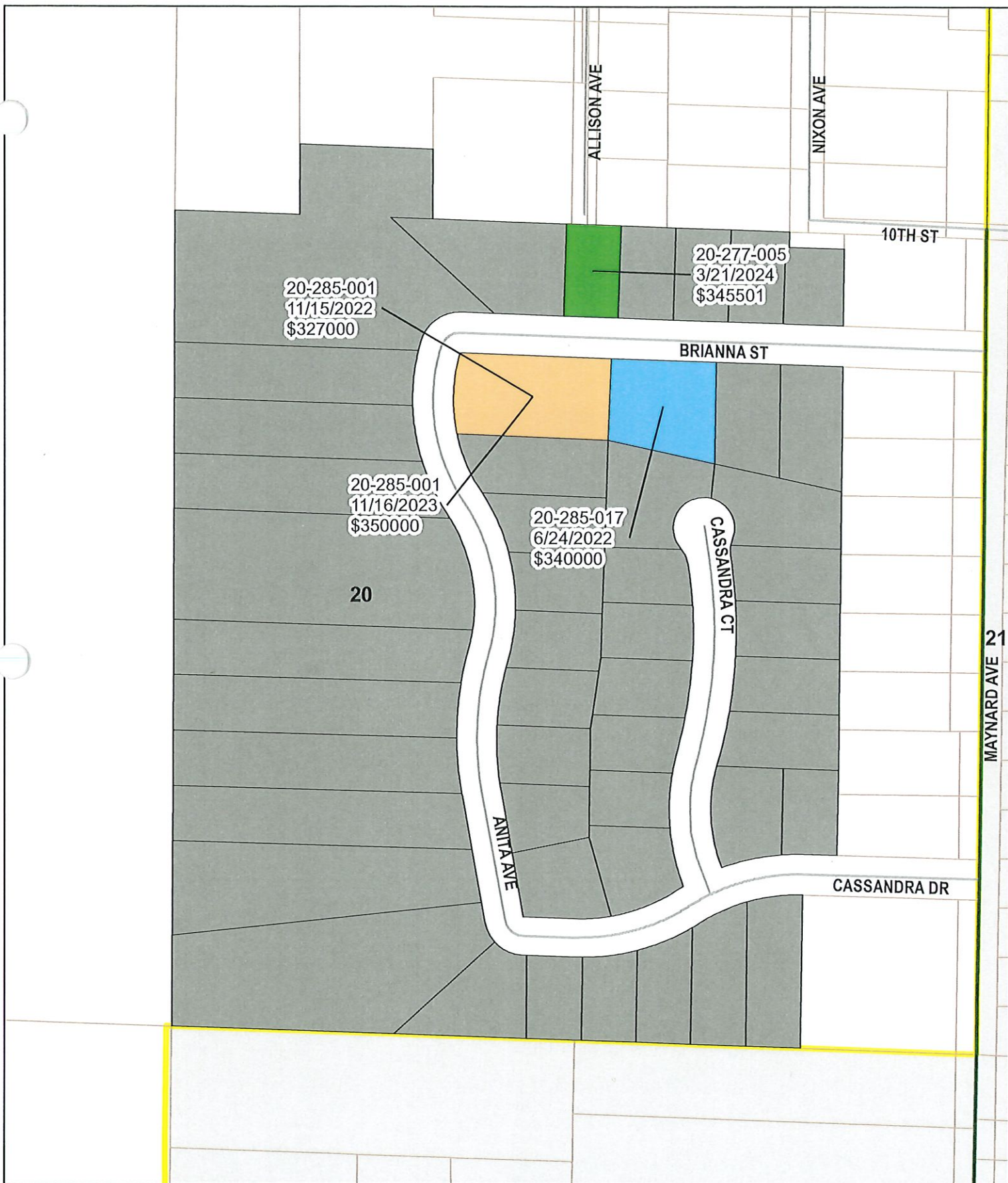
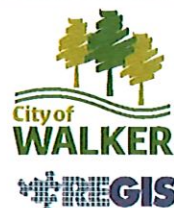




Neighborhood - 00120
Maynard Acres
 City of Walker
 Kent County, Michigan

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



F.s for Neighborhood: 00120 'MAYNARD ACRES'

Residential : 0.964
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

00120
Maynard Acres
- Final ECF = 0.964
- Sales Support
- Range = +42 to +56

History

2015 = ECF = 0.740 + Range = +42 to +52
2016 = ECF = 0.807 + Range = +72 to +92
2017 = ECF = 0.860 + Range = +72 to +82
2018 = ECF = 0.883 + Range = +12 to +22
2019 = ECF = 0.735 + Range = +42 to +62
2020 = ECF = 0.789 + Range = +42 to +52
2021 = ECF = 0.818 + Range = +12 to +32
2022 = ECF = 0.828 + Range = +82 to +92
2023 = ECF = 0.854 + Range = +82 to +92
2024 = ECF = 0.891 + Range = +92 to +102

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
41-13-20-277-005	3265 BRIANNA ST NW	00120	03/21/24	\$345,501	WD	03-ARM'S LENGTH	\$345,501	16,480	339,020	Low +5,832
41-13-20-285-001	3280 BRIANNA ST NW	00120	11/15/22	\$327,000	WD	03-ARM'S LENGTH	\$327,000	214,300	441,300	High +5,772
41-13-20-285-001	3280 BRIANNA ST NW	00120	11/16/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	209,000	418,000	High +3,572
41-13-20-285-017	3240 BRIANNA ST NW	00120	06/24/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	209,000	418,000	High +3,572

Other recent sales:

-20-277-019 - 3262 Coacandha St NW - Sold 7/16/24 for \$453,000 - 206,500 - Low +4,542
 -20-285-003 - 920 Anita Ave NW - Sold 7/15/21 for \$321,000 - 185,200 - High +3,062
 -20-285-005 - 886 Anita Ave NW - Sold 6/21/21 for \$300,000 - 177,600 - High +3,012
 -20-285-019 - 3218 Buena Vista St NW - Sold 6/29/21 for \$347,000 - 178,400 - High +3,182

High	Low
5	3
8	1

Decent mix
 but most of the
 older sales are
 the high ones.

- reset &
 reanalyze

my word,
 but most values
 are closer to sales

+43 to +52
 Range

Neighborhoods Used: 00120.MAYNARD ACRES

3265 BRIANNA ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-277-005	03/21/2024 00120	401	345,501	74,200
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	82	271,301	244,629	1.109



3280 BRIANNA ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-285-001	11/16/2023 00120	401	350,000	84,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	89	266,000	348,351	0.764



3280 BRIANNA ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-285-001	11/15/2022 00120	401	327,000	81,600
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	90	245,400	272,900	0.899



3240 BRIANNA ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-285-017	06/24/2022 00120	401	340,000	81,600
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	90	258,400	249,065	1.037



00120
 Maynard Acres
 - First Run ECF - Raw
 - Set by this, run reports
 & analyze

[illegible]

Total Single Family Costs by Manual	: 1,114,945
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

>>>>>>>>>>>

Total Single Family Sale Residual Values	: 1,041,101
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

[illegible]

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	9.78	11.75	1.000
After Application of E.C.F.s		9.68	11.64	1.000

>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	0.934(4)	0.934(4)	0.934(4)	0.934(4)	0.934(4)	0.934(4)
BI-LEVEL	0.934(4)	0.934(4)	0.934(4)	0.934(4)	0.934(4)	0.934(4)
CONDO	0.934(4)	0.934(4)	0.934(4)	0.934(4)	0.934(4)	0.934(4)
FARMHOUSE	0.934(4)	0.934(4)	0.934(4)	0.934(4)	0.934(4)	0.934(4)
MULTI FAMILY	0.934(4)	0.934(4)	0.934(4)	0.934(4)	0.934(4)	0.934(4)
RANCH	0.934(4)	0.934(4)	0.934(4)	0.934(4)	0.934(4)	0.934(4)
RANCH < 1100	0.934(4)	0.934(4)	0.934(4)	0.934(4)	0.934(4)	0.934(4)
TRI-LEVEL	0.934(4)	0.934(4)	0.934(4)	0.934(4)	0.934(4)	0.934(4)
TWO-STORY	0.934(4)	0.934(4)	0.934(4)	0.934(4)	0.934(4)	0.934(4)

Single Family E.C.F.	: 0.934 (4)
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)

>>>>>>>>>>>>

Neighborhood(s): 00120 - MAYNARD ACRES

Neighborhoods Used: 00120.MAYNARD ACRES

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