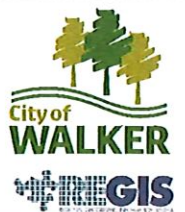




Neighborhood - 00150
Richview Park
 City of Walker
 Kent County, Michigan

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



F.s for Neighborhood: 00150 'RICHVIEW PARK'

Residential : 1.107
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

00150
Richview Park
- Final ECF = 1.107
- Sales Support
- Range = +52 to +62

History

2015 = ECF = 0.844 + Range = +22 to +32
2016 = ECF = 0.870 + Range = +22 to +32
2017 = ECF = 0.962 + Range = +102 to +112
2018 = ECF = 1.025 + Range = +42 to +52
2019 = ECF = 0.839 + Range = +32 to +42
2020 = ECF = 0.919 + Range = +52 to +72
2021 = ECF = 0.945 + Range = 02 to +12
2022 = ECF = 0.891 + Range = +12 to +22
2023 = ECF = 0.954 + Range = +122 to +132
2024 = ECF = 1.023 + Range = +142 to +172

Parcel Number	Street Address	Neigh.	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	2025 AV		2025 TCV	
								After ECF	After ECF	After ECF	High/Low
41-13-08-319-002	2180 NOLVIEW AVE NW	00150	11/21/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	204,133 204,133	408,266 408,266	408,266 408,266	Low Low
41-13-08-351-010	3921 KINVIEW ST NW	00150	01/09/23	\$392,000	WD	03-ARM'S LENGTH	\$392,000	239,400 239,400	458,800 458,800	458,800 458,800	High High
41-13-08-353-020	2131 RICHVIEW AVE NW	00150	09/13/22	\$426,000	WD	03-ARM'S LENGTH	\$426,000	245,600 245,600	491,200 491,200	491,200 491,200	High High

High	Low	Even
2	1	0
2	1	0

→
mike is OK,
but adj ad
high

reset
+ reanalysis

mike did not change,
but values are closer to
sales

+52.6 to +62
Range

06/13/2024

08:56 AM

ECF Analysis for: 86 - CITY OF WALKER

Page: 1/3

DB: Walker2025

Neighborhoods Used: 00150.RICHVIEW PARK

3921 KINVIEW ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-08-351-010	01/09/2023 00150	401	392,000	77,700
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	72	314,300	302,301	1.040



2180 NOLVIEW AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-08-319-002	11/21/2022 00150	401	420,000	80,532
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	71	339,468	239,710	1.416



2131 RICHVIEW AVE NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-08-353-020	09/13/2022 00150	401	426,000	85,800
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	70	340,200	281,483	1.209



00150
 Richview Park
 - First Run ECF - Raw
 - Set by this, run reports
 I analyze

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	823,494	823,494	823,494	823,494	823,494	823,494
LEVEL	823,494	823,494	823,494	823,494	823,494	823,494
CONDO	823,494	823,494	823,494	823,494	823,494	823,494
FARMHOUSE	823,494	823,494	823,494	823,494	823,494	823,494
MULTI FAMILY	823,494	823,494	823,494	823,494	823,494	823,494
RANCH	823,494	823,494	823,494	823,494	823,494	823,494
RANCH < 1100	823,494	823,494	823,494	823,494	823,494	823,494
TRI-LEVEL	823,494	823,494	823,494	823,494	823,494	823,494
TWO-STORY	823,494	823,494	823,494	823,494	823,494	823,494

Total Single Family Costs by Manual	:	823,494
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	993,968	993,968	993,968	993,968	993,968	993,968
BI-LEVEL	993,968	993,968	993,968	993,968	993,968	993,968
CONDO	993,968	993,968	993,968	993,968	993,968	993,968
FARMHOUSE	993,968	993,968	993,968	993,968	993,968	993,968
MULTI FAMILY	993,968	993,968	993,968	993,968	993,968	993,968
RANCH	993,968	993,968	993,968	993,968	993,968	993,968
RANCH < 1100	993,968	993,968	993,968	993,968	993,968	993,968
TRI-LEVEL	993,968	993,968	993,968	993,968	993,968	993,968
TWO-STORY	993,968	993,968	993,968	993,968	993,968	993,968

Total Single Family Sale Residual Values	:	993,968
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
3	0	8.00	9.78	1.003
After Application of E.C.F.s		8.29	10.12	1.003

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1.207(3)	1.207(3)	1.207(3)	1.207(3)	1.207(3)	1.207(3)
BI-LEVEL	1.207(3)	1.207(3)	1.207(3)	1.207(3)	1.207(3)	1.207(3)
CONDO	1.207(3)	1.207(3)	1.207(3)	1.207(3)	1.207(3)	1.207(3)
FARMHOUSE	1.207(3)	1.207(3)	1.207(3)	1.207(3)	1.207(3)	1.207(3)
MULTI FAMILY	1.207(3)	1.207(3)	1.207(3)	1.207(3)	1.207(3)	1.207(3)
RANCH	1.207(3)	1.207(3)	1.207(3)	1.207(3)	1.207(3)	1.207(3)
RANCH < 1100	1.207(3)	1.207(3)	1.207(3)	1.207(3)	1.207(3)	1.207(3)
TRI-LEVEL	1.207(3)	1.207(3)	1.207(3)	1.207(3)	1.207(3)	1.207(3)
TWO-STORY	1.207(3)	1.207(3)	1.207(3)	1.207(3)	1.207(3)	1.207(3)
	1.207(3)	1.207(3)	1.207(3)	1.207(3)	1.207(3)	1.207(3)

Single Family E.C.F. : 1.207 (3)
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): 00150 - RICHVIEW PARK

Neighborhoods Used: 00150.RICHVIEW PARK

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