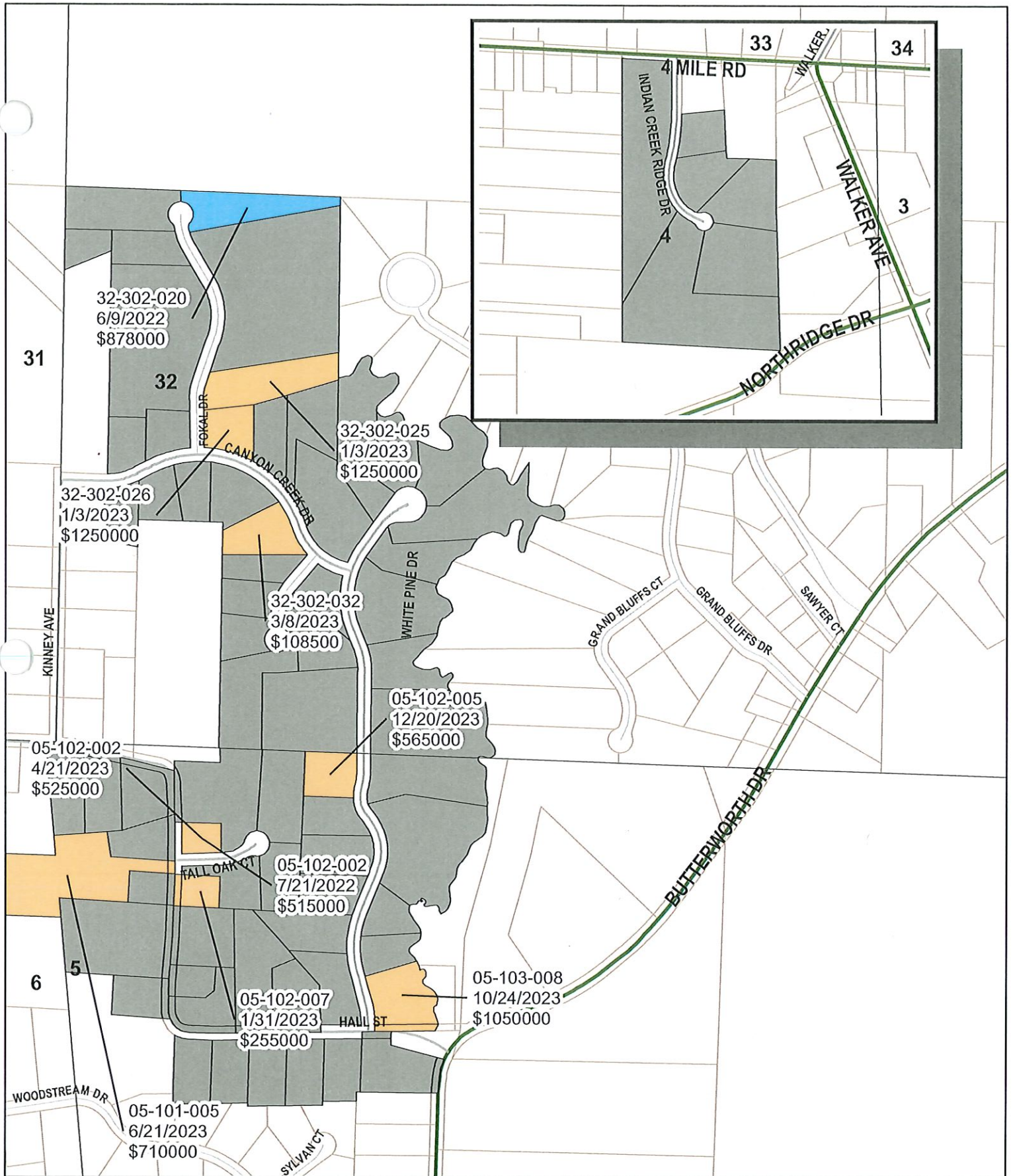
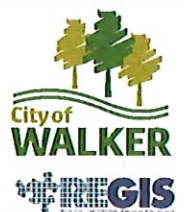




Neighborhood - 00205
White Pine/Indian Creek
 City of Walker
 Kent County, Michigan



F.s for Neighborhood: 00205 'WHITE PINE/INDIAN CREEK'

Residential : 1.016
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

00205
White Pine / Indian Creek
- Final ECF = 1.016
- Subs Support
- Range = +32 to +42

History

2015 = ECF = 0.780 + Range = +72 to +82
2016 = ECF = 0.851 + Range = +72 to +92
2017 = ECF = 0.894 + Range = +42 to +52
2018 = ECF = 0.931 + Range = +22 to +42
2019 = ECF = 0.769 + Range = +72 to +82
2020 = ECF = 0.770 + Range = 02 to +22
2021 = ECF = 0.798 + Range = 02 to +22
2022 = ECF = 0.836 + Range = +82 to +102
2023 = ECF = 0.856 + Range = +72 to +82
2024 = ECF = 0.963 + Range = +152 to +162

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
41-13-32-302-020	906 FOKAL DR SW	00205	06/09/22	\$878,000	WD	03-ARM'S LENGTH	\$878,000	649,600	299,200	High - 1,382,000 Low - 320,000
41-13-32-302-025	986 FOKAL DR SW	00205	01/03/23	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	615,400	1,230,800	High - 1,332,000 Low - 320,000
41-17-05-101-005	3930 HALL ST SW	00205	06/21/23	\$710,000	WD	03-ARM'S LENGTH	\$710,000	388,100	774,200	High - 1,072,000 Low - 320,000
41-17-05-102-002	3931 HALL ST SW	00205	07/21/22	\$515,000	WD	03-ARM'S LENGTH	\$515,000	150,600	313,200	High - 1,042,000 Low - 320,000
41-17-05-102-002	3931 HALL ST SW	00205	04/21/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	154,600	313,200	High - 1,042,000 Low - 320,000
41-17-05-102-005	1255 WHITE PINE DR SW	00205	12/20/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	334,200	668,400	High - 1,042,000 Low - 320,000
41-17-05-102-007	3921 HALL ST SW	00205	01/31/23	\$255,000	LC	03-ARM'S LENGTH	\$255,000	122,500	244,100	High - 1,042,000 Low - 320,000
41-17-05-103-008	1334 WHITE PINE DR SW	00205	10/24/23	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	504,100	1,008,200	High - 1,042,000 Low - 320,000

mix is off a little but adjac -
 - reset
 - reanalyze

High	Low	Even
3	5	0
5	2	1

Mix is still off, but values are closer to sales

+32 to +42 Range

Neighborhoods Used: 00205.WHITE PINE/INDIAN CREEK

1255 WHITE PINE DR SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-17-05-102-005	12/20/2023 00205	401	565,000	118,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	78	446,500	579,651	0.770



1334 WHITE PINE DR SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-17-05-103-008	10/24/2023 00205	401	1,050,000	69,660
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	83	980,340	1,021,579	0.960



3930 HALL ST SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-17-05-101-005	06/21/2023 00205	401	710,000	133,973
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	576,027	686,376	0.839



3931 HALL ST SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-17-05-102-002	04/21/2023 00205	401	525,000	52,289
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	57	472,711	256,808	1.841



3921 HALL ST SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-17-05-102-007	01/31/2023 00205	401	255,000	62,124
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	192,876	171,919	1.122



986 FOKAL DR SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-32-302-025	01/03/2023 00205	401	1,250,000	205,094
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	81	1,044,906	1,011,785	1.033

!!MULTI-PARCEL SALE!!



3931 HALL ST SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-17-05-102-002	07/21/2022 00205	401	515,000	52,303
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	58	462,697	261,322	1.771



906 FOKAL DR SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-13-32-302-020	06/09/2022 00205	401	878,000	199,693
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	678,307	1,086,015	0.625



00205
White Pine/Indian Creek
-First Run ECF- Raw
-Set by this run reports
& analyze

[illegible]

Total Single Family Costs by Manual	: 5,075,456
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

[illegible]

Total Single Family Sale Residual Values	: 4,854,364
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
8	0	21.72	28.34	0.961
After Application of E.C.F.s		21.70	28.24	0.962

>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.5 STORY	0.956(8)	0.956(8)	0.956(8)	0.956(8)	0.956(8)	0.956(8)
BI-LEVEL	0.956(8)	0.956(8)	0.956(8)	0.956(8)	0.956(8)	0.956(8)
CONDO	0.956(8)	0.956(8)	0.956(8)	0.956(8)	0.956(8)	0.956(8)
FARMHOUSE	0.956(8)	0.956(8)	0.956(8)	0.956(8)	0.956(8)	0.956(8)
MULTI FAMILY	0.956(8)	0.956(8)	0.956(8)	0.956(8)	0.956(8)	0.956(8)
RANCH	0.956(8)	0.956(8)	0.956(8)	0.956(8)	0.956(8)	0.956(8)
RANCH < 1100	0.956(8)	0.956(8)	0.956(8)	0.956(8)	0.956(8)	0.956(8)
TRI-LEVEL	0.956(8)	0.956(8)	0.956(8)	0.956(8)	0.956(8)	0.956(8)
TWO-STORY	0.956(8)	0.956(8)	0.956(8)	0.956(8)	0.956(8)	0.956(8)
	0.956(8)	0.956(8)	0.956(8)	0.956(8)	0.956(8)	0.956(8)

Single Family E.C.F.	: 0.956	(8)
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): 00205 - WHITE PINE/INDIAN CREEK

Neighborhoods Used: 00205.WHITE PINE/INDIAN CREEK

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