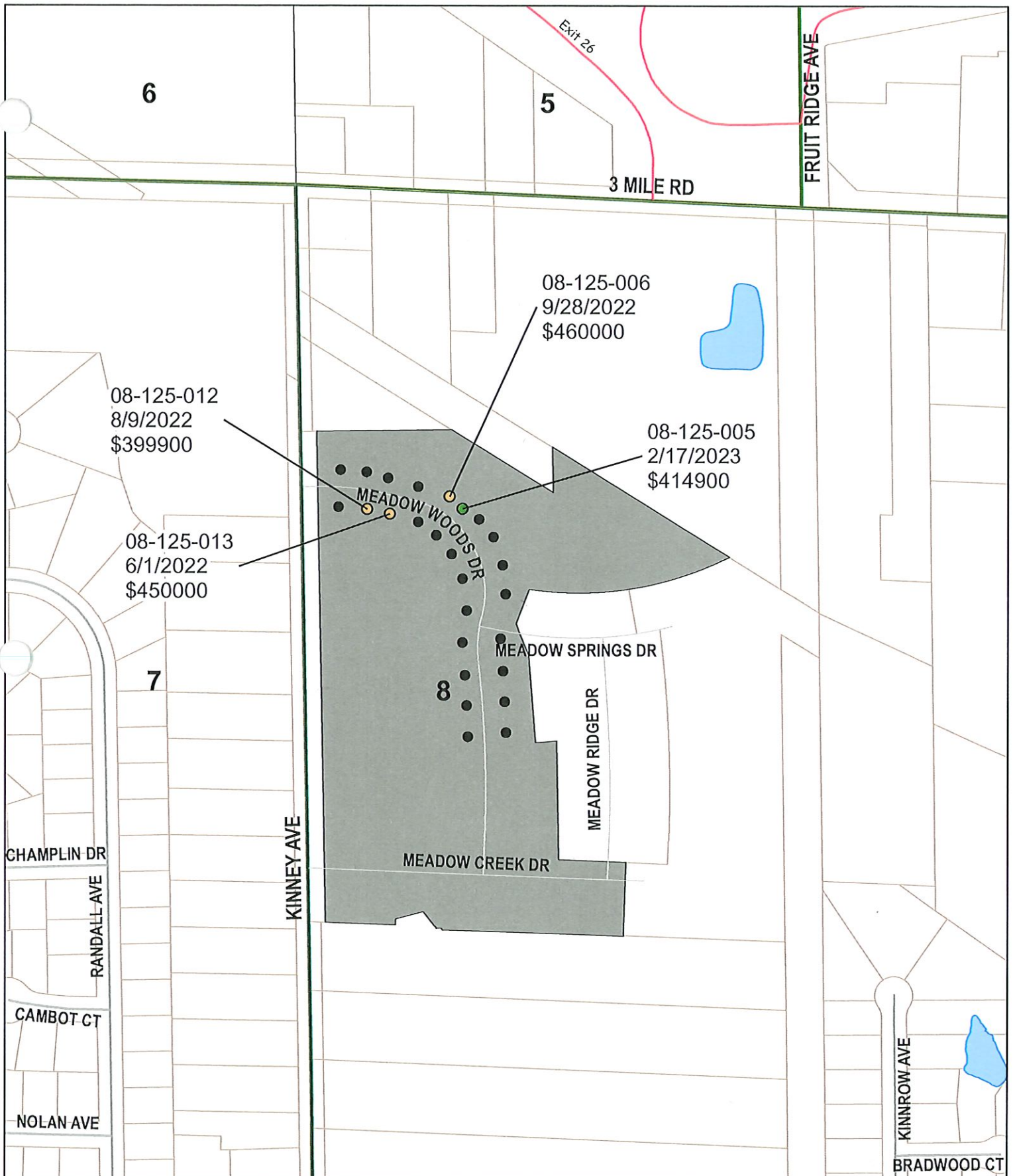
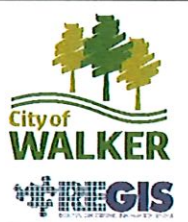




Neighborhood - 00122
Meadow Springs Condos
 City of Walker
 Kent County, Michigan

Legend
 Condo Sales 4/1/22 to 3/31/24
 year
 ● 2022
 ● 2023
 ● Condos00122
 ■ Parcels w/ECF



F.s for Neighborhood: 00122 'MEADOW SPRINGS CONDOS'

Residential : 0.907
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

00122
Meadow Springs Condos
- Final ECF = 0.907
- Sales Support
- Range = +32 to +42

History

2020 = ECF = 1.000 + Range = ϕ New Development
2021 = ECF = 0.950 + Range = 02. to very little
2022 = ECF = 0.902 + Range = +1% to +22
2023 = ECF = 0.848 + Range = +1% to +22
2024 = ECF = 0.843 + Range = +10% to +112

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
41-13-08-125-005	2656 MEADOW WOODS DR N 00122		02/17/23	\$414,900	WD	03-ARM'S LENGTH	\$414,900	217,100	424,800	High
41-13-08-125-006	2660 MEADOW WOODS DR N 00122		09/28/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	243,300	484,600	High

Other recent sales

-08-125-004 - 2652 Meadow Woods Dr	Sold 4/26/21	\$356,000	225,200	450,400	High	+4,792
-08-125-009 - 2686 Meadow Woods Dr	Sold 12/8/21	\$360,000	214,300	507,000	High	+17,962
-08-125-012 - 2477 Meadow Woods Dr	Sold 8/9/22	\$399,900	239,300	481,600	High	+4,742
-08-125-013 - 2671 Meadow Woods Dr	Sold 6/1/22	\$450,000	257,800	444,600	High	+17,692
-08-125-014 - 2659 Meadow Woods Dr	Sold 10/22/21	\$429,000	194,200	388,400	High	+18,142
-08-125-024 - 2598 Meadow Woods Dr	Sold 2/19/21	\$319,900	202,400	434,800	High	+4,922
-08-125-027 - 2568 Meadow Woods Dr	Sold 11/18/21	\$347,536	246,700	404,800	High	+18,642
-08-125-028 - 2560 Meadow Woods Dr	Sold 4/11/23	\$454,073	273,700	547,400	High	+4,702
-08-125-029 - 2554 Meadow Woods Dr	Sold 8/30/23	\$404,988	213,900	438,600	High	+17,432
-08-125-030 - 2546 Meadow Woods Dr	Sold 10/20/23	\$400,000	214,900	485,000	High	+4,882
-08-125-031 - 2534 Meadow Woods Dr	Sold 4/30/24	\$399,900	207,800	415,600	High	+18,382
-08-125-032 - 3950 Meadow Creek Dr	Sold 10/7/22	\$459,900	246,600	427,800	High	+4,802
-08-125-033 - 3954 Meadow Creek Dr	Sold 6/22/22	\$465,000	250,400	480,600	High	+17,732
-08-125-034 - 3962 Meadow Creek Dr	Sold 12/22/22	\$474,900	251,200	483,000	High	+4,772

+ more

High	Low	Avg
14	2	0
14	2	0

Adj are huge + not a good mix - not a near average

+32 to +42 Range

still not great, mix is still off low + closer but adj values are sales

Neighborhoods Used: 00122.MEADOW SPRINGS CONDOS

3974 MEADOW CREEK DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-08-125-036	11/09/2023 00122	407	400,000	105,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	100	294,200	365,009
				E.C.F. 0.806

No Image
on File

2546 MEADOW WOODS DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-08-125-030	10/26/2023 00122	407	400,000	35,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	84	0	0
				E.C.F. 0.000



2554 MEADOW WOODS DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-08-125-029	08/30/2023 00122	407	404,950	35,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	100	369,350	340,532
				E.C.F. 1.085



3964 MEADOW CREEK DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-08-125-035	07/27/2023 00122	407	400,000	35,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	83	0	0
				E.C.F. 0.000



2560 MEADOW WOODS DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-08-125-028	04/11/2023 00122	407	454,073	88,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	99	365,873	71,551
				E.C.F. 5.113



2656 MEADOW WOODS DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-08-125-005	02/17/2023 00122	407	414,900	88,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	98	326,700	259,046
				E.C.F. 1.261



3962 MEADOW CREEK DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-08-125-034	12/22/2022 00122	407	474,900	88,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	100	386,700	407,901
				E.C.F. 0.948



3950 MEADOW CREEK DR NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-08-125-032	10/07/2022 00122	407	459,900	29,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	84	430,200	200,355
				E.C.F. 2.147



Neighborhoods Used: 00122.MEADOW SPRINGS CONDOS

<<<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
STORY	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313
LEVEL	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313
CONDO	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313
FARMHOUSE	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313
MULTI FAMILY	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313
RANCH	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313
RANCH < 1100	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313
TRI-LEVEL	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313
TWO-STORY	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313
	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313	2,417,313

Total Single Family Costs by Manual : 2,417,313
 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	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250
BI-LEVEL	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250
CONDO	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250
FARMHOUSE	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250
MULTI FAMILY	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250
RANCH	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250
RANCH < 1100	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250
TRI-LEVEL	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250
TWO-STORY	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250
	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250	2,554,250

Total Single Family Sale Residual Values : 2,554,250
 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	
7	5	10.63	12.66	1.000	
After Application of E.C.F.s		10.45	12.42	1.000	

<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.5 STORY	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)
BI-LEVEL	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)
CONDO	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)
FARMHOUSE	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)
MULTI FAMILY	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)
RANCH	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)
RANCH < 1100	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)
TRI-LEVEL	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)
TWO-STORY	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)
	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)	1.057(7)

Single Family E.C.F. : 1.057 (7)
 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:		
Show Valid Data : X		
Show Invalid Data : X		
Show Costs and Residuals: X		
Use Infl. Adj. Sale Prices:		
Neighborhood(s): 00122 - MEADOW SPRINGS CONDOS		

Neighborhoods Used: 00122.MEADOW SPRINGS 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