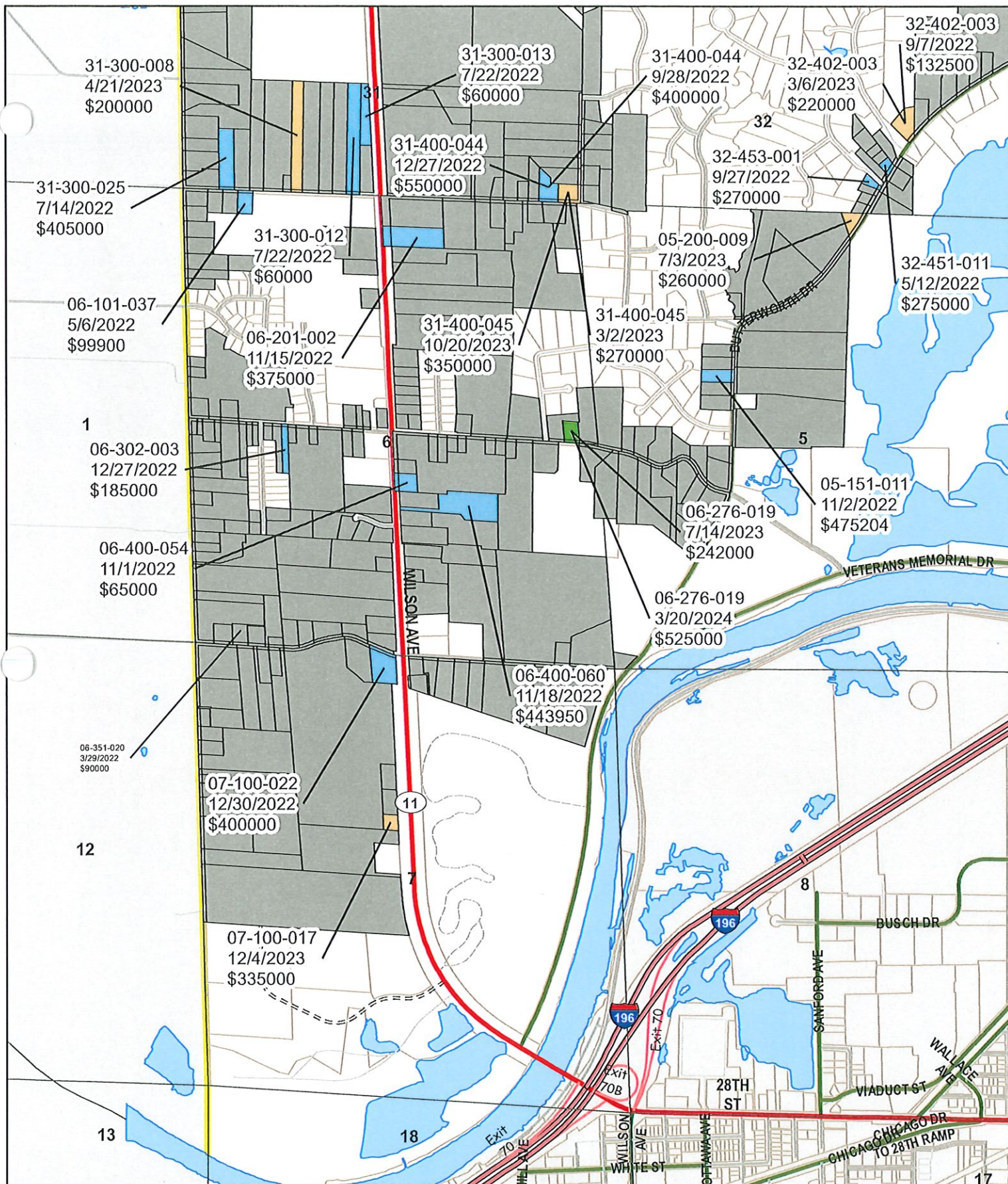
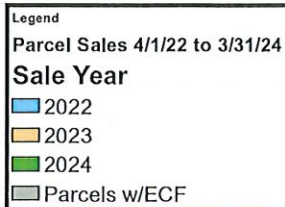
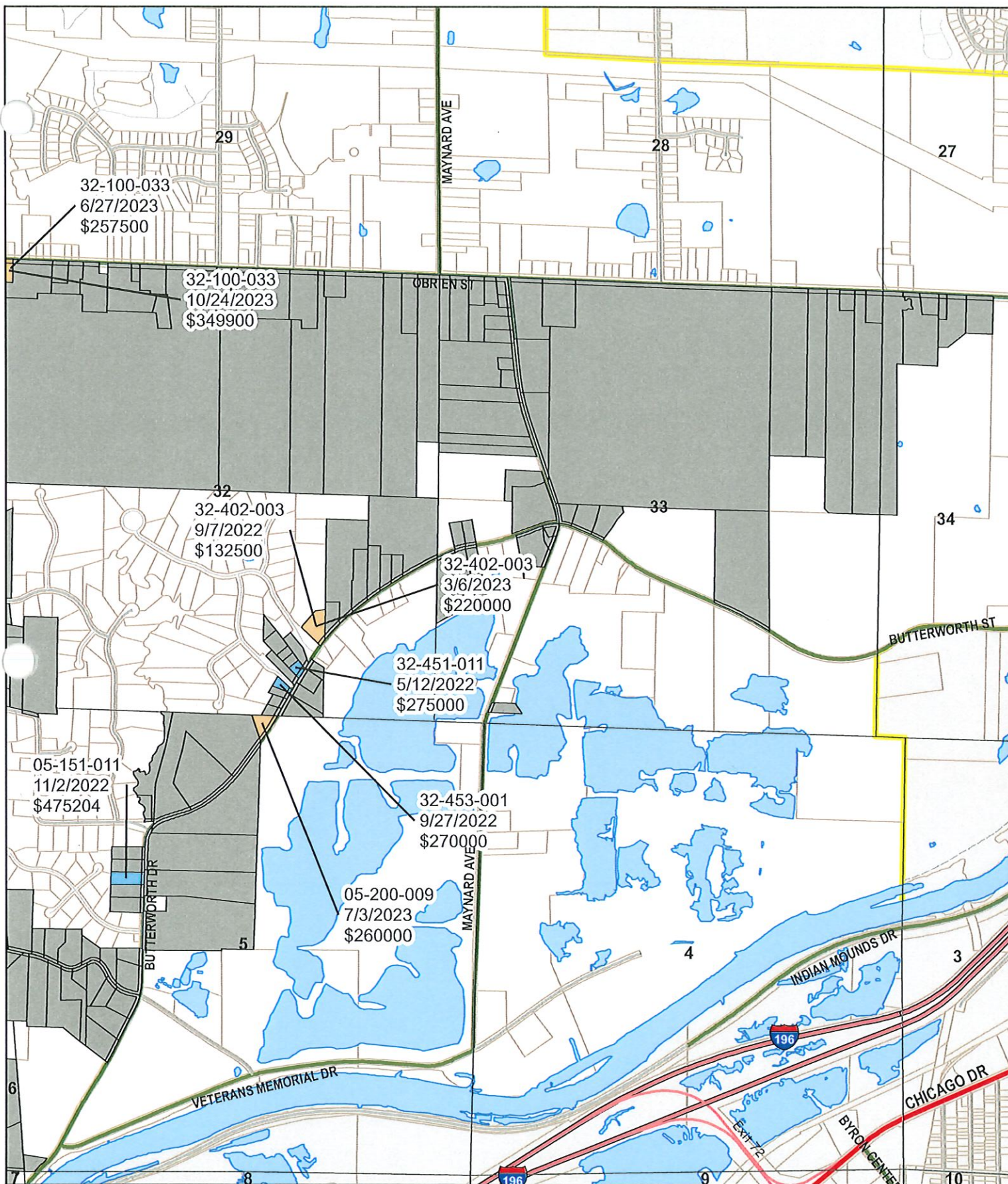




Neighborhood - 00170
South Unplatted (Map 1)
 City of Walker
 Kent County, Michigan

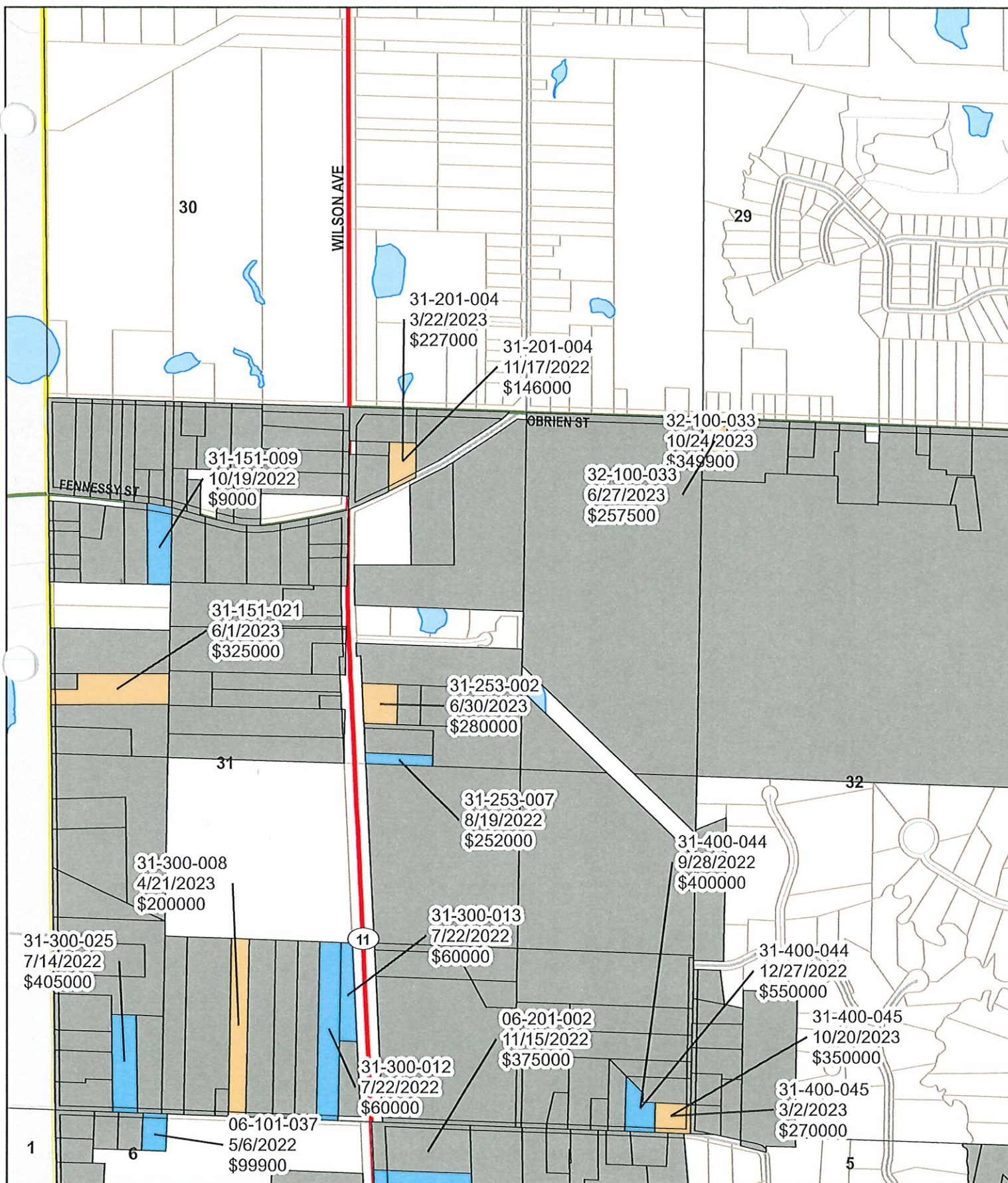




Neighborhood - 00170
South Unplatted (Map 2)
 City of Walker
 Kent County, Michigan

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

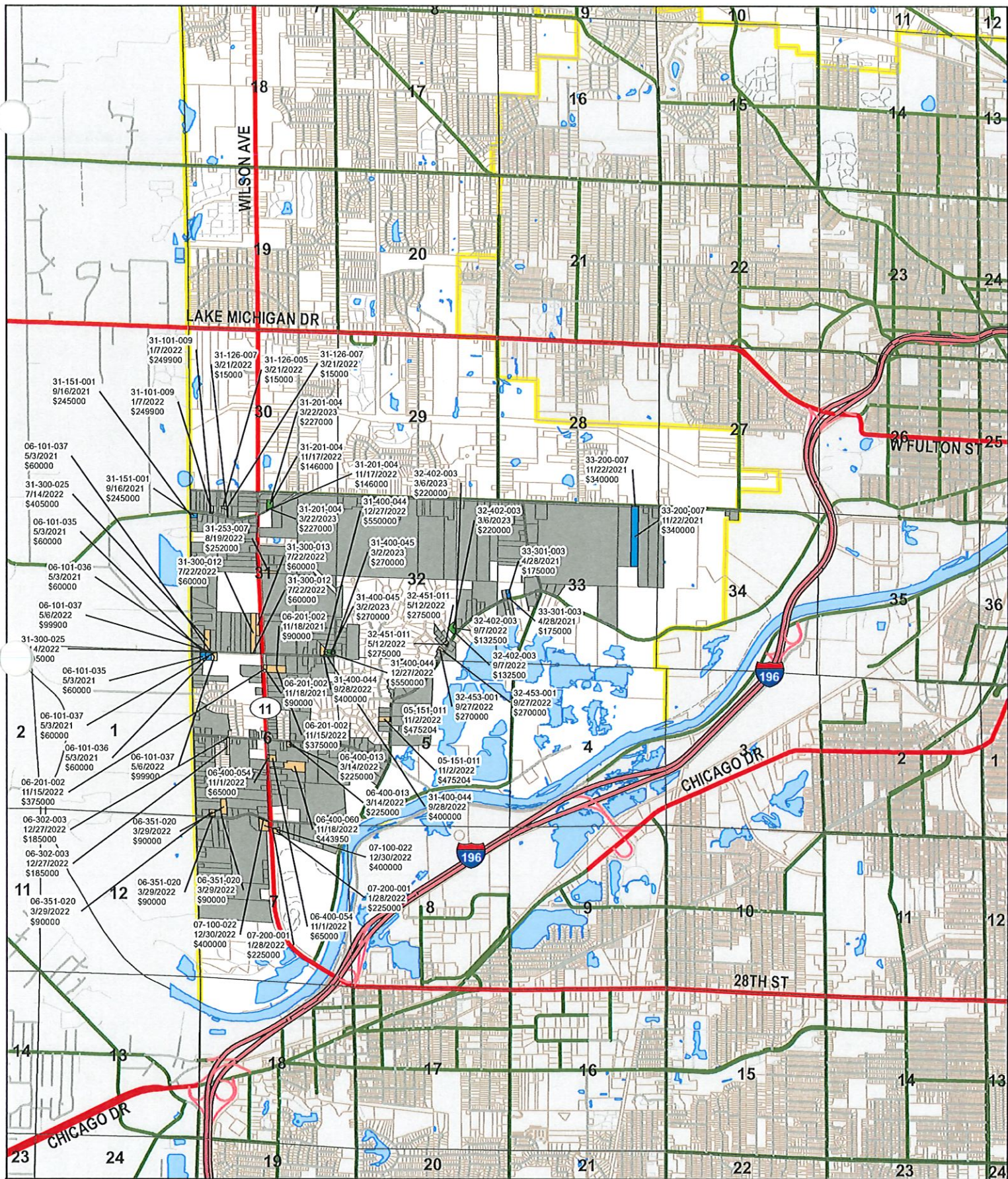




Neighborhood - 00170
South Unplatted (Map 3)
 City of Walker
 Kent County, Michigan

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





ECF's for Neighborhood: 00170 'SOUTH UNPLATTED'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.5 STORY		1.606	1.436	1.416	1.446	1.606	1.606
BI-LEVEL		1.606	1.446	1.456	1.456	1.476	1.606
CONDO		1.606	1.606	1.606	1.606	1.606	1.606
FARMHOUSE		1.446	1.446	1.446	1.446	1.446	1.446
MULTI FAMILY		1.606	1.606	1.606	1.606	1.606	1.606
RANCH		1.606	1.626	1.446	1.446	1.606	1.606
RANCH < 1100		1.606	1.446	1.606	1.446	1.756	1.606
TRI-LEVEL		1.606	1.606	1.606	1.446	1.526	1.606
TWO-STORY		1.186	1.196	1.576	1.446	1.606	1.606

Final ECF's

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.220
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

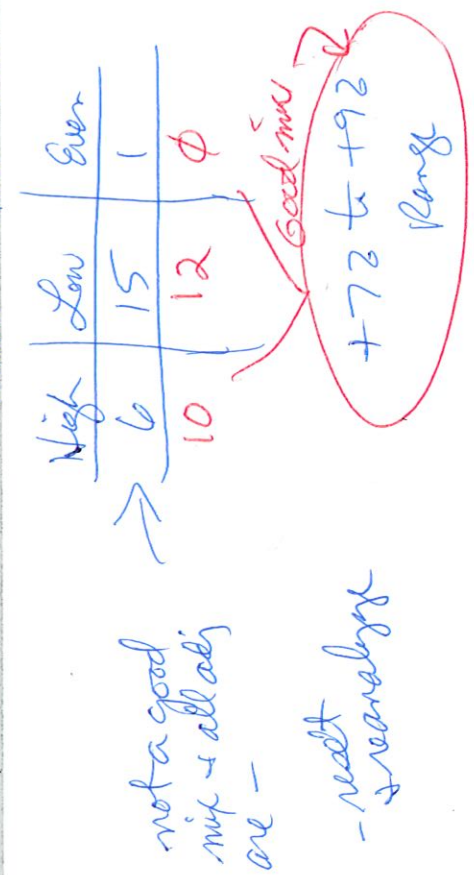
A: 0.000
B: 0.000
C: 0.000
D: 0.000

00170
South Unplatted
- Final ECF's = Varies
- Sales Support
- Range = +72 to +92

History

2015 = ECF = Varies + Range = +92 to +112
2016 = ECF = Varies + Range = +82 to +102
2017 = ECF = Varies + Range = +32 to +52
2018 = ECF = Varies + Range = +22 to +42
2019 = ECF = Varies + Range = +62 to +82
2020 = ECF = Varies + Range = +72 to +102
2021 = ECF = Varies + Range = +22 to +42
2022 = ECF = Varies + Range = +32 to +52
2023 = ECF = Varies + Range = +122 to +142
2024 = ECF = Varies + Range = +142 to +172

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
41-13-31-151-021	740 KENOWA AVE SW	00170	06/01/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	172,328,000	344,600,000	High - 18,402
41-13-31-201-004	4337 FENNESSY ST SW	00170	11/17/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	95,900	191,800	High - 5,952
41-13-31-201-004	4337 FENNESSY ST SW	00170	03/22/23	\$227,000	WD	03-ARM'S LENGTH	\$227,000	73,500	147,040	Even - 16,942
41-13-31-253-002	740 WILSON AVE SW	00170	06/30/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	103,600	207,263,200	Low - 7,952
41-13-31-253-007	798 WILSON AVE SW	00170	08/19/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	74,700	149,400	Low - 10,322
41-13-31-300-008	4537 HALL ST SW	00170	04/21/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	127,400	255,400	High - 9,042
41-13-31-400-044	4091 HALL ST SW	00170	12/27/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	325,100	650,200	High - 8,782
41-13-31-400-045	1185 KINNEY AVE SW	00170	03/02/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	141,200	282,400	High - 14,062
41-13-31-400-045	1185 KINNEY AVE SW	00170	10/20/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	141,200	282,400	High - 14,062
41-13-32-100-033	3980 OBRIEN ST SW	00170	10/24/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	142,200	284,200	High - 14,062
41-13-32-402-003	3395 BUTTERWORTH DR SW	00170	09/07/22	\$132,500	WD	03-ARM'S LENGTH	\$132,500	71,700	143,400	High - 14,062
41-13-32-402-003	3395 BUTTERWORTH DR SW	00170	03/06/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	71,700	143,400	High - 14,062
41-13-32-451-011	3425 BUTTERWORTH DR SW	00170	05/12/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	72,400	144,800	High - 14,062
41-13-32-453-001	3455 BUTTERWORTH DR SW	00170	09/27/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	93,500	187,000	High - 14,062
41-17-05-151-011	3825 BUTTERWORTH DR SW	00170	11/02/22	\$475,204	WD	03-ARM'S LENGTH	\$475,204	198,300	346,600	High - 14,062
41-17-05-200-009	3579 BUTTERWORTH DR SW	00170	07/03/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	71,500	142,000	High - 14,062
41-17-06-201-002	1268 WILSON AVE SW	00170	11/15/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	111,800	222,000	High - 14,062
41-17-06-276-019	4025 RIVER BEND DR SW	00170	07/14/23	\$242,000	WD	03-ARM'S LENGTH	\$242,000	154,500	309,000	High - 14,062
41-17-06-276-019	4025 RIVER BEND DR SW	00170	03/20/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	154,500	309,000	High - 14,062
41-17-06-400-060	1740 WILSON AVE SW	00170	11/18/22	\$443,950	WD	03-ARM'S LENGTH	\$443,950	146,500	333,000	High - 14,062
41-17-07-100-017	2301 WILSON AVE SW	00170	12/04/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	124,200	248,400	High - 14,062
41-17-07-100-022	4440 BURTON ST SW	00170	12/30/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	176,000	352,000	High - 14,062



4 sets of 4 wild sold horses
↳ the second salmon all were much larger.

22 Subs

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DB: Walker2025

Neighborhoods Used: 00170.SOUTH UNPLATTED

4025 RIVER BEND DR SW

Parcel Number	** Invalid Sale **	Class	AdjSalePrice	LandValue
41-17-06-276-019	03/20/2024 00170	401	525,000	53,272
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	54	471,728	196,050
				E.C.F. 2.406



2301 WILSON AVE SW

Parcel Number	** Valid Sale **	Class	AdjSalePrice	LandValue
41-17-07-100-017	12/04/2023 00170	401	335,000	49,841
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	54	285,159	167,908
				E.C.F. 1.698



3980 OBRIEN ST SW

Parcel Number	** Invalid Sale **	Class	AdjSalePrice	LandValue
41-13-32-100-033	10/24/2023 00170	401	349,900	62,824
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	284,091	180,253
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	2985	1894	1.576	



1185 KINNEY AVE SW

Parcel Number	** Valid Sale **	Class	AdjSalePrice	LandValue
41-13-31-400-045	10/20/2023 00170	401	350,000	59,366
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	56	290,634	181,730
				E.C.F. 1.599



4025 RIVER BEND DR SW

Parcel Number	** Valid Sale **	Class	AdjSalePrice	LandValue
41-17-06-276-019	07/14/2023 00170	401	242,000	53,283
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	55	188,717	199,681
				E.C.F. 0.945



3579 BUTTERWORTH DR SW

Parcel Number	** Invalid Sale **	Class	AdjSalePrice	LandValue
41-17-05-200-009	07/03/2023 00170	401	260,000	51,494
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARMHOUSE	54	208,506	75,337
				E.C.F. 2.768



740 WILSON AVE SW

Parcel Number	** Invalid Sale **	Class	AdjSalePrice	LandValue
41-13-31-253-002	06/30/2023 00170	401	280,000	75,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	53	190,922	100,821
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	13878	7329	1.894	



3980 OBRIEN ST SW

Parcel Number	** Valid Sale **	Class	AdjSalePrice	LandValue
41-13-32-100-033	06/27/2023 00170	401	257,500	62,824
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	192,385	159,089
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	2291	1894	1.209	



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DB: Walker2025

Neighborhoods Used: 00170.SOUTH UNPLATTED

740 KENOWA AVE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-31-151-021	06/01/2023 00170	401	325,000	91,138
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	66	228,555	206,719	1.106
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	5307	4800	1.106	



4537 HALL ST SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-31-300-008	04/21/2023 00170	401	200,000	89,250
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH < 1100	52	59,208	63,920	0.926
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	51542	55643	0.926	



4337 FENNESSY ST SW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-31-201-004	03/22/2023 00170	401	227,000	44,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH < 1100	54	183,000	73,612	2.486



3395 BUTTERWORTH DR SW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-32-402-003	03/06/2023 00170	401	220,000	53,272
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH < 1100	53	166,728	61,940	2.692



1185 KINNEY AVE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-31-400-045	03/02/2023 00170	401	270,000	53,036
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	57	216,964	148,891	1.457



4440 BURTON ST SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-17-07-100-022	12/30/2022 00170	401	400,000	72,765
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	54	327,235	211,880	1.544



4570 RIVER BEND DR SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-17-06-302-003	12/27/2022 00170	401	185,000	46,400
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family 1.5 STORY	53	131,194	102,154	1.284
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	7406	5766	1.284	



4091 HALL ST SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-31-400-044	12/27/2022 00170	401	550,000	60,116
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	84	489,884	519,743	0.943



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DB: Walker2025

Neighborhoods Used: 00170.SOUTH UNPLATTED

1740 WILSON AVE SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-17-06-400-060	11/18/2022 00170	401	443,950	89,721
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	54	354,229	180,048
				E.C.F. 1.967



4337 FENNESSY ST SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-31-201-004	11/17/2022 00170	401	146,000	44,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	55	102,000	74,980
				E.C.F. 1.360



1268 WILSON AVE SW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-17-06-201-002	11/15/2022 00170	401	375,000	80,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	55	294,600	99,734
				E.C.F. 2.954



3825 BUTTERWORTH DR SW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-17-05-151-011	11/02/2022 00170	401	475,204	68,616
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	61	397,922	253,462
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	8666	5520	1.570	



1688 WILSON AVE SW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-17-06-400-054	11/01/2022 00170	401	65,000	56,604
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	8,396	97,624
				E.C.F. 0.086



4091 HALL ST SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-31-400-044	09/28/2022 00170	401	400,000	60,116
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	339,884	519,743
				E.C.F. 0.654



3455 BUTTERWORTH DR SW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-32-453-001	09/27/2022 00170	401	270,000	41,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	54	228,300	109,617
				E.C.F. 2.083



3395 BUTTERWORTH DR SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-32-402-003	09/07/2022 00170	401	132,500	53,272
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH < 1100	54	79,228	64,649
				E.C.F. 1.226



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DB: Walker2025

Neighborhoods Used: 00170.SOUTH UNPLATTED

798 WILSON AVE SW

Parcel Number	** Invalid Sale **	Class	AdjSalePrice	LandValue
41-13-31-253-007	08/19/2022 00170	401	252,000	47,248
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	53	204,752	73,862
				2.772



4721 HALL ST SW

Parcel Number	** Valid Sale **	Class	AdjSalePrice	LandValue
41-13-31-300-025	07/14/2022 00170	401	405,000	74,812
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	316,037	236,277
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	14151	10580	1.338	



3425 BUTTERWORTH DR SW

Parcel Number	** Invalid Sale **	Class	AdjSalePrice	LandValue
41-13-32-451-011	05/12/2022 00170	401	275,000	34,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.5 STORY	53	240,400	73,486
				3.271



00170
 South Unplatted
 First Run ECF - Raw
 Set by this run reports
 Landlog

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	3,037,412	3,037,412	3,037,412	3,037,412	3,037,412	3,037,412
LEVEL	3,037,412	3,037,412	3,037,412	3,037,412	3,037,412	3,037,412
CONDO	3,037,412	3,037,412	3,037,412	3,037,412	3,037,412	3,037,412
FARMHOUSE	3,037,412	3,037,412	3,037,412	3,037,412	3,037,412	3,037,412
MULTI FAMILY	3,037,412	3,037,412	3,037,412	3,037,412	3,037,412	3,037,412
RANCH	3,037,412	3,037,412	3,037,412	3,037,412	3,037,412	3,037,412
RANCH < 1100	3,037,412	3,037,412	3,037,412	3,037,412	3,037,412	3,037,412
TRI-LEVEL	3,037,412	3,037,412	3,037,412	3,037,412	3,037,412	3,037,412
TWO-STORY	3,037,412	3,037,412	3,037,412	3,037,412	3,037,412	3,037,412
	3,037,412	3,037,412	3,037,412	3,037,412	3,037,412	3,037,412

Total Single Family Costs by Manual	: 3,037,412
Total Mobile Home Costs by Manual	: 0
Total Town Home Costs by Manual	: 0
Total Agricultural Costs by Manual	: 78,683
Total Commercial Costs by Manual	: 0

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	3,601,313	3,601,313	3,601,313	3,601,313	3,601,313	3,601,313
BI-LEVEL	3,601,313	3,601,313	3,601,313	3,601,313	3,601,313	3,601,313
CONDO	3,601,313	3,601,313	3,601,313	3,601,313	3,601,313	3,601,313
FARMHOUSE	3,601,313	3,601,313	3,601,313	3,601,313	3,601,313	3,601,313
MULTI FAMILY	3,601,313	3,601,313	3,601,313	3,601,313	3,601,313	3,601,313
RANCH	3,601,313	3,601,313	3,601,313	3,601,313	3,601,313	3,601,313
RANCH < 1100	3,601,313	3,601,313	3,601,313	3,601,313	3,601,313	3,601,313
TRI-LEVEL	3,601,313	3,601,313	3,601,313	3,601,313	3,601,313	3,601,313
TWO-STORY	3,601,313	3,601,313	3,601,313	3,601,313	3,601,313	3,601,313
	3,601,313	3,601,313	3,601,313	3,601,313	3,601,313	3,601,313

Total Single Family Sale Residual Values	: 3,601,313
Total Mobile Home Sale Residual Values	: 0
Total Town Home Sale Residual Values	: 0
Total Agricultural Sale Residual Values	: 80,697
Total Commercial Sale Residual Values	: 0

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
15	12	18.13	23.97	0.997
After Application of E.C.F.s		18.20	24.98	0.991

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1.186(15)	1.186(15)	1.186(15)	1.186(15)	1.186(15)	1.186(15)
BI-LEVEL	1.186(15)	1.186(15)	1.186(15)	1.186(15)	1.186(15)	1.186(15)
CONDO	1.186(15)	1.186(15)	1.186(15)	1.186(15)	1.186(15)	1.186(15)
FARMHOUSE	1.186(15)	1.186(15)	1.186(15)	1.186(15)	1.186(15)	1.186(15)
MULTI FAMILY	1.186(15)	1.186(15)	1.186(15)	1.186(15)	1.186(15)	1.186(15)
RANCH	1.186(15)	1.186(15)	1.186(15)	1.186(15)	1.186(15)	1.186(15)
RANCH < 1100	1.186(15)	1.186(15)	1.186(15)	1.186(15)	1.186(15)	1.186(15)
TRI-LEVEL	1.186(15)	1.186(15)	1.186(15)	1.186(15)	1.186(15)	1.186(15)
TWO-STORY	1.186(15)	1.186(15)	1.186(15)	1.186(15)	1.186(15)	1.186(15)

Single Family E.C.F.	: 1.186 (15)
Mobile Home E.C.F.	: 1.000 (0)
Town Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.026 (5)
Commercial E.C.F.	: 1.000 (0)

Neighborhood(s): 00170 - SOUTH UNPLATTED

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