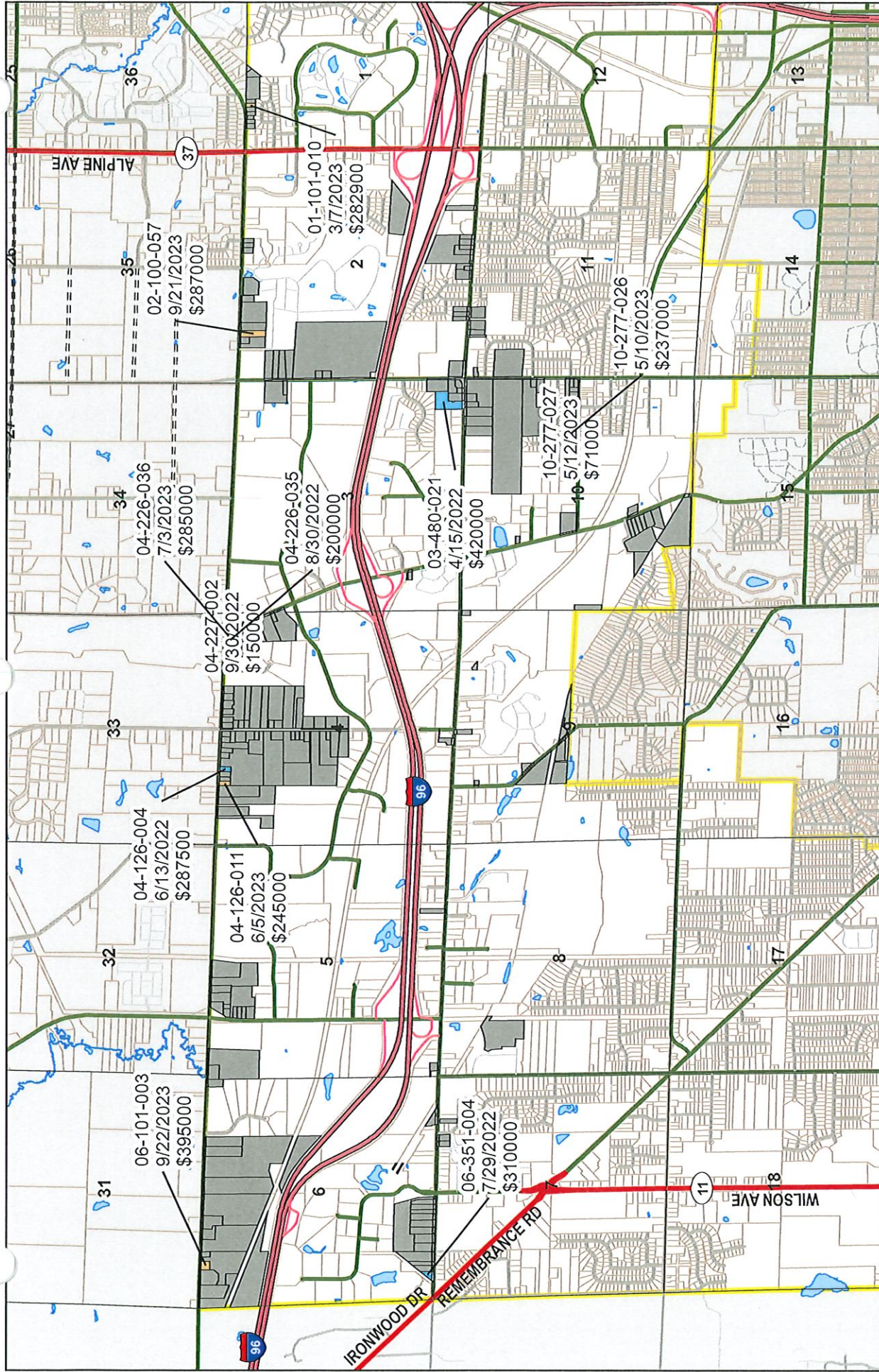




Legend

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

Sale Year

- 2022
- 2023
- 2024
- Parcels w/ECF



Neighborhood - 00140

City of Walker

Kent County, Michigan

F.s for Neighborhood: 00140 'NORTH UNPLATTED'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.5 STORY		1.441	1.441	1.261	1.281	1.321	1.441
BI-LEVEL		1.161	1.161	1.161	1.361	1.361	1.161
CONDO		1.441	1.441	1.441	1.441	1.441	1.441
FARMHOUSE		1.441	1.441	1.441	1.441	1.291	1.441
MULTI FAMILY		1.441	1.441	1.441	1.441	1.441	1.441
RANCH		1.441	1.441	1.441	1.441	1.441	1.441
RANCH < 1100		1.441	1.441	1.441	1.441	1.241	1.441
TRI-LEVEL		1.441	1.441	1.441	1.441	1.331	1.441
TWO-STORY		1.441	1.441	1.441	1.271	1.301	1.441

Final ECF's

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.666
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

00140
North Unplatted
- Final ECF's = Varies
- Sales Support
- Range = +42 to +62

History

2015 = ECF = Varies & Range = +72 to +102
2016 = ECF = Varies & Range = +52 to +72
2017 = ECF = Varies & Range = +42 to +62
2018 = ECF = Varies & Range = +32 to +42
2019 = ECF = Varies & Range = +62 to +82
2020 = ECF = Varies & Range = 02 to +12
2021 = ECF = Varies & Range = +42 to +62
2022 = ECF = Varies & Range = +12 to +32
2023 = ECF = Varies & Range = +72 to +92
2024 = ECF = Varies & Range = +142 to +162

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
41-13-01-101-010	640 4 MILE RD NW	00140	03/07/23	\$282,900	WD	03-ARM'S LENGTH	\$282,900	140,700	200,000	Low +1,462
41-13-02-100-057	1440 4 MILE RD NW	00140	09/21/23	\$287,000	WD	03-ARM'S LENGTH	\$287,000	129,900	259,800	Low +1,462
41-13-03-480-021	1675 3 MILE RD NW	00140	04/15/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	287,200	574,400	High +1,462
41-13-04-126-004	2944 4 MILE RD NW	00140	06/13/22	\$287,500	WD	03-ARM'S LENGTH	\$287,500	130,400	200,500	Low +1,462
41-13-04-126-011	2990 4 MILE RD NW	00140	06/05/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	118,000	231,000	Low +1,462
41-13-04-226-035	2494 4 MILE RD NW	00140	08/30/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	107,000	214,000	High +1,462
41-13-04-226-036	2476 4 MILE RD NW	00140	07/03/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	150,200	300,400	High +1,462
41-13-04-227-002	3594 WALKER AVE NW	00140	09/30/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	118,100	236,200	High +1,462
41-13-06-101-003	4650 4 MILE RD NW	00140	09/22/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	209,500	419,000	High +1,462
41-13-06-351-004	4683 3 MILE RD NW	00140	07/29/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	157,900	315,800	High +1,462
41-13-10-277-026	1793 WALDORF ST NW	00140	05/10/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	102,500	197,400	Low +2,042

Good mix, but adj are all over the place

overall

High	Low
6	5

not a good mix for adj low

High	Low
2	5

not a good mix I adj for

High	Low
4	0

High Low Even

6	4	1
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Decent mix all +42c +6 2 Rangs

Get all in +42c to +62

Rangs

+ reanalyze

Neighborhoods Used: 00140.NORTH UNPLATTED

4650 4 MILE RD NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-06-101-003	09/22/2023 00140	401	395,000	69,401
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	54	325,599	255,352	1.275



1440 4 MILE RD NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-02-100-057	09/21/2023 00140	401	287,000	85,727
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	187,189	116,960	1.600
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	14084	8800	1.600	



2476 4 MILE RD NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-04-226-036	07/03/2023 00140	401	285,000	49,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	236,000	182,456	1.293



2990 4 MILE RD NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-04-126-011	06/05/2023 00140	401	245,000	54,571
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	190,429	130,147	1.463



1793 WALDORF ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-10-277-026	05/10/2023 00140	401	237,000	43,860
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	193,140	110,074	1.755



640 4 MILE RD NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-01-101-010	03/07/2023 00140	401	282,900	46,419
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	56	236,481	144,886	1.632



3594 WALKER AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-04-227-002	09/30/2022 00140	401	150,000	48,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	55	102,000	120,258	0.848



2494 4 MILE RD NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-04-226-035	08/30/2022 00140	401	200,000	45,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	54	154,500	107,107	1.442



Neighborhoods Used: 00140.NORTH UNPLATTED

4683 3 MILE RD NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-06-351-004	07/29/2022 00140	401	310,000	48,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	61	248,157	170,215
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	13843	9495	1.458	



2944 4 MILE RD NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-04-126-004	06/13/2022 00140	401	287,500	48,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	239,500	137,443
				E.C.F. 1.743



1675 3 MILE RD NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-03-480-021	04/15/2022 00140	401	420,000	74,749
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	62	345,251	298,606
				E.C.F. 1.156



00140
 North Unplatted
 - First Run ECF - Raw
 - Set by this, new
 reports + analyze

Single Family Computed Costs by Manual

Total Single Family Costs by Manual	: 1,656,543
Total Mobile Home Costs by Manual	: 0
Total Town Home Costs by Manual	: 0
Total Agricultural Costs by Manual	: 9,495
Total Commercial Costs by Manual	: 0

Single Family Sale Residual Values

Total Single Family Sale Residual Values	: 2,271,057
Total Mobile Home Sale Residual Values	: 0
Total Town Home Sale Residual Values	: 0
Total Agricultural Sale Residual Values	: 13,843
Total Commercial Sale Residual Values	: 0

Statistics for this Analysis

After Application of E.C.F.s	12.80	17.55	1.006
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Economic Condition Factor Estimates (# of data points)

Single Family E.C.F. : 1.371 (10)
~~Mobile Home E.C.F. : 1.000 (0)~~
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.458 (1)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Adj. Sale Prices:
Neighborhood(s): 00140 - NORTH UNPLATTED

06/11/2024

ECF Analysis for: 86 - CITY OF WALKER

Page: 4/4

03:34 PM

DB: Walker2025

Neighborhoods Used: 00140.NORTH UNPLATTED

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