

MAPLE LN

BARRINGTON

WILSON AVE

19

BARRINGTON

19-276-003  
9/1/2022  
\$220000

19-276-025  
2/2/2023  
\$241000

19-276-023  
6/10/2022  
\$219900

19-276-111  
3/10/2023  
\$270000

19-276-021  
2/27/2023  
\$269000

19-276-021  
6/2/2022  
\$270000

19-276-020  
2/5/2024  
\$259900

19-276-014  
9/16/2022  
\$240000

19-276-077  
4/28/2023  
\$300000

19-276-097  
6/9/2022  
\$245000

19-276-063  
11/30/2023  
\$300000

19-276-065  
10/28/2022  
\$255000

19-276-059  
11/23/2022  
\$260000

19-276-008  
10/21/2022  
\$255000

19-276-050  
7/6/2022  
\$275000

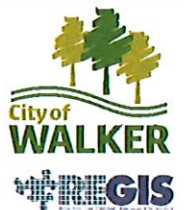
19-276-051  
6/1/2022  
\$280000

IRONWOOD CIR

PINWOOD DR

OAK RIDGE DR

**Neighborhood - 00095/96**  
**Ironwood Condo Outside/Inside Unit**  
City of Walker  
Kent County, Michigan



F.s for Neighborhood: 00095 'IRONWOOD CONDO OUTSIDE UNIT'

Residential : 1.239  
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

00095 + 00096  
Ironwood Condos  
- Final ECF = 1.239  
- Sales Support  
- Range = +6% to +7%

### History

2015 = ECF = 0.718 + Range = +5% to +6%  
2016 = ECF = 0.829 + Range = +13% to +14%  
2017 = ECF = 0.853 + Range = +2% to +3%  
2018 = ECF = 0.897 + Range = +2% to +3%  
2019 = ECF = 0.781 + Range = +4% to +5%  
2020 = ECF = 0.834 + Range = +9% to +10%  
2021 = ECF = 0.950 + Range = +9% to +10%  
2022 = ECF = 0.980 + Range = +8% to +9%  
2023 = ECF = 1.050 + Range = +12% to +13%  
2024 = ECF = 1.140 + Range = +13% to +14%

| Parcel Number    | Street Address         | Neigh. | Sale Date | Sale Price | Instr. | Terms of Sale   | Adj. Sale \$ | 2025 AV<br>After ECF | 2025 TCV<br>After ECF | High/Low    |
|------------------|------------------------|--------|-----------|------------|--------|-----------------|--------------|----------------------|-----------------------|-------------|
| 41-13-19-276-003 | 925 IRONWOOD CIR NW    | 00096  | 09/01/22  | \$220,000  | WD     | 03-ARM'S LENGTH | \$220,000    | 113,400              | 226,800               | High +6.372 |
| 41-13-19-276-008 | 920 IRONWOOD CIR NW    | 00095  | 10/21/22  | \$255,000  | WD     | 03-ARM'S LENGTH | \$255,000    | 132,700              | 265,400               | High +6.672 |
| 41-13-19-276-014 | 934 IRONWOOD CIR NW    | 00096  | 09/16/22  | \$240,000  | WD     | 03-ARM'S LENGTH | \$240,000    | 128,100              | 250,000               | High +6.402 |
| 41-13-19-276-020 | 1017 COUNTRY GARDEN NW | 00095  | 02/05/24  | \$259,900  | WD     | 03-ARM'S LENGTH | \$259,900    | 133,200              | 266,400               | High +6.002 |
| 41-13-19-276-021 | 1025 COUNTRY GARDEN NW | 00095  | 06/02/22  | \$270,000  | WD     | 03-ARM'S LENGTH | \$270,000    | 144,500              | 289,000               | High +6.802 |
| 41-13-19-276-021 | 1025 COUNTRY GARDEN NW | 00095  | 02/27/23  | \$269,000  | WD     | 03-ARM'S LENGTH | \$269,000    | 144,500              | 289,000               | High +6.802 |
| 41-13-19-276-050 | 1057 IRONWOOD CIR NW   | 00095  | 07/06/22  | \$275,000  | WD     | 03-ARM'S LENGTH | \$275,000    | 140,600              | 281,200               | High +6.832 |
| 41-13-19-276-051 | 1041 IRONWOOD CIR NW   | 00095  | 06/01/22  | \$280,000  | WD     | 03-ARM'S LENGTH | \$280,000    | 137,800              | 275,600               | Low +6.822  |
| 41-13-19-276-059 | 1001 IRONWOOD CIR NW   | 00095  | 11/23/22  | \$260,000  | WD     | 03-ARM'S LENGTH | \$260,000    | 100,500              | 321,000               | High +6.852 |
| 41-13-19-276-063 | 991 IRONWOOD CIR NW    | 00095  | 11/30/23  | \$300,000  | WD     | 03-ARM'S LENGTH | \$300,000    | 145,300              | 290,600               | Low +6.832  |
| 41-13-19-276-065 | 995 IRONWOOD CIR NW    | 00096  | 10/28/22  | \$255,000  | WD     | 03-ARM'S LENGTH | \$255,000    | 140,300              | 280,600               | High +6.532 |
| 41-13-19-276-077 | 968 IRONWOOD CIR NW    | 00095  | 04/28/23  | \$300,000  | WD     | 03-ARM'S LENGTH | \$300,000    | 138,900              | 277,800               | Low +6.842  |
| 41-13-19-276-097 | 1076 PINEWOOD DR NW    | 00096  | 06/09/22  | \$245,000  | WD     | 03-ARM'S LENGTH | \$245,000    | 124,400              | 253,800               | High +6.482 |
| 41-13-19-276-110 | 4281 OAK RIDGE DR NW   | 00095  | 08/24/23  | \$270,000  | WD     | 03-ARM'S LENGTH | \$270,000    | 150,500              | 301,000               | High +6.852 |

High  
11  
Low  
3

not a good  
mix, but most  
values are close  
to sale prices

+6.3 to +7.3  
Range

10:25 AM

DB: Walker2025

Neighborhoods Used: 00095 - IRONWOOD CONDO OUTSIDE UNIT, 00096 - IRONWOOD CONDO INSIDE UNIT

## 1017 COUNTRY GARDEN NW

| Parcel Number       | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|---------------------|------------------|---------------|--------------|-----------|
| 41-13-19-276-020    | 02/05/2024 00095 | 407           | 259,900      | 60,700    |
| Occupancy           | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family CONDO | 65               | 199,200       | 160,681      | 1.240     |



## 991 IRONWOOD CIR NW

| Parcel Number       | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|---------------------|------------------|---------------|--------------|-----------|
| 41-13-19-276-063    | 11/30/2023 00095 | 407           | 300,000      | 60,700    |
| Occupancy           | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family CONDO | 70               | 239,300       | 186,232      | 1.285     |



## 4281 OAK RIDGE DR NW

| Parcel Number       | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|---------------------|------------------|---------------|--------------|-----------|
| 41-13-19-276-110    | 08/24/2023 00095 | 407           | 270,000      | 60,700    |
| Occupancy           | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family CONDO | 75               | 209,300       | 194,621      | 1.075     |



## 968 IRONWOOD CIR NW

| Parcel Number       | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|---------------------|------------------|---------------|--------------|-----------|
| 41-13-19-276-077    | 04/28/2023 00095 | 407           | 300,000      | 60,700    |
| Occupancy           | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family CONDO | 68               | 239,300       | 175,647      | 1.362     |



## 4287 OAK RIDGE DR NW

| Parcel Number       | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|---------------------|------------------|---------------|--------------|-----------|
| 41-13-19-276-111    | 03/10/2023 00095 | 407           | 270,000      | 57,300    |
| Occupancy           | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family CONDO | 76               | 212,700       | 178,927      | 1.189     |



## 1025 COUNTRY GARDEN NW

| Parcel Number       | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|---------------------|------------------|---------------|--------------|-----------|
| 41-13-19-276-021    | 02/27/2023 00095 | 407           | 269,000      | 57,300    |
| Occupancy           | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family CONDO | 67               | 211,700       | 171,298      | 1.236     |



## 1035 COUNTRY GARDEN NW

| Parcel Number       | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|---------------------|------------------|---------------|--------------|-----------|
| 41-13-19-276-025    | 02/02/2023 00096 | 407           | 241,000      | 57,300    |
| Occupancy           | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family CONDO | 69               | 183,700       | 146,024      | 1.258     |



## 1001 IRONWOOD CIR NW

| Parcel Number       | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|---------------------|------------------|---------------|--------------|-----------|
| 41-13-19-276-059    | 11/23/2022 00095 | 407           | 260,000      | 57,300    |
| Occupancy           | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family CONDO | 72               | 202,700       | 189,986      | 1.067     |



Neighborhoods Used: 00095 - IRONWOOD CONDO OUTSIDE UNIT, 00096 - IRONWOOD CONDO INSIDE UNIT

## 995 IRONWOOD CIR NW

| Parcel Number       | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|---------------------|------------------|---------------|--------------|-----------|
| 41-13-19-276-065    | 10/28/2022 00096 | 407           | 255,000      | 57,300    |
| Occupancy           | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family CONDO | 71               | 197,700       | 159,967      | 1.236     |



## 920 IRONWOOD CIR NW

| Parcel Number       | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|---------------------|------------------|---------------|--------------|-----------|
| 41-13-19-276-008    | 10/21/2022 00095 | 407           | 255,000      | 57,300    |
| Occupancy           | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family CONDO | 66               | 197,700       | 153,451      | 1.288     |



## 934 IRONWOOD CIR NW

| Parcel Number       | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|---------------------|------------------|---------------|--------------|-----------|
| 41-13-19-276-014    | 09/16/2022 00096 | 407           | 240,000      | 57,300    |
| Occupancy           | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family CONDO | 66               | 182,700       | 146,220      | 1.249     |



## 925 IRONWOOD CIR NW

| Parcel Number       | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|---------------------|------------------|---------------|--------------|-----------|
| 41-13-19-276-003    | 09/01/2022 00096 | 407           | 220,000      | 57,300    |
| Occupancy           | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family CONDO | 62               | 162,700       | 112,910      | 1.441     |



## 1057 IRONWOOD CIR NW

| Parcel Number       | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|---------------------|------------------|---------------|--------------|-----------|
| 41-13-19-276-050    | 07/06/2022 00095 | 407           | 275,000      | 57,300    |
| Occupancy           | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family CONDO | 69               | 217,700       | 165,223      | 1.318     |



## 1031 COUNTRY GARDEN NW

| Parcel Number       | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|---------------------|------------------|---------------|--------------|-----------|
| 41-13-19-276-023    | 06/10/2022 00095 | 407           | 219,900      | 57,300    |
| Occupancy           | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family CONDO | 67               | 162,600       | 161,597      | 1.006     |



## 1076 PINWOOD DR NW

| Parcel Number       | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|---------------------|------------------|---------------|--------------|-----------|
| 41-13-19-276-097    | 06/09/2022 00096 | 407           | 245,000      | 57,300    |
| Occupancy           | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family CONDO | 73               | 187,700       | 143,319      | 1.310     |



## 1025 COUNTRY GARDEN NW

| Parcel Number       | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|---------------------|------------------|---------------|--------------|-----------|
| 41-13-19-276-021    | 06/02/2022 00095 | 407           | 270,000      | 57,300    |
| Occupancy           | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family CONDO | 67               | 212,700       | 171,298      | 1.242     |



06/06/2024

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ECF Analysis for: 86 - CITY OF WALKER

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DB: Walker2025

Neighborhoods Used: 00095 - IRONWOOD CONDO OUTSIDE UNIT, 00096 - IRONWOOD CONDO INSIDE UNIT

1041 IRONWOOD CIR NW

| Parcel Number    | ** Valid Sale    | ** Class      | AdjSalePrice | LandValue |
|------------------|------------------|---------------|--------------|-----------|
| 41-13-19-276-051 | 06/01/2022 00095 | 407           | 280,000      | 57,300    |
| Occupancy        | %Good            | ResidualValue | CostByManual | E.C.F.    |
| Single Family    | 70               | 222,700       | 160,834      | 1.385     |



00095 + 00096  
Ironwood Condos  
- First Run ECF - Raw  
- Set by this, run  
reports + analyze

| * Style *    | 91..100   | 81..90    | 71..80    | 61..70    | 51..60    | 0..50     |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|
| STORY        | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 |
| LEVEL        | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 |
| CONDO        | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 |
| FARMHOUSE    | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 |
| MULTI FAMILY | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 |
| RANCH        | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 |
| RANCH < 1100 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 |
| TRI-LEVEL    | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 |
| TWO-STORY    | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 |
|              | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 | 2,778,234 |

|                                     |             |
|-------------------------------------|-------------|
| Total Single Family Costs by Manual | : 2,778,234 |
| 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    | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 |
| BI-LEVEL     | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 |
| CONDO        | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 |
| FARMHOUSE    | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 |
| MULTI FAMILY | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 |
| RANCH        | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 |
| RANCH < 1100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 |
| TRI-LEVEL    | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 |
| TWO-STORY    | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 |
|              | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 | 3,442,100 |

|                                          |   |           |
|------------------------------------------|---|-----------|
| Total Single Family Sale Residual Values | : | 3,442,100 |
| 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 |
|------------------------------|-----------------|-------------------------------|------------------------------|----------------------------|
| 17                           | 0               | 4.91                          | 6.99                         | 1.002                      |
| After Application of E.C.F.s |                 | 5.14                          | 7.26                         | 1.001                      |

| * Style *    | 91..100   | 81..90    | 71..80    | 61..70    | 51..60    | 0..50     |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|
| 1.5 STORY    | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) |
| BI-LEVEL     | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) |
| CONDO        | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) |
| FARMHOUSE    | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) |
| MULTI FAMILY | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) |
| RANCH        | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) |
| RANCH < 1100 | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) |
| TRI-LEVEL    | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) |
| TWO-STORY    | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) |
|              | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) | 1.239(17) |

|                      |         |      |
|----------------------|---------|------|
| Single Family E.C.F. | : 1.239 | (17) |
| 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): 00095 - IRONWOOD CONDO OUTSIDE UNIT, 00096 - IRONWOOD CONDO INSIDE UNIT

06/06/2024

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ECF Analysis for: 86 - CITY OF WALKER

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DB: Walker2025

Neighborhoods Used: 00095 - IRONWOOD CONDO OUTSIDE UNIT, 00096 - IRONWOOD CONDO INSIDE UNIT

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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