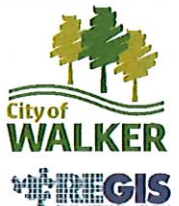




Neighborhood - 00165
Senior/Junior Area
City of Walker
Kent County, Michigan

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



F.s for Neighborhood: 00165 'SENIOR/JUNIOR AREA'

Residential : 1.724
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.014
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

00165
Senior/Junior Area
- Final ECF = 1.724
- Sales Support
- Range = +52 to +62

History

2015 = ECF = Varies + Range = +72 to +82
2016 = ECF = Varies + Range = +22 to +32
2017 = ECF = Varies + Range = +72 to +82
2018 = ECF = Varies + Range = +22 to +32
2019 = ECF = 1.078 + Range = +72 to +82
2020 = ECF = 1.185 + Range = +72 to +82
2021 = ECF = 1.328 + Range = +52 to +72
2022 = ECF = 1.462 + Range = +112 to +122
2023 = ECF = 1.564 + Range = +82 to +92
2024 = ECF = 1.617 + Range = +102 to +112

Parcel Number	Street Address	Neigh.	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	2024 AV After ECF	2024 TCV After ECF	High/Low
41-13-07-101-003	4676 3 MILE RD NW	00165	08/19/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	92,192,360	185,846,440	High - 4.792 Low - 4.332
41-13-07-101-020	4651 REMEMBRANCE RD NW	00165	06/03/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	139,240	218,440	High - 5.712 Low - 5.572
41-13-07-102-004	4777 JUNIOR RD NW	00165	08/05/22	\$153,500	WD	03-ARM'S LENGTH	\$153,500	107,160	215,240	High - 5.772 Low - 5.642
41-13-07-102-011	4700 REMEMBRANCE RD NW	00165	11/09/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	133,860	267,600	High - 5.782 Low - 5.622
41-13-07-102-012	4688 REMEMBRANCE RD NW	00165	10/13/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	107,860	215,600	High - 5.732 Low - 5.632



This is good
+ values are
closer to subs

+52 to +62
Range

06/13/2024

ECF Analysis for: 86 - CITY OF WALKER

Page: 1/3

03:21 PM

DB: Walker2025

Neighborhoods Used: 00165.SENIOR/JUNIOR AREA

4700 REMEMBRANCE RD NW						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-07-102-011	11/09/2023 00165	401	265,000	56,415		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	57	208,585	142,750	1.461	



4688 REMEMBRANCE RD NW						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-07-102-012	10/13/2023 00165	401	245,000	52,600		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	52	192,400	109,233	1.761	



4676 3 MILE RD NW						
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue		
41-13-07-101-003	08/19/2022 00165	401	340,000	51,588		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.5 STORY	54	288,412	79,074	3.647	



4777 JUNIOR RD NW						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-07-102-004	08/05/2022 00165	401	153,500	51,305		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	53	102,195	98,920	1.033	



4651 REMEMBRANCE RD NW						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-13-07-101-020	06/03/2022 00165	401	270,000	42,700		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	227,300	147,974	1.536	



00165
 Senior/Junior Area
 - First Run ECF - Raw
 - Set by this, run reports
 + analyze

Neighborhoods Used: 00165.SENIOR/JUNIOR AREA

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.5 STORY	498,877	498,877	498,877	498,877	498,877	498,877	
BI-LEVEL	498,877	498,877	498,877	498,877	498,877	498,877	
CONDO	498,877	498,877	498,877	498,877	498,877	498,877	
FARMHOUSE	498,877	498,877	498,877	498,877	498,877	498,877	
MULTI FAMILY	498,877	498,877	498,877	498,877	498,877	498,877	
RANCH	498,877	498,877	498,877	498,877	498,877	498,877	
RANCH < 1100	498,877	498,877	498,877	498,877	498,877	498,877	
TRI-LEVEL	498,877	498,877	498,877	498,877	498,877	498,877	
TWO-STORY	498,877	498,877	498,877	498,877	498,877	498,877	

Total Single Family Costs by Manual : 498,877
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 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	730,480	730,480	730,480	730,480	730,480	730,480	
BI-LEVEL	730,480	730,480	730,480	730,480	730,480	730,480	
CONDO	730,480	730,480	730,480	730,480	730,480	730,480	
FARMHOUSE	730,480	730,480	730,480	730,480	730,480	730,480	
MULTI FAMILY	730,480	730,480	730,480	730,480	730,480	730,480	
RANCH	730,480	730,480	730,480	730,480	730,480	730,480	
RANCH < 1100	730,480	730,480	730,480	730,480	730,480	730,480	
TRI-LEVEL	730,480	730,480	730,480	730,480	730,480	730,480	
TWO-STORY	730,480	730,480	730,480	730,480	730,480	730,480	

Total Single Family Sale Residual Values : 730,480
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
4	1	12.09	16.07	1.030	
After Application of E.C.F.s		11.26	15.08	1.027	

<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.5 STORY	1.464(4)	1.464(4)	1.464(4)	1.464(4)	1.464(4)	1.464(4)	
BI-LEVEL	1.464(4)	1.464(4)	1.464(4)	1.464(4)	1.464(4)	1.464(4)	
CONDO	1.464(4)	1.464(4)	1.464(4)	1.464(4)	1.464(4)	1.464(4)	
FARMHOUSE	1.464(4)	1.464(4)	1.464(4)	1.464(4)	1.464(4)	1.464(4)	
MULTI FAMILY	1.464(4)	1.464(4)	1.464(4)	1.464(4)	1.464(4)	1.464(4)	
RANCH	1.464(4)	1.464(4)	1.464(4)	1.464(4)	1.464(4)	1.464(4)	
RANCH < 1100	1.464(4)	1.464(4)	1.464(4)	1.464(4)	1.464(4)	1.464(4)	
TRI-LEVEL	1.464(4)	1.464(4)	1.464(4)	1.464(4)	1.464(4)	1.464(4)	
TWO-STORY	1.464(4)	1.464(4)	1.464(4)	1.464(4)	1.464(4)	1.464(4)	

Single Family E.C.F. : 1.464 (4)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 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):	00165 - SENIOR/JUNIOR AREA		

Neighborhoods Used: 00165.SENIOR/JUNIOR AREA

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