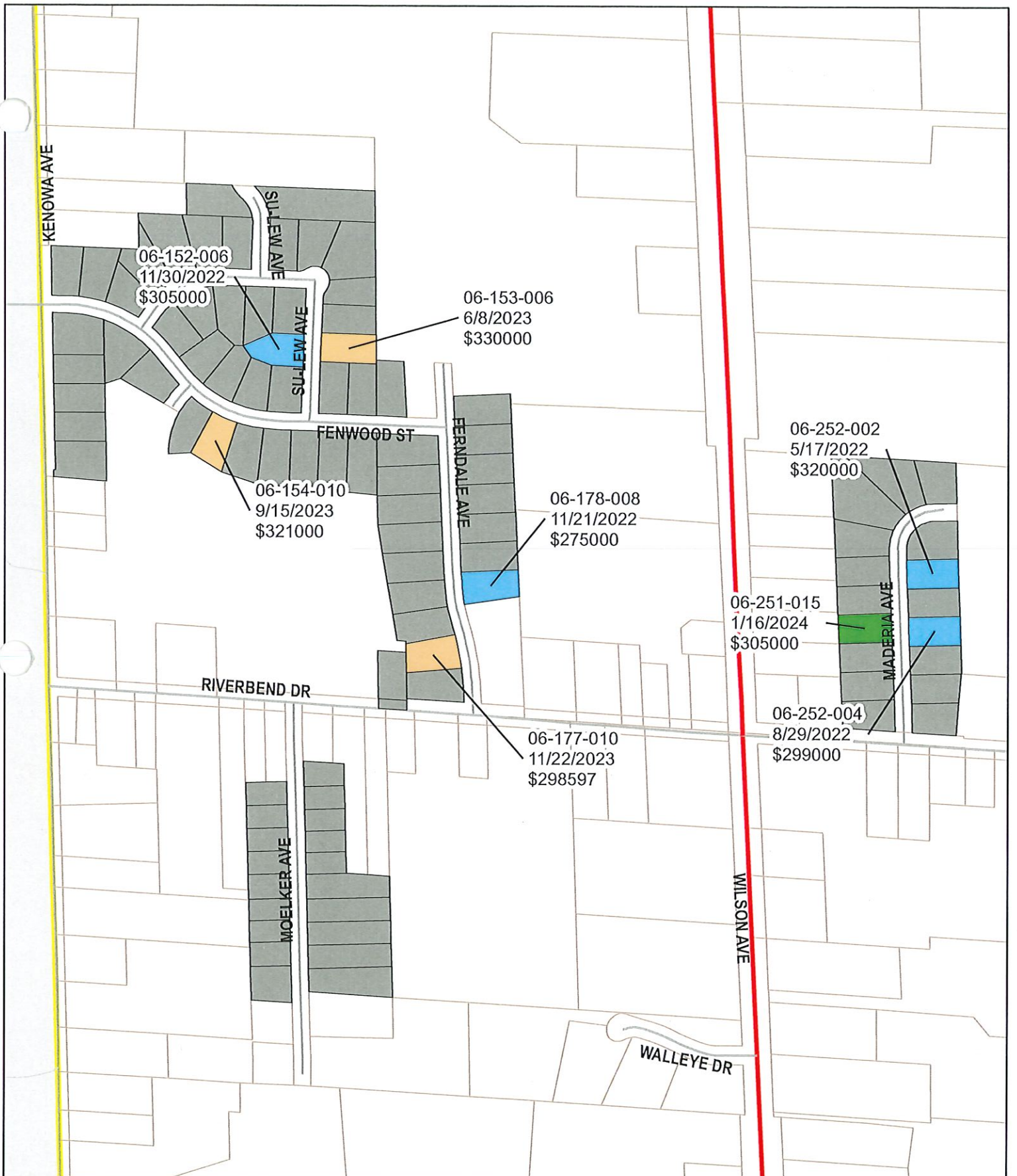
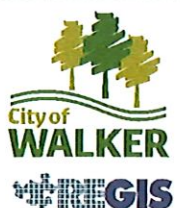




Neighborhood - 00155
Riverbend/Fenske
City of Walker
Kent County, Michigan

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



F.s for Neighborhood: 00155 'RIVERBEND/FENSKE'

Residential : 1.670
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

00155
Riverbend/Fenske
- Final ECF = 1.670
- Sales Support
- Range = +8% to +92

History

2015 = ECF = Varies & Range = +22 to +32
2016 = ECF = Varies & Range = +82 to +92
2017 = ECF = Varies & Range = +82 to +92
2018 = ECF = Varies & Range = +22 to +32
2019 = ECF = Varies & Range = +22 to +42
2020 = ECF = Varies & Range = +72 to +82
2021 = ECF = Varies & Range = +62 to +82
2022 = ECF = Varies & Range = +42 to +52
2023 = ECF = Varies & Range = +112 to +122
2024 = ECF = 1.509 & Range = +182 to +192

Parcel Number	Street Address	Neigh.	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	2025 AV		2025 TCV	
								After ECF	After ECF	After ECF	High/Low
41-17-06-152-006	1421 SU-LEW AVE SW	00155	11/30/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	104,500	329,000	High	+8.362
41-17-06-153-006	1420 SU-LEW AVE SW	00155	06/08/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	183,900	367,800	High	+8.042
41-17-06-154-010	4636 FENWOOD ST SW	00155	09/15/23	\$321,000	WD	03-ARM'S LENGTH	\$321,000	144,100	288,200	Low	+8.672
41-17-06-177-010	1567 FERNDAL AVE SW	00155	11/22/23	\$298,597	WD	03-ARM'S LENGTH	\$298,597	118,700	237,400	Low	+8.702
41-17-06-178-008	1538 FERNDAL AVE SW	00155	11/21/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	152,300	304,600	High	+8.472
41-17-06-251-015	1545 MADERIA AVE SW	00155	01/16/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	149,000	298,000	Low	+8.602
41-17-06-252-002	1516 MADERIA AVE SW	00155	05/17/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	135,900	271,800	Low	+8.632
41-17-06-252-004	1546 MADERIA AVE SW	00155	08/29/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	173,900	347,800	High	+8.412

Good mix
+ adj as
reasonable

High 4 Low 8

+82 to +92
Range

Neighborhoods Used: 00155.RIVERBEND/FENSKE

1545 MADERIA AVE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-17-06-251-015	01/16/2024 00155	401	305,000	68,600
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	236,400	136,376	1.733



1567 FERNDAL AVE SW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-17-06-177-010	11/22/2023 00155	401	298,597	69,380
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	229,217	98,721	2.322



4636 FENWOOD ST SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-17-06-154-010	09/15/2023 00155	401	321,000	69,168
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	54	251,832	129,961	1.938



1420 SU-LEW AVE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-17-06-153-006	06/08/2023 00155	401	330,000	74,078
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	51	247,306	172,514	1.434
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	8616	6010	1.434	



1421 SU-LEW AVE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-17-06-152-006	11/30/2022 00155	401	305,000	63,091
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	54	241,909	135,739	1.782



1538 FERNDAL AVE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-17-06-178-008	11/21/2022 00155	401	275,000	58,666
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	54	216,334	129,741	1.667



1546 MADERIA AVE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-17-06-252-004	08/29/2022 00155	401	299,000	58,072
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	55	240,928	154,679	1.558



1516 MADERIA AVE SW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-17-06-252-002	05/17/2022 00155	401	320,000	57,200
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	262,800	111,901	2.349



00155
Riverbend/Fenske
-First Run ECF - Raw
-Set by this run
-Reports & analysis

```
<<<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	859,009	859,009	859,009	859,009	859,009	859,009
LEVEL	859,009	859,009	859,009	859,009	859,009	859,009
CONDO	859,009	859,009	859,009	859,009	859,009	859,009
FARMHOUSE	859,009	859,009	859,009	859,009	859,009	859,009
MULTI FAMILY	859,009	859,009	859,009	859,009	859,009	859,009
RANCH	859,009	859,009	859,009	859,009	859,009	859,009
RANCH < 1100	859,009	859,009	859,009	859,009	859,009	859,009
TRI-LEVEL	859,009	859,009	859,009	859,009	859,009	859,009
TWO-STORY	859,009	859,009	859,009	859,009	859,009	859,009

Total Single Family Costs by Manual	: 859,009
Total Mobile Home Costs by Manual	: 0
Total Town Home Costs by Manual	: 0
Total Agricultural Costs by Manual	: 6,010
Total Commercial Costs by Manual	: 0

```
<<<<<<<<<<      Single Family Sale Residual Values      >>>>>>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1,434,709	1,434,709	1,434,709	1,434,709	1,434,709	1,434,709
BI-LEVEL	1,434,709	1,434,709	1,434,709	1,434,709	1,434,709	1,434,709
CONDO	1,434,709	1,434,709	1,434,709	1,434,709	1,434,709	1,434,709
FARMHOUSE	1,434,709	1,434,709	1,434,709	1,434,709	1,434,709	1,434,709
MULTI FAMILY	1,434,709	1,434,709	1,434,709	1,434,709	1,434,709	1,434,709
RANCH	1,434,709	1,434,709	1,434,709	1,434,709	1,434,709	1,434,709
RANCH < 1100	1,434,709	1,434,709	1,434,709	1,434,709	1,434,709	1,434,709
TRI-LEVEL	1,434,709	1,434,709	1,434,709	1,434,709	1,434,709	1,434,709
TWO-STORY	1,434,709	1,434,709	1,434,709	1,434,709	1,434,709	1,434,709
	1,434,709	1,434,709	1,434,709	1,434,709	1,434,709	1,434,709

Total Single Family Sale Residual Values	:	1,434,709
Total Mobile Home Sale Residual Values	:	0
Total Town Home Sale Residual Values	:	0
Total Agricultural Sale Residual Values	:	8,616
Total Commercial Sale Residual Values	:	0

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	2	5.30	6.70	0.999
After Application of E.C.F.s		6.15	7.50	0.999

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1.670(6)	1.670(6)	1.670(6)	1.670(6)	1.670(6)	1.670(6)
BI-LEVEL	1.670(6)	1.670(6)	1.670(6)	1.670(6)	1.670(6)	1.670(6)
CONDO	1.670(6)	1.670(6)	1.670(6)	1.670(6)	1.670(6)	1.670(6)
FARMHOUSE	1.670(6)	1.670(6)	1.670(6)	1.670(6)	1.670(6)	1.670(6)
MULTI FAMILY	1.670(6)	1.670(6)	1.670(6)	1.670(6)	1.670(6)	1.670(6)
RANCH	1.670(6)	1.670(6)	1.670(6)	1.670(6)	1.670(6)	1.670(6)
RANCH < 1100	1.670(6)	1.670(6)	1.670(6)	1.670(6)	1.670(6)	1.670(6)
TRI-LEVEL	1.670(6)	1.670(6)	1.670(6)	1.670(6)	1.670(6)	1.670(6)
TWO-STORY	1.670(6)	1.670(6)	1.670(6)	1.670(6)	1.670(6)	1.670(6)
	1.670(6)	1.670(6)	1.670(6)	1.670(6)	1.670(6)	1.670(6)

Single Family E.C.F.	: 1.670 (6)
Mobile Home E.C.F.	: 1.000 (0)
Town Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.434 (1)
Commercial E.C.F.	: 1.000 (0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: 1

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data : X

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 00155 - RIVERBEND/FENSKE

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