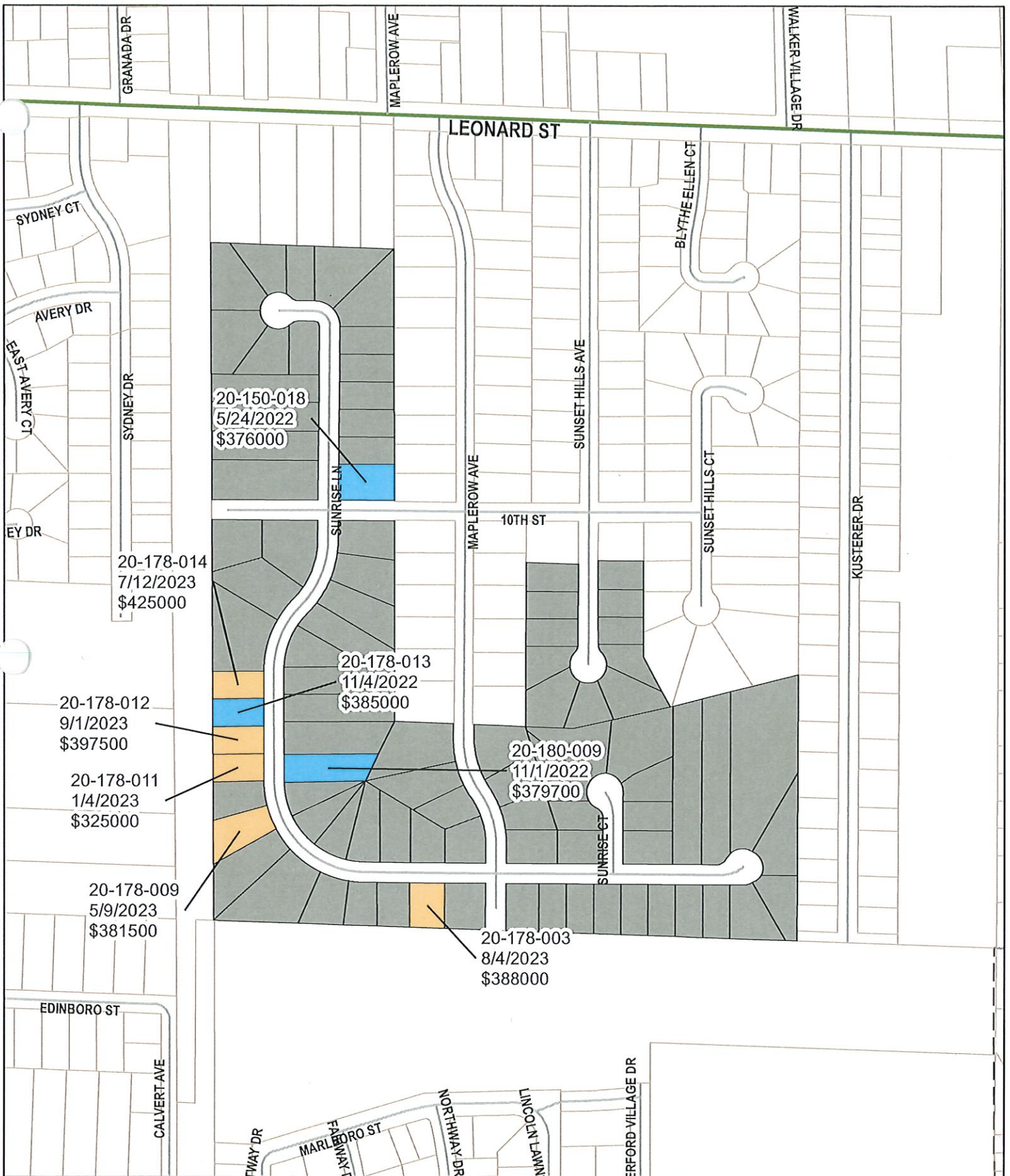
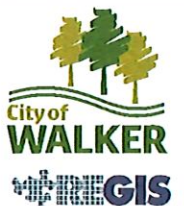




Neighborhood - 00175
Sunset Hills Estates
 City of Walker
 Kent County, Michigan

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



.F.s for Neighborhood: 00175 'SUNSET HILLS ESTATES'

Residential : 1.049
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

→ Find ECF

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

00175
Sunset Hills Estates
- Final ECF = 1.049
- Sales Support
- Range = +62 to +72

History

2015 = ECF = 0.758 + Range = +32 to +42
2016 = ECF = 0.837 + Range = +92 to +112
2017 = ECF = 0.902 + Range = +72 to +82
2018 = ECF = 0.960 + Range = +32 to +42
2019 = ECF = 0.811 + Range = +62 to +82
2020 = ECF = 0.876 + Range = +62 to +72
2021 = ECF = 0.897 + Range = 020 to +12
2022 = ECF = 0.838 + Range = +12 to +22
2023 = ECF = 0.856 + Range = +72 to +82
2024 = ECF = 1.067 + Range = +182 to +192

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
41-13-20-150-018	1016 SUNRISE LN NW	00175	05/24/22	\$376,000	WD	03-ARM'S LENGTH	\$376,000	164,200 200,800	328,400 428,300	Low High +7.412
41-13-20-178-003	3692 SUNRISE LN NW	00175	08/04/23	\$388,000	WD	03-ARM'S LENGTH	\$388,000	211,000 177,000	422,000 385,400	High +7.122 Low +13.012
41-13-20-178-009	853 SUNRISE LN NW	00175	05/09/23	\$381,500	WD	03-ARM'S LENGTH	\$381,500	204,600 175,500	409,200 357,000	High +7.112 Low +12.822
41-13-20-178-011	873 SUNRISE LN NW	00175	01/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	184,700 148,700	369,400 291,400	High +7.202 Low +12.822
41-13-20-178-012	885 SUNRISE LN NW	00175	09/01/23	\$397,500	WD	03-ARM'S LENGTH	\$397,500	209,500 144,000	419,000 341,200	High +12.992 Low +7.132
41-13-20-178-013	909 SUNRISE LN NW	00175	11/04/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	210,500 167,500	421,000 337,000	High +12.992 Low +7.232
41-13-20-178-014	925 SUNRISE LN NW	00175	07/12/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	176,100 145,200	352,200 340,400	High +12.742 Low +7.072
41-13-20-180-009	872 SUNRISE LN NW	00175	11/01/22	\$379,700	WD	03-ARM'S LENGTH	\$379,700	205,500 141,000	411,000 262,200	High +12.722 Low +7.072

not a good mix

	High	Low	Even
4	4	2	0
5	5	2	1

- reset
+ reanalyze

Mix is a little better
+ values are closer
to sales

+62 to +72
Range

Neighborhoods Used: 00175.SUNSET HILLS ESTATES

885 SUNRISE LN NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-178-012	09/01/2023 00175	401	397,500	87,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	84	310,000	284,038	1.091



3692 SUNRISE LN NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-178-003	08/04/2023 00175	401	388,000	87,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	88	300,500	296,831	1.012



925 SUNRISE LN NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-178-014	07/12/2023 00175	401	425,000	87,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	92	337,500	233,476	1.446



853 SUNRISE LN NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-178-009	05/09/2023 00175	401	381,500	89,840
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	89	291,660	283,201	1.030



673 SUNRISE LN NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-178-011	01/04/2023 00175	401	325,000	78,800
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	91	246,200	227,451	1.082



909 SUNRISE LN NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-178-013	11/04/2022 00175	401	385,000	78,800
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	88	306,200	273,164	1.121



872 SUNRISE LN NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-20-180-009	11/01/2022 00175	401	379,700	87,864
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	91	291,836	255,842	1.141



1016 SUNRISE LN NW

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
41-13-20-150-018	05/24/2022 00175	401	376,000	78,800
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	85	291,195	191,844	1.518
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	6005	3956	1.518	



00175
Sunset Hills Estates
- First Run ECF - Raw
- Set by this, run reports
- analyze

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	1,854,002	1,854,002	1,854,002	1,854,002	1,854,002	1,854,002
LEVEL	1,854,002	1,854,002	1,854,002	1,854,002	1,854,002	1,854,002
CONDO	1,854,002	1,854,002	1,854,002	1,854,002	1,854,002	1,854,002
FARMHOUSE	1,854,002	1,854,002	1,854,002	1,854,002	1,854,002	1,854,002
MULTI FAMILY	1,854,002	1,854,002	1,854,002	1,854,002	1,854,002	1,854,002
RANCH	1,854,002	1,854,002	1,854,002	1,854,002	1,854,002	1,854,002
RANCH < 1100	1,854,002	1,854,002	1,854,002	1,854,002	1,854,002	1,854,002
TRI-LEVEL	1,854,002	1,854,002	1,854,002	1,854,002	1,854,002	1,854,002
TWO-STORY	1,854,002	1,854,002	1,854,002	1,854,002	1,854,002	1,854,002
	1,854,002	1,854,002	1,854,002	1,854,002	1,854,002	1,854,002

Total Single Family Costs by Manual	: 1,854,002
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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	2,083,896	2,083,896	2,083,896	2,083,896	2,083,896	2,083,896
BI-LEVEL	2,083,896	2,083,896	2,083,896	2,083,896	2,083,896	2,083,896
CONDO	2,083,896	2,083,896	2,083,896	2,083,896	2,083,896	2,083,896
FARMHOUSE	2,083,896	2,083,896	2,083,896	2,083,896	2,083,896	2,083,896
MULTI FAMILY	2,083,896	2,083,896	2,083,896	2,083,896	2,083,896	2,083,896
RANCH	2,083,896	2,083,896	2,083,896	2,083,896	2,083,896	2,083,896
RANCH < 1100	2,083,896	2,083,896	2,083,896	2,083,896	2,083,896	2,083,896
TRI-LEVEL	2,083,896	2,083,896	2,083,896	2,083,896	2,083,896	2,083,896
TWO-STORY	2,083,896	2,083,896	2,083,896	2,083,896	2,083,896	2,083,896
	2,083,896	2,083,896	2,083,896	2,083,896	2,083,896	2,083,896

Total Single Family Sale Residual Values	: 2,083,896
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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	1	5.14	8.09	1.003
After Application of E.C.F.s		5.17	8.23	1.003

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1.124(7)	1.124(7)	1.124(7)	1.124(7)	1.124(7)	1.124(7)
BI-LEVEL	1.124(7)	1.124(7)	1.124(7)	1.124(7)	1.124(7)	1.124(7)
CONDO	1.124(7)	1.124(7)	1.124(7)	1.124(7)	1.124(7)	1.124(7)
FARMHOUSE	1.124(7)	1.124(7)	1.124(7)	1.124(7)	1.124(7)	1.124(7)
MULTI FAMILY	1.124(7)	1.124(7)	1.124(7)	1.124(7)	1.124(7)	1.124(7)
RANCH	1.124(7)	1.124(7)	1.124(7)	1.124(7)	1.124(7)	1.124(7)
RANCH < 1100	1.124(7)	1.124(7)	1.124(7)	1.124(7)	1.124(7)	1.124(7)
TRI-LEVEL	1.124(7)	1.124(7)	1.124(7)	1.124(7)	1.124(7)	1.124(7)
TWO-STORY	1.124(7)	1.124(7)	1.124(7)	1.124(7)	1.124(7)	1.124(7)
	1.124(7)	1.124(7)	1.124(7)	1.124(7)	1.124(7)	1.124(7)

Single Family E.C.F.	: 1.124 (7)
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)

Neighborhood(s): 00175 - SUNSET HILLS ESTATES

Neighborhoods Used: 00175.SUNSET HILLS ESTATES

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