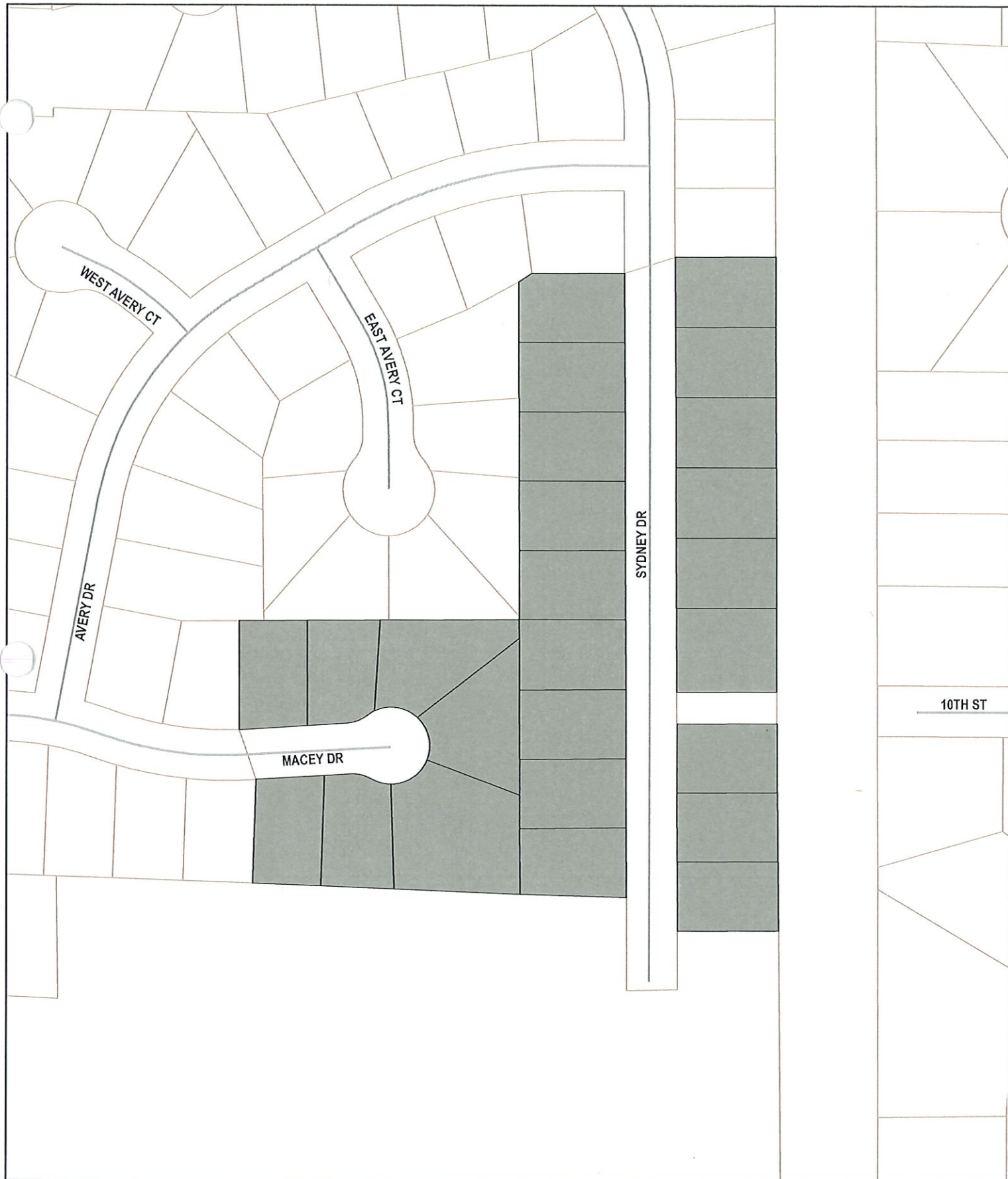
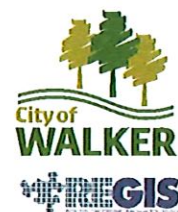
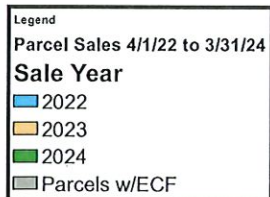




Neighborhood - 00171
Summerbrooke Estates

City of Walker
Kent County, Michigan

NO SALES



F.s for Neighborhood: 00171 'SUMMERBROOKE ESTATES'

Residential : 1.137
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

00171
Summerbrooke Estates
- Final ECF = 1.137
- Sales Support
- Range = +52 to +62

History

2019 = ECF = 1.000 + Range = New Development
2020 = ECF = 1.000 + Range = 02 to +12
2021 = ECF = 1.040 + Range = 02 to +12
2022 = ECF = 1.074 + Range = +102 to +112
2023 = ECF = 1.108 + Range = +92 to +102
2024 = ECF = 1.067 + Range = +52 to +62

F.s for Neighborhood: 00171 'SUMMERBROOKE ESTATES'

Residential : 1.067
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

→ Last year's ECF

(Optional) Gross Rate Multipliers

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

Other recent sales

-20-103-025-955 Sydney Dr - Sold 8/20/21 $\$427,000 - 219,000 - 438,000$ ^{229,800 459,600} _{High +5.852}
High +0.872
-20-103-027-983 Sydney Dr - Sold 2/25/21 $\$350,000 - 204,700 - 409,400$ ^{214,600 429,200} _{High +5.922}
High +1.032
-20-103-022-3860 Macey Dr - Sold 12/2/24 $\$645,000 - 256,600 - 513,200$ ^{269,500 539,000} _{Low +4.012}
Low -1.612

mix is good,
but newer
sale shows
values are too
low

reset
+ reanalyze

High	Low
2	1
2	1

✓
mix still
the same,
but values
closer to sales
(newer)

+5.3 to +6.2
Range

00171
Summerbrooke Estates
- First Run ECF
- No sales to work with
- Using last years ECF
- analyze