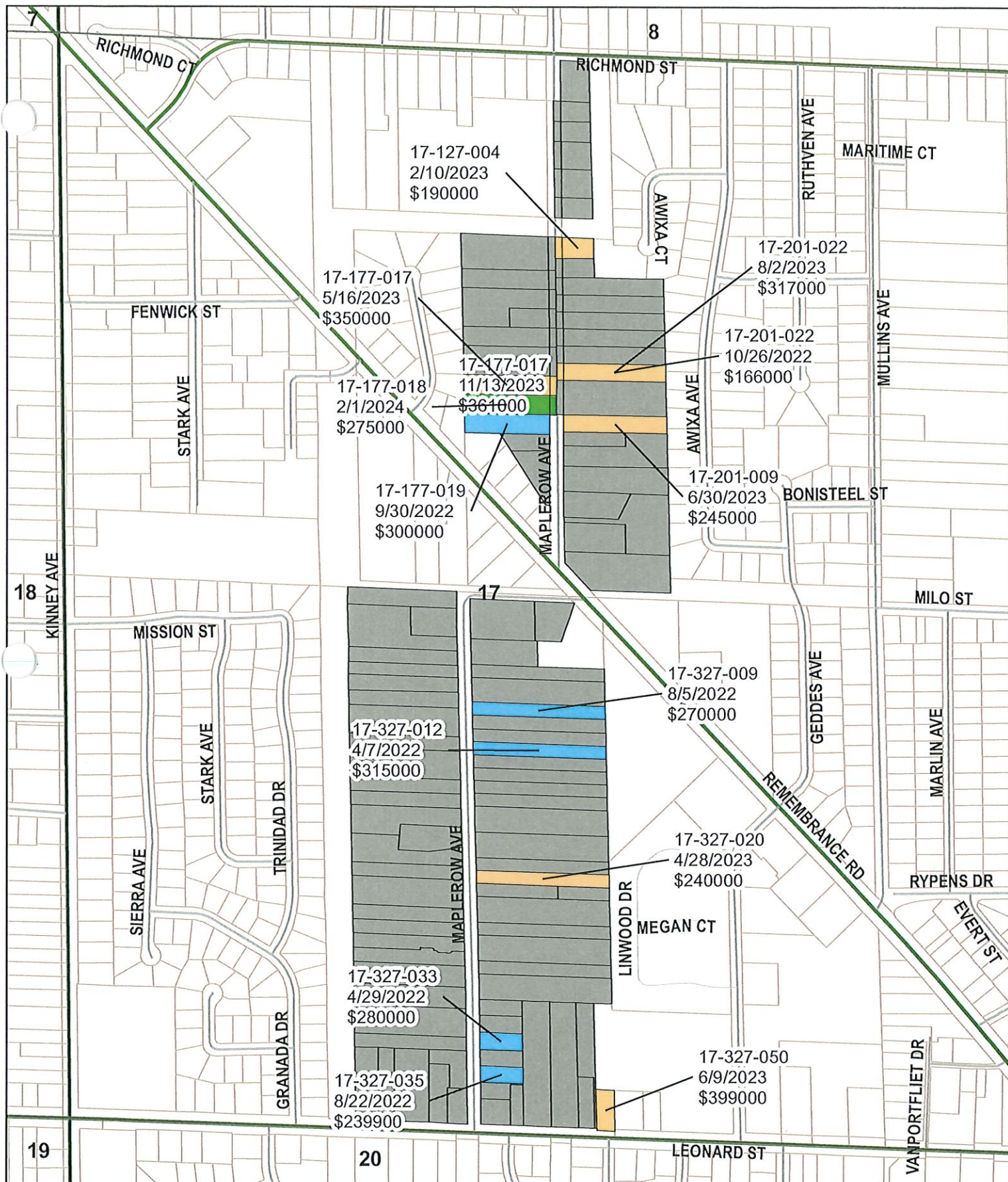
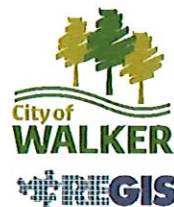




Neighborhood - 00115
Maplerow Ave
 City of Walker
 Kent County, Michigan

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



F.s for Neighborhood: 00115 'MAPLEROW AVE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.5 STORY		1.755	1.755	1.755	1.755	1.755	1.755
BI-LEVEL		1.485	1.485	1.485	1.485	1.485	1.485
CONDO		1.755	1.755	1.755	1.755	1.755	1.755
FARMHOUSE		1.675	1.675	1.675	1.675	1.675	1.675
MULTI FAMILY		1.755	1.755	1.755	1.755	1.755	1.755
RANCH		1.755	1.755	1.755	1.755	1.755	1.755
RANCH < 1100		1.755	1.755	1.755	1.755	1.755	1.755
TRI-LEVEL		1.605	1.605	1.605	1.605	1.605	1.605
TWO-STORY		1.675	1.675	1.675	1.675	1.675	1.675

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

Final ECF

00115

Maplerow
- Final ECF's = Varies
- Sales Support
- Range = +82 to +92

History

2015 = ECF = Varies + Range = +22 to +32
2016 = ECF = Varies + Range = +22 to +32
2017 = ECF = Varies + Range = +52 to +62
2018 = ECF = Varies + Range = +12 to +22
2019 = ECF = Varies + Range = +72 to +92
2020 = ECF = Varies + Range = +72 to +92
2021 = ECF = Varies + Range = +52 to +72
2022 = ECF = Varies + Range = +32 to +52
2023 = ECF = Varies + Range = +12 to +142
2024 = ECF = Varies + Range = +122 to +132

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
41-13-17-127-004	1860 MAPLEROW AVE NW	00115	02/10/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	175,000	175,000	Low 0.002
41-13-17-177-017	1753 MAPLEROW AVE NW	00115	05/16/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	238,400	238,400	Low -0.002
41-13-17-177-017	1753 MAPLEROW AVE NW	00115	11/13/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	238,400	238,400	Low -0.002
41-13-17-177-018	1747 MAPLEROW AVE NW	00115	02/01/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	205,600	205,600	Low 0.002
41-13-17-177-019	1725 MAPLEROW AVE NW	00115	09/30/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	314,800	314,800	High -1.542
41-13-17-201-009	1714 MAPLEROW AVE NW	00115	06/30/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	159,800	159,800	Low +1.912
41-13-17-201-022	1766 MAPLEROW AVE NW	00115	10/26/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	258,000	258,000	High -0.762
41-13-17-201-022	1766 MAPLEROW AVE NW	00115	08/02/23	\$317,000	WD	03-ARM'S LENGTH	\$317,000	258,000	258,000	Low -0.762
41-13-17-327-009	1406 MAPLEROW AVE NW	00115	08/05/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	248,000	248,000	Low -0.952
41-13-17-327-012	1344 MAPLEROW AVE NW	00115	04/07/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	222,200	222,200	Low -0.442
41-13-17-327-020	1310 MAPLEROW AVE NW	00115	04/28/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	259,400	259,400	High -1.142
41-13-17-327-033	1218 MAPLEROW AVE NW	00115	04/29/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	211,200	211,200	Low -0.752
41-13-17-327-035	1208 MAPLEROW AVE NW	00115	08/22/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	211,200	211,200	Low -1.352
41-13-17-327-050	3605 LEONARD ST NW	00115	06/09/23	\$399,000	WD	03-ARM'S LENGTH	\$399,000	358,600	358,600	Low -2.502

High	Low
3	11
4	9

not a good
mix of a lot
of -adj
-reset
we analyze

✓
Better mix values
are closer to
sales

+8% to +9%

10:07 AM

DB: Walker2025

Neighborhoods Used: 00115.MAPLEROW AVE

1747 MAPLEROW AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-17-177-018	02/01/2024 00115	401	275,000	53,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	52	221,800	95,410
				2.325



1753 MAPLEROW AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-17-177-017	11/13/2023 00115	401	361,000	53,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	53	307,800	116,927
				2.632



1766 MAPLEROW AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-17-201-022	08/02/2023 00115	401	317,000	55,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	249,101	124,101
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	12499	6227	2.007	



1714 MAPLEROW AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-17-201-009	06/30/2023 00115	401	245,000	55,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	52	189,600	63,457
				2.988



3605 LEONARD ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-327-050	06/09/2023 00115	401	399,000	49,063
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	56	349,937	199,478
				1.754



1753 MAPLEROW AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-17-177-017	05/16/2023 00115	401	350,000	53,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	53	296,800	116,927
				2.538



1310 MAPLEROW AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-327-020	04/28/2023 00115	401	240,000	53,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	52	184,937	130,128
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1863	1311	1.421	



1860 MAPLEROW AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-17-127-004	02/10/2023 00115	401	190,000	39,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	54	140,432	72,508
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	10468	5405	1.937	



10:07 AM

DB: Walker2025

Neighborhoods Used: 00115.MAPLEROW AVE

1766 MAPLEROW AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-201-022	10/26/2022 00115	401	166,000	48,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	54	111,766	115,265
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	5634	5810	0.970	



1725 MAPLEROW AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-17-177-019	09/30/2022 00115	401	300,000	47,444
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	59	249,276	153,446
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	3280	2019	1.625	



1208 MAPLEROW AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-17-327-035	08/22/2022 00115	401	239,900	41,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	53	198,400	92,724
				2.140



1406 MAPLEROW AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-327-009	08/05/2022 00115	401	270,000	46,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	53	223,300	114,738
				1.946



1218 MAPLEROW AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-17-327-033	04/29/2022 00115	401	280,000	38,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	54	241,200	90,101
				2.677



1344 MAPLEROW AVE NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-17-327-012	04/07/2022 00115	401	315,000	43,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	53	271,400	90,865
				2.987



00115
Maplerow
- First Run ECF - Raw
- Set by this, run
reports & analyze

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	559,609	559,609	559,609	559,609	559,609	559,609
LEVEL	559,609	559,609	559,609	559,609	559,609	559,609
CONDO	559,609	559,609	559,609	559,609	559,609	559,609
FARMHOUSE	559,609	559,609	559,609	559,609	559,609	559,609
MULTI FAMILY	559,609	559,609	559,609	559,609	559,609	559,609
RANCH	559,609	559,609	559,609	559,609	559,609	559,609
RANCH < 1100	559,609	559,609	559,609	559,609	559,609	559,609
TRI-LEVEL	559,609	559,609	559,609	559,609	559,609	559,609
TWO-STORY	559,609	559,609	559,609	559,609	559,609	559,609

Total Single Family Costs by Manual	:	559,609
Total Mobile Home Costs by Manual	:	0
Total Town Home Costs by Manual	:	0
Total Agricultural Costs by Manual	:	7,121
Total Commercial Costs by Manual	:	0

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	869,940	869,940	869,940	869,940	869,940	869,940
BI-LEVEL	869,940	869,940	869,940	869,940	869,940	869,940
CONDO	869,940	869,940	869,940	869,940	869,940	869,940
FARMHOUSE	869,940	869,940	869,940	869,940	869,940	869,940
MULTI FAMILY	869,940	869,940	869,940	869,940	869,940	869,940
RANCH	869,940	869,940	869,940	869,940	869,940	869,940
RANCH < 1100	869,940	869,940	869,940	869,940	869,940	869,940
TRI-LEVEL	869,940	869,940	869,940	869,940	869,940	869,940
TWO-STORY	869,940	869,940	869,940	869,940	869,940	869,940
	869,940	869,940	869,940	869,940	869,940	869,940

Total Single Family Sale Residual Values	:	869,940
Total Mobile Home Sale Residual Values	:	0
Total Town Home Sale Residual Values	:	0
Total Agricultural Sale Residual Values	:	7,497
Total Commercial Sale Residual Values	:	0

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	10	18.54	22.49	1.059
After Application of E.C.F.s		17.42	21.22	1.053

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1.555(4)	1.555(4)	1.555(4)	1.555(4)	1.555(4)	1.555(4)
BI-LEVEL	1.555(4)	1.555(4)	1.555(4)	1.555(4)	1.555(4)	1.555(4)
CONDO	1.555(4)	1.555(4)	1.555(4)	1.555(4)	1.555(4)	1.555(4)
FARMHOUSE	1.555(4)	1.555(4)	1.555(4)	1.555(4)	1.555(4)	1.555(4)
MULTI FAMILY	1.555(4)	1.555(4)	1.555(4)	1.555(4)	1.555(4)	1.555(4)
RANCH	1.555(4)	1.555(4)	1.555(4)	1.555(4)	1.555(4)	1.555(4)
RANCH < 1100	1.555(4)	1.555(4)	1.555(4)	1.555(4)	1.555(4)	1.555(4)
TRI-LEVEL	1.555(4)	1.555(4)	1.555(4)	1.555(4)	1.555(4)	1.555(4)
TWO-STORY	1.555(4)	1.555(4)	1.555(4)	1.555(4)	1.555(4)	1.555(4)
	1.555(4)	1.555(4)	1.555(4)	1.555(4)	1.555(4)	1.555(4)

Single Family E.C.F.	: 1.555 (4)
Mobile Home E.C.F.	: 1.000 (0)
Town Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.053 (2)
Commercial E.C.F.	: 1.000 (0)

Starting Date: 04/01/2022
Ending Date: 03/31/2024

Terms Selected: 1

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data : X

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 00115 - MAPLEROW AVE

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