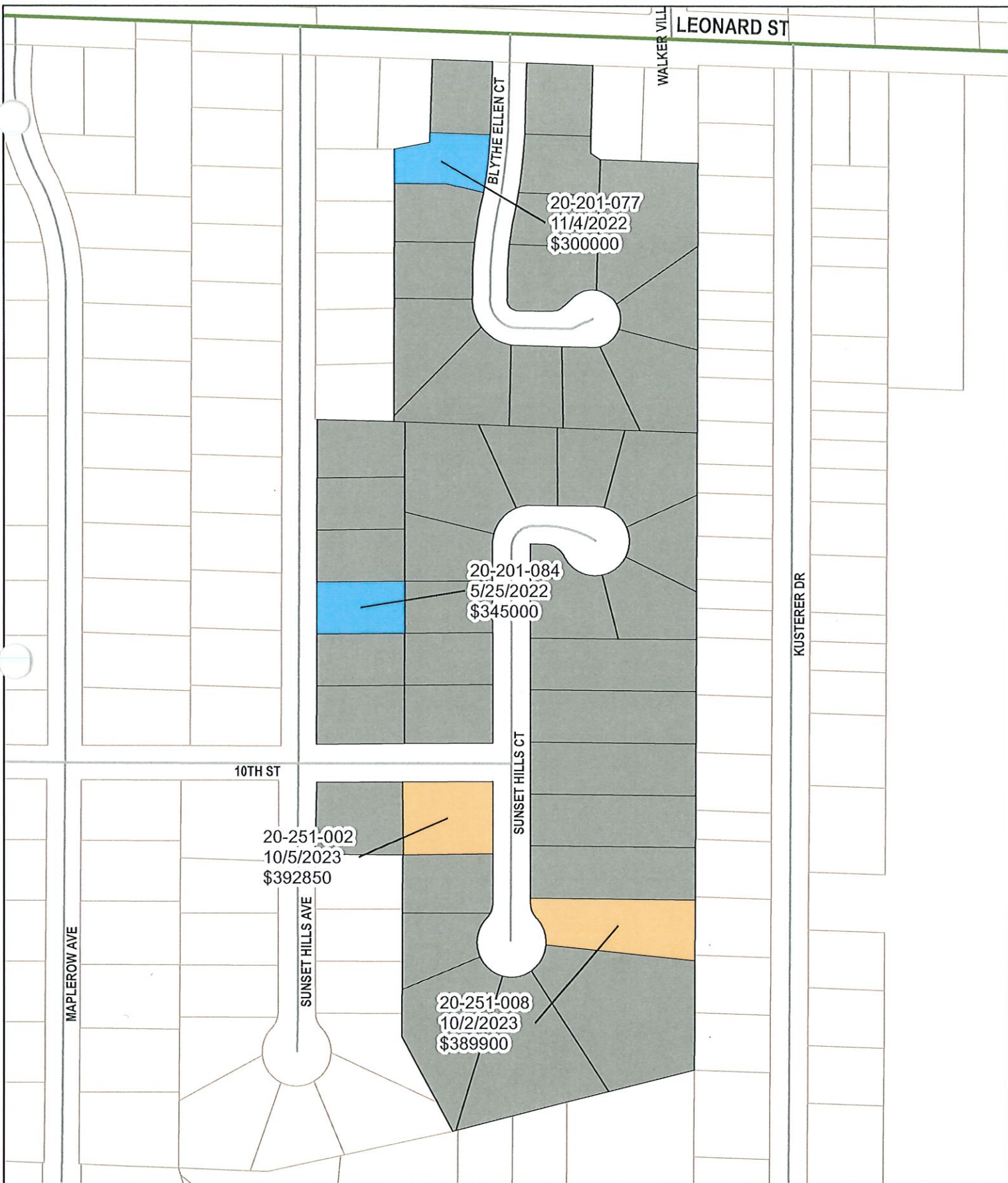
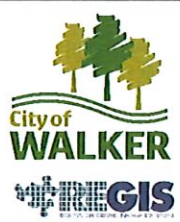




Neighborhood - 00172
Sunshine Plat
City of Walker
Kent County, Michigan

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



F.s for Neighborhood: 00172 'SUNSHINE PLAT'

Residential : 1.160
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

00172
Sunshine Plat
- Final ECF = 1.160
- Sales Support
- Range = +102 to +112

History

2015 = ECF = 0.820 + Range = +102 to +112
2016 = ECF = 0.819 + Range = +12 to +22
2017 = ECF = 0.893 + Range = +62 to +72
2018 = ECF = 0.946 + Range = +22 to +32
2019 = ECF = 0.757 + Range = +32 to +42
2020 = ECF = 0.818 + Range = +62 to +72
2021 = ECF = 0.888 + Range = +42 to +62
2022 = ECF = 0.840 + Range = +22 to +32
2023 = ECF = 0.889 + Range = +122 to +132
2024 = ECF = 0.982 + Range = +152 to +162

Parcel Number	Street Address	Neigh.	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	2025AV After ECF	2025 TCV After ECF	High/Low
41-13-20-201-077	1177 BLYTHE ELLEN CT NW	00172	11/04/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	152,400 152,400	305,800 305,800	High Low +10.612 +11.932
41-13-20-201-084	1046 SUNSET HILLS AVE NW	00172	05/25/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	190,800 193,300	381,600 381,600	High Low +11.642 +13.102
41-13-20-251-002	995 SUNSET HILLS CT NW	00172	10/05/23	\$392,850	WD	03-ARM'S LENGTH	\$392,850	187,600 193,000	373,200 386,000	High Low +11.492 +12.942
41-13-20-251-008	968 SUNSET HILLS CT NW	00172	10/02/23	\$389,900	WD	03-ARM'S LENGTH	\$389,900	195,600 195,600	391,200 391,200	High Low +14.862 +13.062

High	Low
3	1
2	2

Mix of
a little
+ adj are
high

- reset
+ reanalyze

Better mix
+ values are
close to sales

+10.6 to +11.2
Range

06/18/2024

11:05 AM

ECF Analysis for: 86 - CITY OF WALKER

Page: 1/3

DB: Walker2025

Neighborhoods Used: 00172.SUNSHINE PLAT

995 SUNSET HILLS CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-251-002	10/05/2023 00172	401	392,850	88,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	76	304,050	247,829
				E.C.F. 1.227



968 SUNSET HILLS CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-251-008	10/02/2023 00172	401	389,900	89,127
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	71	300,773	261,511
				E.C.F. 1.150



1177 BLYTHE ELLEN CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-201-077	11/04/2022 00172	401	300,000	81,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	75	218,500	173,697
				E.C.F. 1.258



1046 SUNSET HILLS AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-201-084	05/25/2022 00172	401	345,000	81,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	78	263,500	238,079
				E.C.F. 1.107



00172
 Sunshine Plat
 - First Run ECF - Raw
 - Set by this, run reports
 - analyze

Neighborhood(s): 00172 - SUNSHINE PLAT

06/18/2024

11:05 AM

ECF Analysis for: 86 - CITY OF WALKER

Page: 3/3

DB: Walker2025

Neighborhoods Used: 00172.SUNSHINE PLAT

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