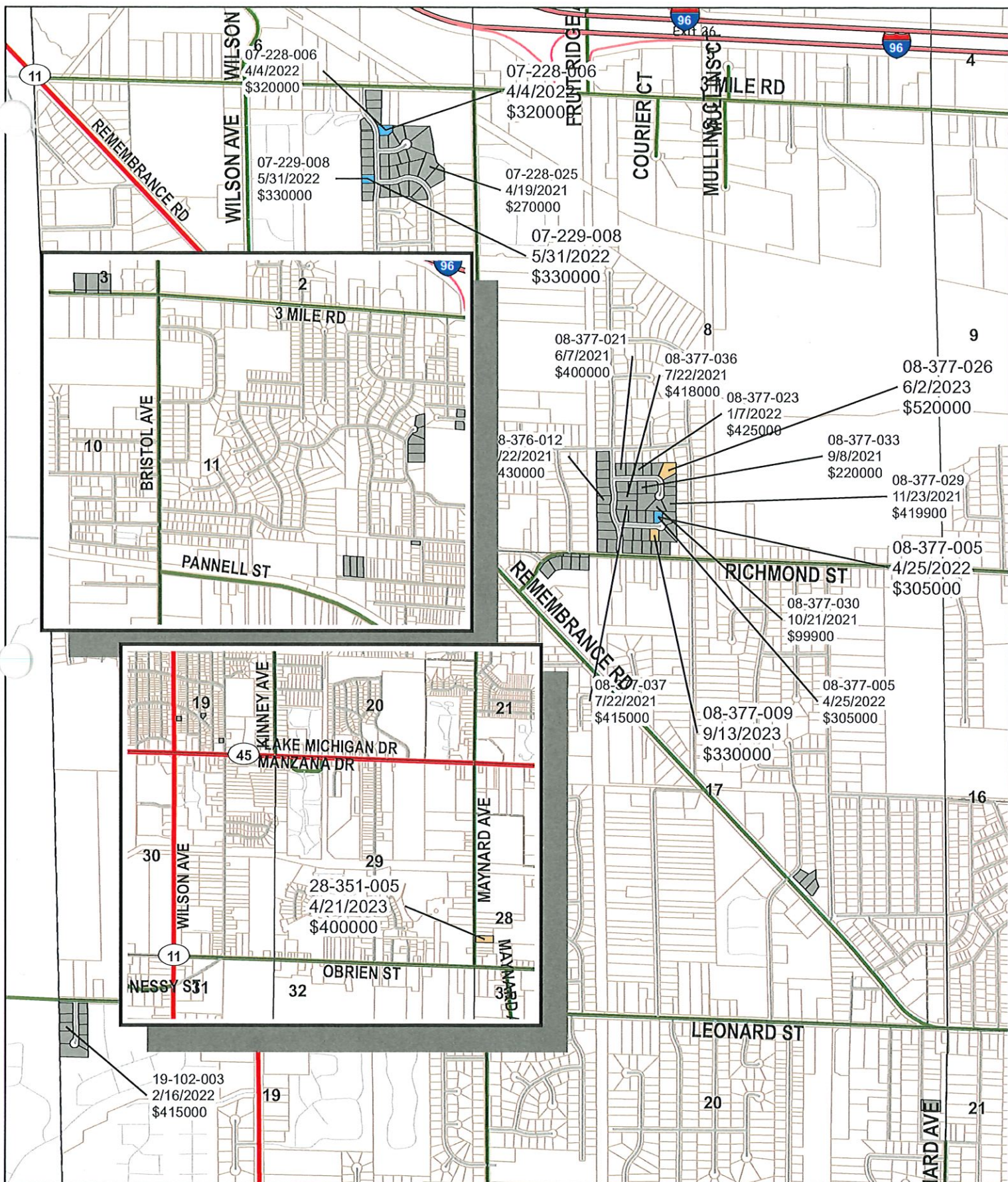




Neighborhood - 00125
Duplex
 City of Walker
 Kent County, Michigan



F.S for Neighborhood: 00125 'DUPLEX'

Residential : 1.287
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: 7.500
B: 0.000
C: 0.000
D: 0.000

00125
Duplex ECF = 1.287
- Final ECF = 1.287
- Sub Support
- Range = +12% to +14%

History

2015 = ECF = Varies & Range = +5% to +6%
2016 = ECF = Varies & Range = 0% to +1%
2017 = ECF = Varies & Range = 0% to +1%
2018 = ECF = Varies & Range = +2% to +3%
2019 = ECF = Varies & Range = +8% to +9%
2020 = ECF = Varies & Range = +10% to +11%
2021 = ECF = Varies & Range = +4% to +5%
2022 = ECF = 1.024 & Range = +12% to +14%
2023 = ECF = 1.079 & Range = +9% to +11%
2024 = ECF = 1.086 & Range = +10% to +11%

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
41-13-07-228-006	2730 NOLAN AVE NW	00125	04/04/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	169,100 209,500	346,000	High +22,432 Low +12,932
41-13-07-229-008	2651 NOLAN AVE NW	00125	05/31/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	157,200 214,400	339,400	High +21,912 Low +13,032
41-13-08-377-005	3693 DUBLIN ST NW	00125	04/25/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	171,100 243,800	370,000	High +21,792 Low +12,562
41-13-08-377-009	3698 DUBLIN ST NW	00125	09/13/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	146,900 293,800	350,000	High +24,562 Low +13,162
41-13-08-377-026	3683 KINNROW CT NW	00125	06/02/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	285,000 335,000	650,000	High +24,562 Low +13,162
41-13-28-351-005	322 MAYNARD AVE SW	00125	04/21/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	179,300 301,800	358,600	High +22,302 Low +13,302

High/Low

High	Low	Even
4	2	Φ
2	3	1

High/Low
work + adj
are high
- next
- narrow

✓
Better mix
+ adj. values
closer to sales
+ 126 to +143
Range

Neighborhoods Used: 00125.DUPLEX

3698 DUBLIN ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-08-377-009	09/13/2023 00125	401	330,000	93,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTI FAMILY	60	237,000	154,725
				E.C.F. 1.532



3683 KINNROW CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-08-377-026	06/02/2023 00125	401	520,000	93,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTI FAMILY	81	427,000	393,469
				E.C.F. 1.085



322 MAYNARD AVE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-28-351-005	04/21/2023 00125	401	400,000	80,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTI FAMILY	53	319,800	178,973
				E.C.F. 1.787



2651 NOLAN AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-229-008	05/31/2022 00125	401	330,000	67,222
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTI FAMILY	58	262,778	169,269
				E.C.F. 1.552



3693 DUBLIN ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-08-377-005	04/25/2022 00125	401	305,000	69,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTI FAMILY	62	235,800	161,826
				E.C.F. 1.457



2730 NOLAN AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-228-006	04/04/2022 00125	401	320,000	57,300
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTI FAMILY	59	262,700	164,518
				E.C.F. 1.597



00125
 Duplex
 - First Run ECF - Raw
 - Set by this, run
 reports & analyze

06/10/2024

04:35 PM

Neighborhoods Used: 00125.DUPLEX

ECF Analysis for: 86 - CITY OF WALKER

Page: 3/3

DB: Walker2025

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