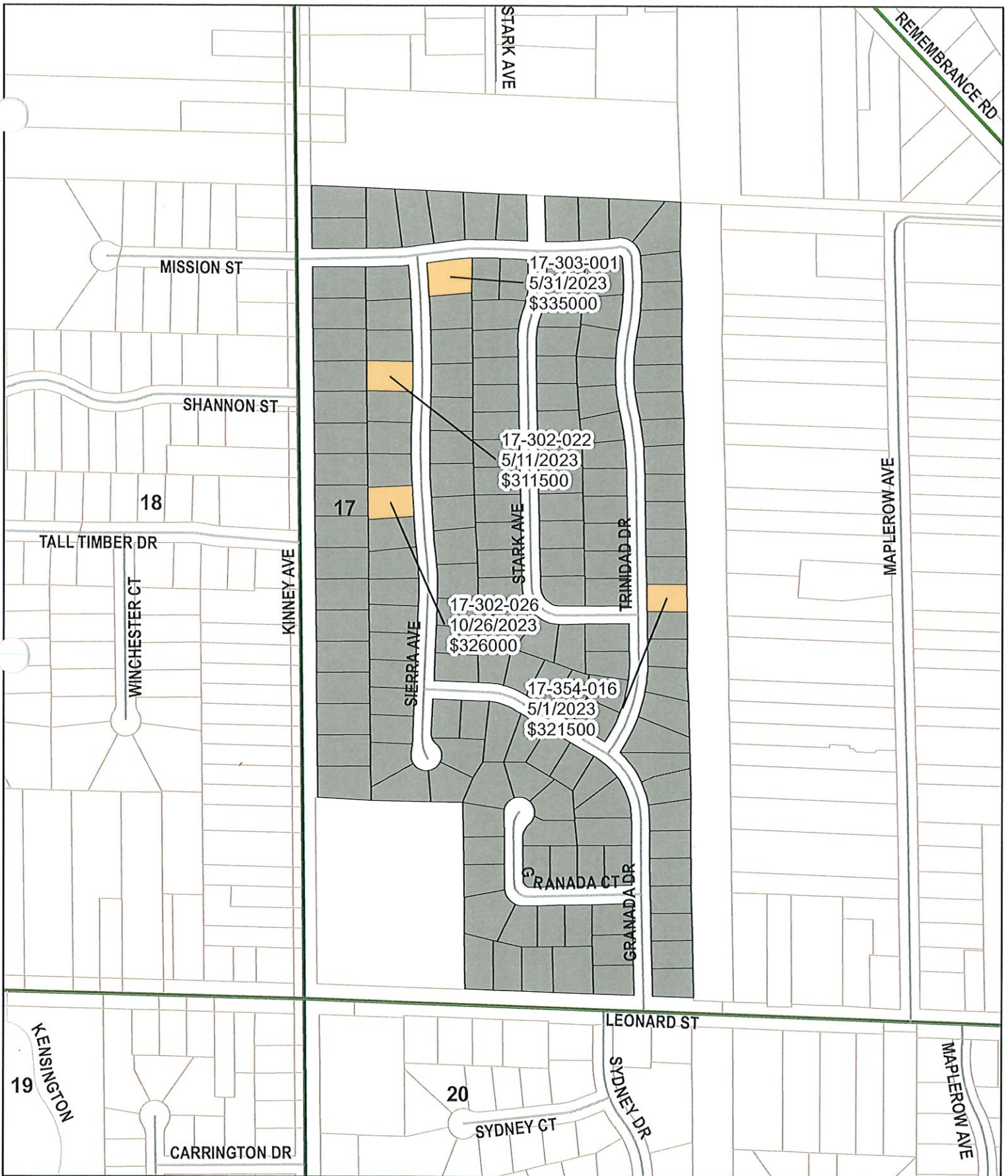
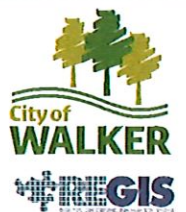




Neighborhood - 00130
Old Mission
City of Walker
Kent County, Michigan

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



.F.s for Neighborhood: 00130 'OLD MISSION'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.5 STORY		1.689	1.689	1.689	1.689	1.689	1.689
BI-LEVEL		1.689	1.689	1.689	1.689	1.689	1.689
CONDO		1.689	1.689	1.689	1.689	1.689	1.689
FARMHOUSE		1.689	1.689	1.689	1.689	1.689	1.689
MULTI FAMILY		1.689	1.689	1.689	1.689	1.689	1.689
RANCH		1.689	1.689	1.689	1.689	1.689	1.689
RANCH < 1100		1.689	1.689	1.689	1.689	1.689	1.689
TRI-LEVEL		1.689	1.689	1.689	1.689	1.609	1.689
TWO-STORY		1.689	1.689	1.689	1.689	1.689	1.689

Final ECF's

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

00130
Old Mission
- Final ECF's = Varies
- Sales Support
- Range = +132 to +152

History

2015 = ECF = Varies & Range = +22 to +32
2016 = ECF = Varies & Range = +42 to +62
2017 = ECF = 1.046 & Range = +62 to +82
2018 = ECF = 1.104 & Range = +22 to +32
2019 = ECF = Varies & Range = +82 to +102
2020 = ECF = Varies & Range = +62 to +72
2021 = ECF = Varies & Range = +42 to +72
2022 = ECF = Varies & Range = +72 to +92
2023 = ECF = Varies & Range = +122 to +132
2024 = ECF = Varies & Range = +102 to +122

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
41-13-17-302-022	1509 SIERRA AVE NW	00130	05/11/23	\$311,500	WD	03-ARM'S LENGTH	\$311,500	109,000 109,000	338,000 338,000	High High
41-13-17-302-026	1447 SIERRA AVE NW	00130	10/26/23	\$326,000	WD	03-ARM'S LENGTH	\$326,000	157,400 157,400	314,800 314,800	Low Low
41-13-17-303-001	1558 SIERRA AVE NW	00130	05/31/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	166,900 166,900	333,800 333,800	Low Low
41-13-17-354-016	1398 TRINIDAD DR NW	00130	05/01/23	\$321,500	WD	03-ARM'S LENGTH	\$321,500	180,100 180,100	360,200 360,200	High High

High	Low
3	1
2	2

not a bad
mix - but adj
are big

- reset
v reanalyze

✓
Good mix
↓ value but
close to sales

+13% to +15%
Range

+13.472
+13.472
+14.302
+15.272
+17.232
+14.822

06/11/2024

ECF Analysis for: 86 - CITY OF WALKER

Page: 1/3

09:54 AM

DB: Walker2025

Neighborhoods Used: 00130.OLD MISSION

1447 SIERRA AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-302-026	10/26/2023 00130	401	326,000	78,100
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	247,900	142,545	1.739



1558 SIERRA AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-303-001	05/31/2023 00130	401	335,000	88,112
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	51	246,888	142,102	1.737



1509 SIERRA AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-302-022	05/11/2023 00130	401	311,500	85,520
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	225,980	130,236	1.735



1398 TRINIDAD DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-17-354-016	05/01/2023 00130	401	321,500	78,855
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	61	242,645	155,524	1.560



00130
 Old Mission
 - First Run ECF - Raw
 - Set by this, use reports
 - analyze

Neighborhood(s): 00130 - OLD MISSION

Neighborhoods Used: 00130.OLD MISSION

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