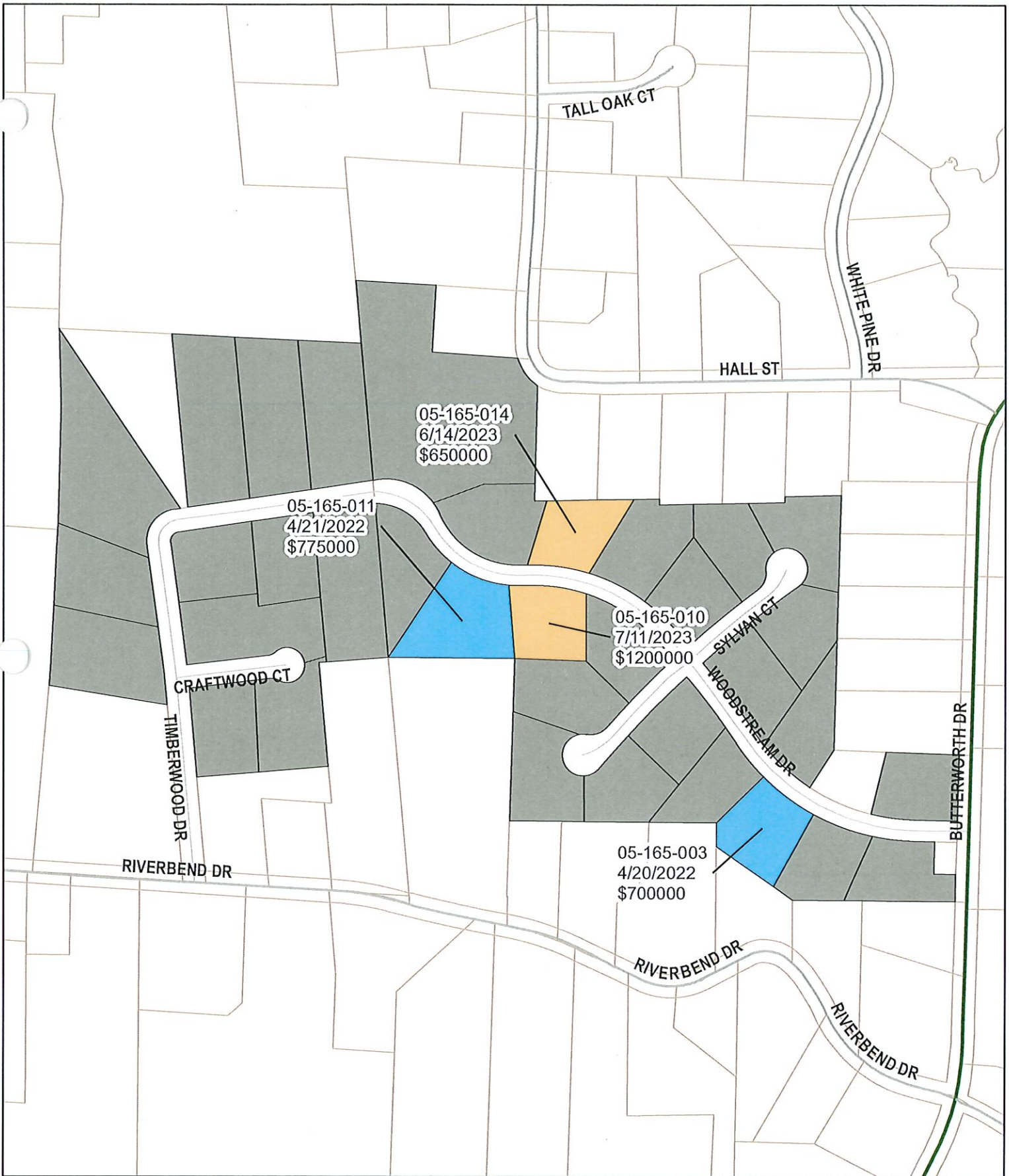
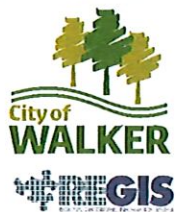




Neighborhood - 00157
Riverbend Mead/Sylvandale
City of Walker
Kent County, Michigan

Legend
Parcel Sales 4/1/22 to 3/31/24
Sale Year

- 2022
- 2023
- 2024
- Parcels w/ECF



F.s for Neighborhood: 00157 'RIVERBEND MEAD/SYLVANDALE'

Residential : 0.918 → Find ECF
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.731
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

00157
Riverbend Meadows / Sylvandale
- Final ECF = 0.918
- Sales Support
- Range = +142 to +152

History

2015 = ECF = Varies + Range = +122 to +142
2016 = ECF = Varies + Range = +72 to +82
2017 = ECF = 0.884 + Range = +12 to +22
2018 = ECF = 0.904 + Range = 02 to +12
2019 = ECF = 0.740 + Range = +32 to +42
2020 = ECF = 0.760 + Range = +12 to +22
2021 = ECF = 0.788 + Range = 02 to +22
2022 = ECF = 0.742 + Range = +12 to +22
2023 = ECF = 0.735 + Range = +52 to +62
2024 = ECF = 0.776 + Range = +142 to +152

Parcel Number	Street Address	Neigh.	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	2025 AV After ECF	2025 YCV After ECF	High/Low
41-17-05-165-003	3858 WOODSTREAM DR SW	00157	04/20/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	400,000 845,000	458,600	High/Low +15.35
41-17-05-165-010	3896 WOODSTREAM DR SW	00157	07/11/23	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	300,000 721,400	850,000	High/Low +14.392
41-17-05-165-011	3976 WOODSTREAM DR SW	00157	04/21/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	300,000 603,200	731,800	High/Low +14.382
41-17-05-165-014	3897 WOODSTREAM DR SW	00157	06/14/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	300,000 650,000	804,800	High/Low +15.422

Other recent sales:

None

Good info!	High	Low
but adj	2	2
are huge	2	2

- reset
 + reanalyze
 - trip still the
 same - good
 + adj/sales or
 clean to sales

+14.3 to +15.6
Range

Neighborhoods Used: 00157.RIVERBEND MEAD/SYLVANDALE

3896 WOODSTREAM DR SW						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-17-05-165-010	07/11/2023 00157	401	1,200,000	198,087		
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.		
Single Family	87	1,001,913	557,236	1.798		



3897 WOODSTREAM DR SW						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-17-05-165-014	06/14/2023 00157	401	650,000	151,218		
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.		
Single Family	85	490,088	528,945	0.927		
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	8694	9383	0.927			



3976 WOODSTREAM DR SW						
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue		
41-17-05-165-011	04/21/2022 00157	401	775,000	117,989		
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.		
Single Family	86	622,981	390,504	1.595		
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	34030	21331	1.595			



3858 WOODSTREAM DR SW						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-17-05-165-003	04/20/2022 00157	401	700,000	111,100		
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.		
Single Family	88	588,900	636,270	0.926		



00157
 Riverbend Meadows/Sylvandale
 - First Run ECF - Raw
 - Set by this, new reports
 analyze

Neighborhoods Used: 00157.RIVERBEND MEAD/SYLVANDALE

	Single Family Computed Costs by Manual					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	1,722,450	1,722,450	1,722,450	1,722,450	1,722,450	1,722,450
LEVEL	1,722,450	1,722,450	1,722,450	1,722,450	1,722,450	1,722,450
CONDO	1,722,450	1,722,450	1,722,450	1,722,450	1,722,450	1,722,450
FARMHOUSE	1,722,450	1,722,450	1,722,450	1,722,450	1,722,450	1,722,450
MULTI FAMILY	1,722,450	1,722,450	1,722,450	1,722,450	1,722,450	1,722,450
RANCH	1,722,450	1,722,450	1,722,450	1,722,450	1,722,450	1,722,450
RANCH < 1100	1,722,450	1,722,450	1,722,450	1,722,450	1,722,450	1,722,450
TRI-LEVEL	1,722,450	1,722,450	1,722,450	1,722,450	1,722,450	1,722,450
TWO-STORY	1,722,450	1,722,450	1,722,450	1,722,450	1,722,450	1,722,450

Total Single Family Costs by Manual	: 1,722,450
Total Mobile Home Costs by Manual	: 0
Total Town Home Costs by Manual	: 0
Total Agricultural Costs by Manual	: 9,383
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	2,080,901	2,080,901	2,080,901	2,080,901	2,080,901	2,080,901
BI-LEVEL	2,080,901	2,080,901	2,080,901	2,080,901	2,080,901	2,080,901
CONDO	2,080,901	2,080,901	2,080,901	2,080,901	2,080,901	2,080,901
FARMHOUSE	2,080,901	2,080,901	2,080,901	2,080,901	2,080,901	2,080,901
MULTI FAMILY	2,080,901	2,080,901	2,080,901	2,080,901	2,080,901	2,080,901
RANCH	2,080,901	2,080,901	2,080,901	2,080,901	2,080,901	2,080,901
RANCH < 1100	2,080,901	2,080,901	2,080,901	2,080,901	2,080,901	2,080,901
TRI-LEVEL	2,080,901	2,080,901	2,080,901	2,080,901	2,080,901	2,080,901
TWO-STORY	2,080,901	2,080,901	2,080,901	2,080,901	2,080,901	2,080,901
	2,080,901	2,080,901	2,080,901	2,080,901	2,080,901	2,080,901

Total Single Family Sale Residual Values	: 2,080,901
Total Mobile Home Sale Residual Values	: 0
Total Town Home Sale Residual Values	: 0
Total Agricultural Sale Residual Values	: 8,694
Total Commercial Sale Residual Values	: 0

<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales 3	# Invalid Sales 1	Coefficient of Dispersion (%) 13.77	Coefficient of Variation (%) 27.10	Price Related Differential 1.069
After Application of E.C.F.s		14.39	27.17	1.071

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1.208(3)	1.208(3)	1.208(3)	1.208(3)	1.208(3)	1.208(3)
BI-LEVEL	1.208(3)	1.208(3)	1.208(3)	1.208(3)	1.208(3)	1.208(3)
CONDO	1.208(3)	1.208(3)	1.208(3)	1.208(3)	1.208(3)	1.208(3)
FARMHOUSE	1.208(3)	1.208(3)	1.208(3)	1.208(3)	1.208(3)	1.208(3)
MULTI FAMILY	1.208(3)	1.208(3)	1.208(3)	1.208(3)	1.208(3)	1.208(3)
RANCH	1.208(3)	1.208(3)	1.208(3)	1.208(3)	1.208(3)	1.208(3)
RANCH < 1100	1.208(3)	1.208(3)	1.208(3)	1.208(3)	1.208(3)	1.208(3)
TRI-LEVEL	1.208(3)	1.208(3)	1.208(3)	1.208(3)	1.208(3)	1.208(3)
TWO-STORY	1.208(3)	1.208(3)	1.208(3)	1.208(3)	1.208(3)	1.208(3)

Single Family E.C.F.	: 1.208 (3)
Mobile Home E.C.F.	: 1.000 (0)
Town Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 0.927 (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): 00157 - RIVERBEND MEAD/SYLVANDALE

Neighborhoods Used: 00157.RIVERBEND MEAD/SYLVANDALE

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