

ROSEBUD LN

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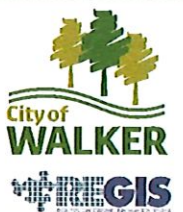
HARTFORD AVE

LINACRE AVE

OBRIEN ST

Neighborhood - 00174
Sunset Hill
City of Walker
Kent County, Michigan
No Sales

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



F.s for Neighborhood: 00174 'SUNSET HILL'

Residential : 1.199
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

00174
Sunset Hill
- Final ECF = 1.199
- Sales Support
- Range = +52 to +62

History

2015 = ECF = 0.852 + Range = +92 to +102
2016 = ECF = 0.878 + Range = +22 to +32
2017 = ECF = 0.983 + Range = +82 to +102
2018 = ECF = 1.043 + Range = +32 to +42
2019 = ECF = 0.923 + Range = +82 to +92
2020 = ECF = 0.983 + Range = +42 to +52
2021 = ECF = 1.063 + Range = +22 to +32
2022 = ECF = 1.063 + Range = +32 to +52
2023 = ECF = 1.019 + Range = +32 to +42
2024 = ECF = 1.109 + Range = +142 to +152

F.s for Neighborhood: 00174 'SUNSET HILL'

Residential : 1.109
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

-29-476-034- 3391 O'Brien - Sold 11/24/20 for \$364,900 - ^{240,000} 224,800 - ^{480,000} 449,600 - High +6.002
-29-476-034- 3391 O'Brien - Sold 11/15/24 for \$480,000 - ^{240,000} 224,800 - ^{480,000} 449,600 - High -0.702
Even +6.002
Low -0.702

mix is
OK - but
-adj

-reset
+reanalyze

High	Low	Even
1	1	0
1	0	1

Good mix
+ adj

+52 to +62 adj

00174

Sunset Hill

- First run ECF
- No subs to work with
- Using last years ECF,
run reports & analyze