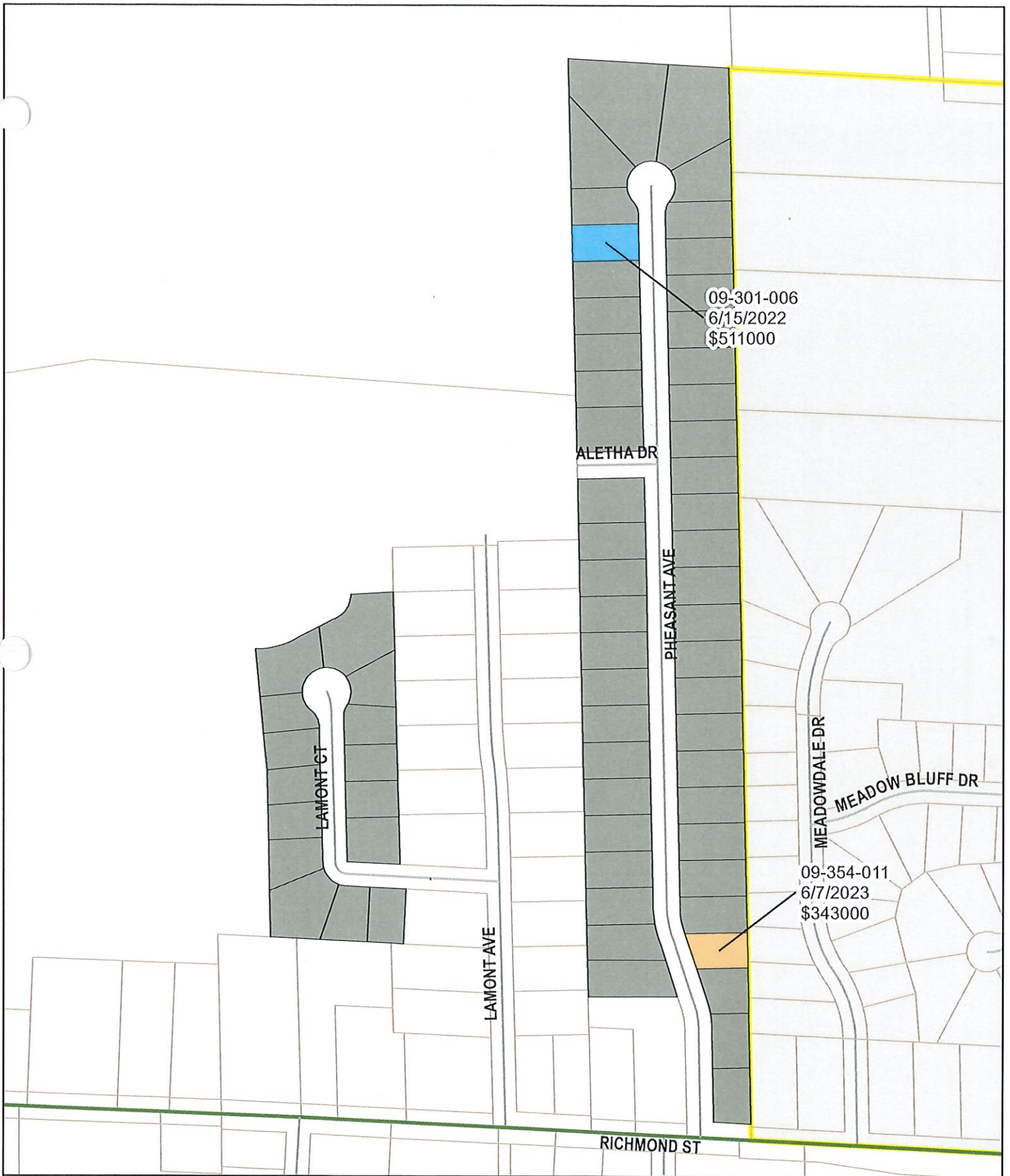
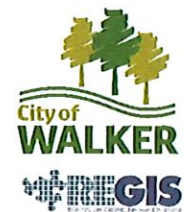




Neighborhood - 00145
Richmond Meadows/Goodale
City of Walker
Kent County, Michigan

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



F.S. for Neighborhood: 00145 'RICHMOND MEADOWS/GOODALE'

Residential : 1.225
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: 0.000
B: 0.000
C: 0.000
D: 0.000

00145
Richmond Meadows/Goodale
- Final ECF = 1.225
- Sales Support
- Range = +92 to +182

History

2015 = ECF = Varies & Range = +32 to +52
2016 = ECF = Varies & Range = +62 to +82
2017 = ECF = Varies & Range = +32 to +42
2018 = ECF = Varies & Range = +12 to +22
2019 = ECF = Varies & Range = +42 to +62
2020 = ECF = Varies & Range = +62 to +82
2021 = ECF = 0.974 & Range = +22 to +42
2022 = ECF = 0.974 & Range = +62 to +72
2023 = ECF = 1.044 & Range = +112 to +122
2024 = ECF = 1.095 & Range = +142 to +152

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
41-13-09-301-006	2331 PHEASANT AVE NW	00145	06/15/22	\$511,000	WD	03-ARM'S LENGTH	\$511,000	260,300 387,700	524,500 524,500	High 201 Low 201 +9,542 +20,982
41-13-09-354-011	2064 PHEASANT AVE NW	00145	06/07/23	\$343,000	WD	03-ARM'S LENGTH	\$343,000	177,300 193,700	347,600 387,800	High 201 Low 201 +9,572 +19,762

not a good mix + galy are huge

→

High	Low	Even
2	φ	φ
1	1	φ

- rest + no analysis

✓

Better mix & values are closer to subs

+92 to +102

Range

Neighborhoods Used: 00145.RICHMOND MEADOWS/GOODALE

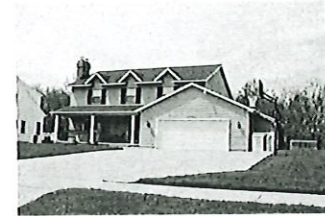
2064 PHEASANT AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-09-354-011	06/07/2023 00145	401	343,000	91,028
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	71	251,972	209,658	1.202



2331 PHEASANT AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-09-301-006	06/15/2022 00145	401	511,000	72,200
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	69	438,800	289,162	1.517



00145
Richmond Meadows/Goodale
- First Run ECF - Raw
- Set by this, run reports
+ analyze

Neighborhood(s): 00145 - RICHMOND MEADOWS/GOODALE

06/12/2024

ECF Analysis for: 86 - CITY OF WALKER

Page: 3/3

02:52 PM

DB: Walker2025

Neighborhoods Used: 00145.RICHMOND MEADOWS/GOODALE

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