



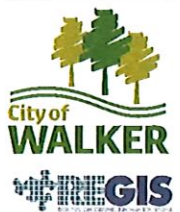
Neighborhood - 00132
Orchard Ridge
City of Walker
Kent County, Michigan

Legend

Parcel Sales 4/1/22 to 3/31/24

Sale Year

- 2022
- 2023
- 2024
- Parcels w/ECF



F.s for Neighborhood: 00132 'ORCHARD RIDGE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.5 STORY		1.012	1.012	1.012	1.012	1.012	1.012
BI-LEVEL		1.212	1.012	1.012	1.012	1.012	1.012
CONDO		1.012	1.012	1.012	1.012	1.012	1.012
FARMHOUSE		1.012	1.012	1.012	1.012	1.012	1.012
MULTI FAMILY		1.012	1.012	1.012	1.012	1.012	1.012
RANCH		1.012	1.012	1.012	1.012	1.012	1.012
RANCH < 1100		1.012	1.012	1.012	1.012	1.012	1.012
TRI-LEVEL		1.012	1.012	1.012	1.012	1.012	1.012
TWO-STORY		1.012	1.012	1.012	1.012	1.012	1.012

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

00132

Orchard Ridge
- Final ECF's = Varies
- Sales Support
- Range = +122 to +132

History

2015 = ECF = 0.744 + Range = +22 to +32
2016 = ECF = 0.820 + Range = +82 to +102
2017 = ECF = 0.858 + Range = +52 to +62
2018 = ECF = 0.880 + Range = +12 to +22
2019 = ECF = Varies + Range = +52 to +72
2020 = ECF = Varies + Range = +62 to +72
2021 = ECF = Varies + Range = +42 to +52
2022 = ECF = Varies + Range = +12 to +22
2023 = ECF = Varies + Range = +62 to +82
2024 = ECF = Varies + Range = +112 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
41-13-07-302-007	2179 ORCHARD RIDGE DR NW	00132	07/24/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	184,900	369,800	Low + 12.812
41-13-07-302-033	2206 APPLGATE DR NW	00132	09/18/23	\$348,200	WD	03-ARM'S LENGTH	\$348,200	171,100	342,200	Low + 12.052
41-13-07-353-030	2135 CIDER MILL TRAIL NW	00132	09/30/22	\$358,000	WD	03-ARM'S LENGTH	\$358,000	174,600	349,200	Low + 12.642
41-13-07-353-041	2262 ORCHARD RIDGE DR NW	00132	06/01/23	\$378,100	WD	03-ARM'S LENGTH	\$378,100	238,500	477,000	High + 12.552
41-13-07-354-010	4656 CIDER MILL CT NW	00132	05/11/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	175,000	359,000	Low + 12.172
41-13-07-356-006	4630 CIDER WOOD DR NW	00132	02/16/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	219,800	439,600	High + 12.482
41-13-07-361-009	4603 CIDER WOOD DR NW	00132	03/12/24	\$411,000	WD	03-ARM'S LENGTH	\$411,000	222,800	445,600	High + 13.212
41-13-07-377-001	2198 APPLGATE DR NW	00132	09/08/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	182,700	365,400	High + 12.912

Good mix → $\frac{\text{High}}{4} \mid \frac{\text{Low}}{4}$

Range = +12.2 to +13.2

Neighborhoods Used: 00132.ORCHARD RIDGE

4603 CIDER WOOD DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-361-009	03/12/2024 00132	401	411,000	84,400
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	83	326,600	351,975	0.928



4630 CIDER WOOD DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-356-006	02/16/2024 00132	401	385,000	88,146
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	90	296,854	345,851	0.858



2206 APPLGATE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-302-033	09/18/2023 00132	401	348,200	86,464
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	81	261,736	250,120	1.046



2198 APPLGATE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-377-001	09/08/2023 00132	401	355,000	84,400
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	270,600	275,681	0.982



2179 ORCHARD RIDGE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-302-007	07/24/2023 00132	401	435,000	87,600
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	77	347,400	276,714	1.255



2262 ORCHARD RIDGE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-353-041	06/01/2023 00132	401	378,100	87,600
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	86	290,500	384,183	0.756



2135 CIDER MILL TRAIL NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-353-030	09/30/2022 00132	401	358,000	78,531
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	77	279,469	234,259	1.193



4656 CIDER MILL CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-07-354-010	05/11/2022 00132	401	360,000	69,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	81	290,700	215,892	1.347



00132
Orchard Ridge
First Run ECF - Raw
Set by this run
reports + analyze

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Total Single Family Costs by Manual	: 2,334,676
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

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Total Single Family Sale Residual Values	:	2,363,859
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

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Single Family E.C.F.	: 1.012 (8)
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)

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Neighborhood(s): 00132 - ORCHARD RIDGE

Neighborhoods Used: 00132.ORCHARD RIDGE

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