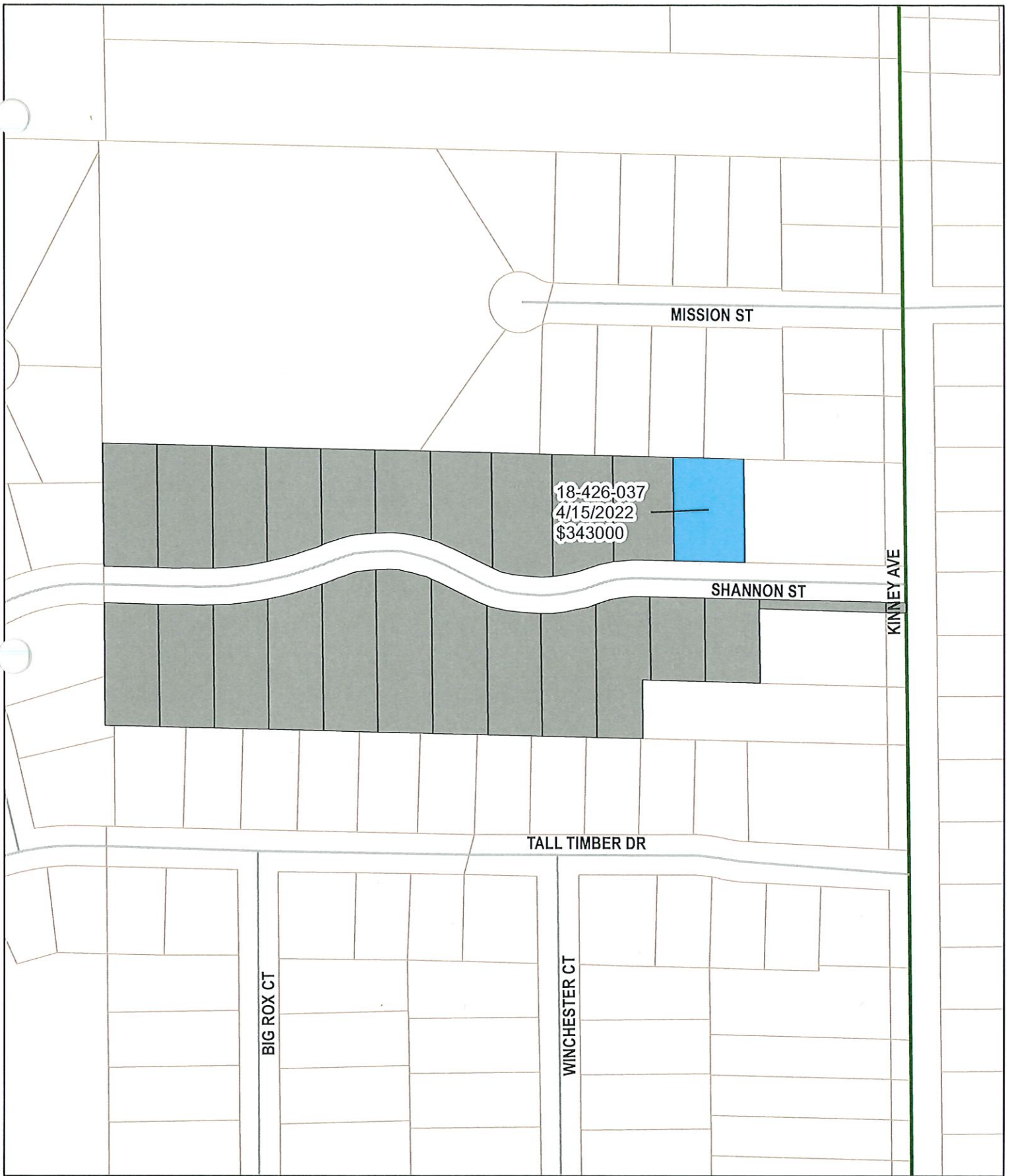
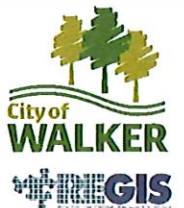




**Neighborhood - 00167**  
**Shannon Estates**  
City of Walker  
Kent County, Michigan

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



F.s for Neighborhood: 00167 'SHANNON ESTATES'

Residential : 0.960  
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

00167  
Shannon Estates  
- Final ECF = 0.960  
- Sales Support  
- Range = +52 to +62

## History

2015 = ECF = 0.679 + Range = +82 to +92  
2016 = ECF = 0.792 + Range = +102 to +122  
2017 = ECF = 0.866 + Range = +62 to +72  
2018 = ECF = 0.906 + Range = +12 to +22  
2019 = ECF = 0.742 + Range = +32 to +52  
2020 = ECF = 0.832 + Range = +72 to +92  
2021 = ECF = 0.887 + Range = +32 to +42  
2022 = ECF = 0.837 + Range = +12 to +22  
2023 = ECF = 0.880 + Range = +132 to +142  
2024 = ECF = 0.885 + Range = +72 to +82

| Parcel Number    | Street Address     | Neigh. | Sale Date | Sale Price | Instr. | Terms of Sale   | Adj. Sale \$ | 2025 AV<br>After ECF | 2025 TCV<br>After ECF | High/Low     |
|------------------|--------------------|--------|-----------|------------|--------|-----------------|--------------|----------------------|-----------------------|--------------|
| 41-13-18-426-037 | 4033 SHANNON ST NW | 00167  | 04/15/22  | \$343,000  | WD     | 03-ARM'S LENGTH | \$343,000    | 196,000<br>187,000   | 392,000<br>374,000    | High<br>High |

15,412  
10,482

Other recent sales:

None

→

| High | Low |
|------|-----|
| 1    | Φ   |
| 1    | Φ   |

only one  
sale, but  
ECF got  
value too  
high

- reset  
+ reanalyze

✓  
Still the same,  
but value is closer  
to sale

+5.2 to +6.2  
Range

06/14/2024

10:40 AM

ECF Analysis for: 86 - CITY OF WALKER

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DB: Walker2025

Neighborhoods Used: 00167.SHANNON ESTATES

4033 SHANNON ST NW

| Parcel Number    | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|------------------|------------------|---------------|--------------|-----------|
| 41-13-18-426-037 | 04/15/2022 00167 | 401           | 343,000      | 73,038    |
| Occupancy        | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family    | 73               | 269,962       | 264,607      | 1.020     |



00167  
Shannon Estates  
- First Run ECF - Raw  
- Set by this, run reports  
 & analyze

Neighborhoods Used: 00167.SHANNON ESTATES

| <<<<<<<<<<   | Single Family Computed Costs by Manual |         |         |         |         |         | >>>>>>>>>> |
|--------------|----------------------------------------|---------|---------|---------|---------|---------|------------|
| * Style *    | 91..100                                | 81..90  | 71..80  | 61..70  | 51..60  | 0..50   |            |
| 1.5 STORY    | 264,607                                | 264,607 | 264,607 | 264,607 | 264,607 | 264,607 |            |
| BI-LEVEL     | 264,607                                | 264,607 | 264,607 | 264,607 | 264,607 | 264,607 |            |
| CONDO        | 264,607                                | 264,607 | 264,607 | 264,607 | 264,607 | 264,607 |            |
| FARMHOUSE    | 264,607                                | 264,607 | 264,607 | 264,607 | 264,607 | 264,607 |            |
| MULTI FAMILY | 264,607                                | 264,607 | 264,607 | 264,607 | 264,607 | 264,607 |            |
| RANCH        | 264,607                                | 264,607 | 264,607 | 264,607 | 264,607 | 264,607 |            |
| RANCH < 1100 | 264,607                                | 264,607 | 264,607 | 264,607 | 264,607 | 264,607 |            |
| TRI-LEVEL    | 264,607                                | 264,607 | 264,607 | 264,607 | 264,607 | 264,607 |            |
| TWO-STORY    | 264,607                                | 264,607 | 264,607 | 264,607 | 264,607 | 264,607 |            |
|              | 264,607                                | 264,607 | 264,607 | 264,607 | 264,607 | 264,607 |            |

Total Single Family Costs by Manual : 264,607  
 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    | 269,962                            | 269,962 | 269,962 | 269,962 | 269,962 | 269,962 |            |
| BI-LEVEL     | 269,962                            | 269,962 | 269,962 | 269,962 | 269,962 | 269,962 |            |
| CONDO        | 269,962                            | 269,962 | 269,962 | 269,962 | 269,962 | 269,962 |            |
| FARMHOUSE    | 269,962                            | 269,962 | 269,962 | 269,962 | 269,962 | 269,962 |            |
| MULTI FAMILY | 269,962                            | 269,962 | 269,962 | 269,962 | 269,962 | 269,962 |            |
| RANCH        | 269,962                            | 269,962 | 269,962 | 269,962 | 269,962 | 269,962 |            |
| RANCH < 1100 | 269,962                            | 269,962 | 269,962 | 269,962 | 269,962 | 269,962 |            |
| TRI-LEVEL    | 269,962                            | 269,962 | 269,962 | 269,962 | 269,962 | 269,962 |            |
| TWO-STORY    | 269,962                            | 269,962 | 269,962 | 269,962 | 269,962 | 269,962 |            |
|              | 269,962                            | 269,962 | 269,962 | 269,962 | 269,962 | 269,962 |            |

Total Single Family Sale Residual Values : 269,962  
 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 |              |
| 1                            | 0                            | 0.00                          | 0.00                         | 1.000                      |              |
| After Application of E.C.F.s |                              |                               |                              |                            | 1.000        |

| <<<<<<<      | Economic Condition Factor Estimates (# of data points) |           |           |           |           |           | >>>>>>> |
|--------------|--------------------------------------------------------|-----------|-----------|-----------|-----------|-----------|---------|
| * Style *    | 91..100                                                | 81..90    | 71..80    | 61..70    | 51..60    | 0..50     |         |
| 1.5 STORY    | 1.020( 1)                                              | 1.020( 1) | 1.020( 1) | 1.020( 1) | 1.020( 1) | 1.020( 1) |         |
| BI-LEVEL     | 1.020( 1)                                              | 1.020( 1) | 1.020( 1) | 1.020( 1) | 1.020( 1) | 1.020( 1) |         |
| CONDO        | 1.020( 1)                                              | 1.020( 1) | 1.020( 1) | 1.020( 1) | 1.020( 1) | 1.020( 1) |         |
| FARMHOUSE    | 1.020( 1)                                              | 1.020( 1) | 1.020( 1) | 1.020( 1) | 1.020( 1) | 1.020( 1) |         |
| MULTI FAMILY | 1.020( 1)                                              | 1.020( 1) | 1.020( 1) | 1.020( 1) | 1.020( 1) | 1.020( 1) |         |
| RANCH        | 1.020( 1)                                              | 1.020( 1) | 1.020( 1) | 1.020( 1) | 1.020( 1) | 1.020( 1) |         |
| RANCH < 1100 | 1.020( 1)                                              | 1.020( 1) | 1.020( 1) | 1.020( 1) | 1.020( 1) | 1.020( 1) |         |
| TRI-LEVEL    | 1.020( 1)                                              | 1.020( 1) | 1.020( 1) | 1.020( 1) | 1.020( 1) | 1.020( 1) |         |
| TWO-STORY    | 1.020( 1)                                              | 1.020( 1) | 1.020( 1) | 1.020( 1) | 1.020( 1) | 1.020( 1) |         |
|              | 1.020( 1)                                              | 1.020( 1) | 1.020( 1) | 1.020( 1) | 1.020( 1) | 1.020( 1) |         |

Single Family E.C.F. : 1.020 (1)  
 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): 00167 - SHANNON ESTATES |                            |              |

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10:40 AM

ECF Analysis for: 86 - CITY OF WALKER

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DB: Walker2025

Neighborhoods Used: 00167.SHANNON ESTATES

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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