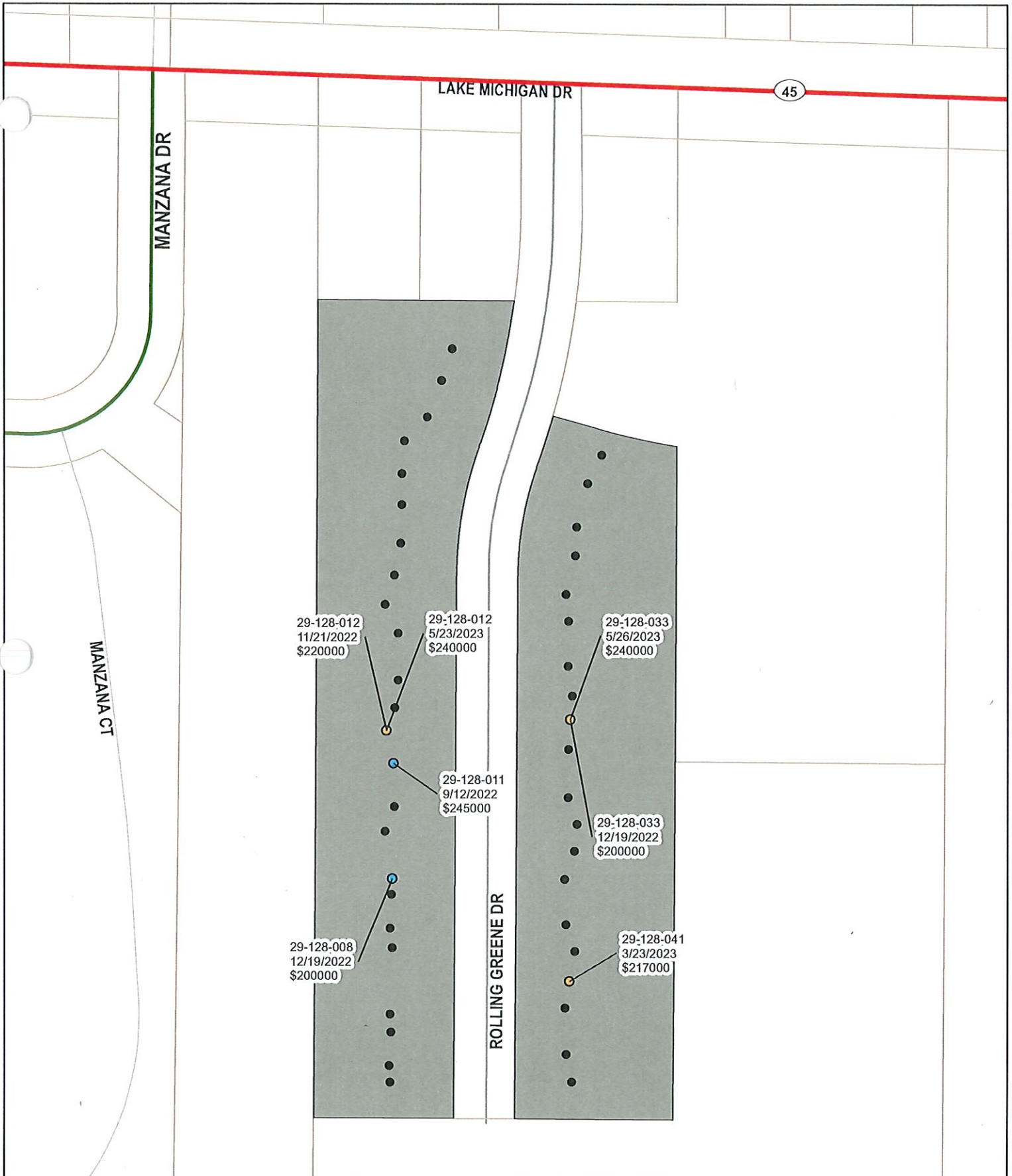




Neighborhood - 00160
Rolling Greene Condos
City of Walker
Kent County, Michigan

Legend

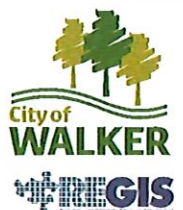
Condo Sales 4/1/22 to 3/31/24

year

- 2022
- 2023
- 2024

● Condos

□ Parcels w/ECF



F.s for Neighborhood: 00160 'ROLLING GREENE CONDOS'

Residential : 1.323
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

00160
Rolling Greene Condos
- Final ECF = 1.323
- Sales Support
- Range = +102 to +112

History

2015 = ECF = 0.824 + Range = +142 to +152
2016 = ECF = 0.862 + Range = +52 to +62
2017 = ECF = 0.922 + Range = +52 to +62
2018 = ECF = 0.961 + Range = +12 to +22
2019 = ECF = 0.870 + Range = +62 to +82
2020 = ECF = 0.964 + Range = +72 to +82
2021 = ECF = 1.078 + Range = +82 to +92
2022 = ECF = 1.058 + Range = +42 to +52
2023 = ECF = 1.098 + Range = +102 to +112
2024 = ECF = 1.148 + Range = +132 to +142

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
41-13-29-128-008	277 ROLLING GREENE DR N\00160		12/19/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	112,500	225,000	High + 10.942
41-13-29-128-011	295 ROLLING GREENE DR N\00160		09/12/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	122,900	245,800	Even + 11.022
41-13-29-128-012	297 ROLLING GREENE DR N\00160		11/21/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	114,400	228,800	High + 10.942
41-13-29-128-012	297 ROLLING GREENE DR N\00160		05/23/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	114,400	228,800	Low + 10.942
41-13-29-128-033	298 ROLLING GREENE DR N\00160		12/19/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	120,200	240,400	High + 10.882
41-13-29-128-033	298 ROLLING GREENE DR N\00160		05/26/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	120,200	240,400	Even + 10.882
41-13-29-128-041	258 ROLLING GREENE DR N\00160		03/23/23	\$217,000	WD	03-ARM'S LENGTH	\$217,000	127,500	255,000	High + 10.942

High | Low | Even
 4 | 1 | 2

mix is a little
 off but values
 are close to
 sales
 - keep it

+102 to +112
 Range

Neighborhoods Used: 00160.ROLLING GREENE CONDOS

298 ROLLING GREENE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-128-033	05/26/2023 00160	407	240,000	52,987
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	60	187,013	142,748
				E.C.F. 1.310



297 ROLLING GREENE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-128-012	05/23/2023 00160	407	240,000	52,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	62	187,800	134,199
				E.C.F. 1.399



258 ROLLING GREENE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-128-041	03/23/2023 00160	407	217,000	46,195
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	63	170,805	140,416
				E.C.F. 1.216



277 ROLLING GREENE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-128-008	12/19/2022 00160	407	200,000	45,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	66	154,600	121,556
				E.C.F. 1.272



298 ROLLING GREENE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-128-033	12/19/2022 00160	407	200,000	46,129
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	61	153,871	132,417
				E.C.F. 1.162



297 ROLLING GREENE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-128-012	11/21/2022 00160	407	220,000	45,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	63	174,600	124,436
				E.C.F. 1.403



295 ROLLING GREENE DR NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-29-128-011	09/12/2022 00160	407	245,000	45,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	62	199,600	132,403
				E.C.F. 1.508



00160
 Rolling Greene Condos
 - First Run ECF - Raw
 - Set by this, run
 reports & analyze

Neighborhoods Used: 00160.ROLLING GREENE CONDOS

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