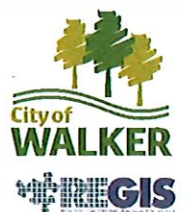




Neighborhood - 00058
Elmridge Estates #7
City of Walker
Kent County, Michigan

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



F.s for Neighborhood: 00058 'ELMRIDGE ESTATES #7'

Residential : 0.893
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

00058
Elmridge Est
- Final ECF = 0.893
- Sales Support
- Range = +82 to +92

History

2015 = ECF = Values + Range = +42 to +52
2016 = ECF = 0.695 + Range = +42 to +62
2017 = ECF = 0.719 + Range = +32 to +42
2018 = ECF = 0.752 + Range = +32 to +42
2019 = ECF = 0.649 + Range = +62 to +82
2020 = ECF = 0.667 + Range = +22 to +32
2021 = ECF = 0.678 + Range = 070 to +12
2022 = ECF = 0.708 + Range = +72 to +92
2023 = ECF = 0.728 + Range = +82 to +92
2024 = ECF = 0.806 + Range = +172 to +182

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
41-13-10-351-017	2327 WESTWINDE ST NW	00058	08/09/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	242,000	484,000	High +8.662
41-13-10-351-019	2311 WESTWINDE ST NW	00058	05/09/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	326,700	653,400	High +8.712
41-13-10-351-028	2236 WESTWINDE ST NW	00058	06/20/23	\$640,000	WD	03-ARM'S LENGTH	\$640,000	358,400	716,800	High -8.572
41-13-10-351-033	2514 KEYTON CT NW	00058	05/10/22	\$595,000	WD	03-ARM'S LENGTH	\$595,000	367,400	614,800	High +8.502

not a good
 mix, but
 values are close
 to sales +
 adj are
 reasonable

+83 to +92
 Range

05/30/2024

ECF Analysis for: 86 - CITY OF WALKER

Page: 1/3

02:45 PM

DB: Walker2025

Neighborhoods Used: 00058.ELMRIDGE ESTATES #7

2236 WESTWINDE ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-10-351-028	06/20/2023 00058	401	640,000	138,204
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	74	501,796	675,068	0.743



2327 WESTWINDE ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-10-351-017	08/09/2022 00058	401	480,000	111,997
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	368,003	338,067	1.089



2514 KEYTON CT NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-10-351-033	05/10/2022 00058	401	595,000	82,904
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	74	512,096	495,003	1.035



2311 WESTWINDE ST NW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-10-351-019	05/09/2022 00058	401	510,000	92,169
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	417,831	507,733	0.823



00058
 Elmdridge Estate
 - First Run ECF - Raw
 - Set by this run
 reports + analyze

Neighborhoods Used: 00058.ELMRIDGE ESTATES #7

<<<<<<<<<<<<	Single Family Computed Costs by Manual					>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
STORY	2,015,871	2,015,871	2,015,871	2,015,871	2,015,871	2,015,871
LEVEL	2,015,871	2,015,871	2,015,871	2,015,871	2,015,871	2,015,871
CONDO	2,015,871	2,015,871	2,015,871	2,015,871	2,015,871	2,015,871
FARMHOUSE	2,015,871	2,015,871	2,015,871	2,015,871	2,015,871	2,015,871
MULTI FAMILY	2,015,871	2,015,871	2,015,871	2,015,871	2,015,871	2,015,871
RANCH	2,015,871	2,015,871	2,015,871	2,015,871	2,015,871	2,015,871
RANCH < 1100	2,015,871	2,015,871	2,015,871	2,015,871	2,015,871	2,015,871
TRI-LEVEL	2,015,871	2,015,871	2,015,871	2,015,871	2,015,871	2,015,871
TWO-STORY	2,015,871	2,015,871	2,015,871	2,015,871	2,015,871	2,015,871

Total Single Family Costs by Manual : 2,015,871
 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

<<<<<<<<<<<<	Single Family Sale Residual Values					>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	1,799,726	1,799,726	1,799,726	1,799,726	1,799,726	1,799,726
BI-LEVEL	1,799,726	1,799,726	1,799,726	1,799,726	1,799,726	1,799,726
CONDO	1,799,726	1,799,726	1,799,726	1,799,726	1,799,726	1,799,726
FARMHOUSE	1,799,726	1,799,726	1,799,726	1,799,726	1,799,726	1,799,726
MULTI FAMILY	1,799,726	1,799,726	1,799,726	1,799,726	1,799,726	1,799,726
RANCH	1,799,726	1,799,726	1,799,726	1,799,726	1,799,726	1,799,726
RANCH < 1100	1,799,726	1,799,726	1,799,726	1,799,726	1,799,726	1,799,726
TRI-LEVEL	1,799,726	1,799,726	1,799,726	1,799,726	1,799,726	1,799,726
TWO-STORY	1,799,726	1,799,726	1,799,726	1,799,726	1,799,726	1,799,726

Total Single Family Sale Residual Values : 1,799,726
 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

<<<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
4	0	11.44	15.08	0.993	
After Application of E.C.F.s		11.29	14.76	0.993	

<<<<<<<	Economic Condition Factor Estimates (# of data points)					>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	0.893(4)	0.893(4)	0.893(4)	0.893(4)	0.893(4)	0.893(4)
BI-LEVEL	0.893(4)	0.893(4)	0.893(4)	0.893(4)	0.893(4)	0.893(4)
CONDO	0.893(4)	0.893(4)	0.893(4)	0.893(4)	0.893(4)	0.893(4)
FARMHOUSE	0.893(4)	0.893(4)	0.893(4)	0.893(4)	0.893(4)	0.893(4)
MULTI FAMILY	0.893(4)	0.893(4)	0.893(4)	0.893(4)	0.893(4)	0.893(4)
RANCH	0.893(4)	0.893(4)	0.893(4)	0.893(4)	0.893(4)	0.893(4)
RANCH < 1100	0.893(4)	0.893(4)	0.893(4)	0.893(4)	0.893(4)	0.893(4)
TRI-LEVEL	0.893(4)	0.893(4)	0.893(4)	0.893(4)	0.893(4)	0.893(4)
TWO-STORY	0.893(4)	0.893(4)	0.893(4)	0.893(4)	0.893(4)	0.893(4)

Single Family E.C.F. : 0.893 (4)
 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)

<<<<<<<<<<<<	Settings for this Analysis	>>>>>>>>>>>>
Starting Date: 04/01/2022		
Ending Date: 03/31/2024		
Terms Selected: 1		
Analyze by Style:		
Analyze by %Good:		
Show Valid Data : X		
Show Invalid Data : X		
Show Costs and Residuals: X		
Use Infl. Adj. Sale Prices:		
Neighborhood(s): 00058 - ELMRIDGE ESTATES #7		

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