Neighborhoods Used: 4070.4070 ADA MOORINGS

7927 THORNAPPLE CLUB DR SE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-34-477-033		01/22/2021	4070	401	415,000	154,602

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMICUSTOM BLT	78	260,398	271,180	0.960

775 MOORINGS DR SE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-34-270-026		01/08/2021	4070	401	600,000	203,756

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMICUSTOM BLT	88	396,244	467,948	0.847

1075 DOGWOOD MEADOWS DR SE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-34-478-012		01/07/2021	4070	401	303,100	145,338

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DUPLEX/CONDO	71	155,916	170,721	0.913

Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.
	1846	2021	0.913

condo

920 THORNAPPLE CLUB CT SE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-34-479-022		09/18/2020	4070	401	461,000	142,819

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMICUSTOM BLT	80	318,181	368,207	0.864

JACARANDA CIR SE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-34-477-017		09/17/2020	4070	401	475,000	160,617

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMICUSTOM BLT	72	314,383	325,196	0.967

7978 THORNAPPLE CLUB DR SE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-34-479-004		09/10/2020	4070	401	437,000	134,560

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMICUSTOM BLT	78	302,440	290,666	1.041

769 MOORINGS DR SE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-34-270-025		08/28/2020	4070	401	450,000	149,077

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMICUSTOM BLT	88	300,923	364,320	0.826

810 MOORINGS DR SE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-34-270-015		08/27/2020	4070	401	465,000	185,288

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMICUSTOM BLT	87	279,712	367,639	0.761

Neighborhoods Used: 4070.4070 ADA MOORINGS

7794 THORNAPPLE CLUB DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-15-34-479-036	08/25/2020	4070	401	410,000	129,433

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMICUSTOM BLT	78	280,567	229,644	1.222

1027 JACARANDA CIR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-15-34-477-019	07/21/2020	4070	401	410,000	176,241

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMICUSTOM BLT	74	233,759	275,719	0.848

842 DOGWOOD MEADOWS DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-15-34-479-052	06/30/2020	4070	401	454,500	147,883

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMICUSTOM BLT	81	306,617	363,768	0.843

7744 THORNAPPLE CLUB DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-15-34-479-073	06/05/2020	4070	401	465,000	141,377

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMICUSTOM BLT	81	323,623	330,056	0.981

DOGWOOD MEADOWS DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-15-34-479-080	03/20/2020	4070	401	469,900	149,833

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMICUSTOM BLT	82	320,067	370,108	0.865

1133 DOGWOOD MEADOWS DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-15-34-478-005	10/14/2019	4070	401	296,900	144,761

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DUPLEX/CONDO	77	152,139	182,421	0.834

condo

1021 DOGWOOD MEADOWS DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-15-34-477-013	08/28/2019	4070	401	362,000	149,006

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMICUSTOM BLT	74	212,994	293,343	0.726

1155 DOGWOOD MEADOWS DR SE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-15-34-478-002	07/23/2019	4070	401	276,900	146,685

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DUPLEX/CONDO	72	130,215	162,471	0.801

condo

Neighborhoods Used: 4070.4070 ADA MOORINGS

1081 DOGWOOD MEADOWS DR SE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-34-478-011		07/19/2019	4070	401	275,000	146,590

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DUPLEX/CONDO	71	128,410	163,977	0.783

✓ CONDO

7829 THORNAPPLE CLUB DR SE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-34-477-024		06/14/2019	4070	401	360,000	127,573

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMICUSTOM BLT	78	232,427	277,149	0.839

✓

866 DOGWOOD MEADOWS DR SE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-34-479-051		06/07/2019	4070	401	435,000	155,529

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMICUSTOM BLT	80	279,471	363,744	0.768

✓

1175 DOGWOOD MEADOWS DR SE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-34-479-088		05/23/2019	4070	401	388,000	128,172

Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SEMICUSTOM BLT	82	259,828	321,935	0.807

✓

Neighborhoods Used: 4070.4070 ADA MOORINGS

<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
ARCHITECH BLT	0	0	0	0	0	0
BI/TRI-LEVEL	0	0	0	0	0	0
CAPE COD	0	0	0	0	0	0
CUSTOM BLT	0	0	0	0	0	0
CUSTOM RANCH	0	0	0	0	0	0
DO NOT USE PREM	0	0	0	0	0	0
DO NOT USE RPW	0	0	0	0	0	0
DUPLEX/CONDO	679,589	679,589	679,589	679,589	679,589	679,589
LOG HOME BLT	0	0	0	0	0	0
MODULAR CONST	0	0	0	0	0	0
ONE/TWO STY	0	0	0	0	0	0
PRE WAR 1940	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
SEMICUSTOM BLT	5,280,622	5,280,622	5,280,622	5,280,622	5,280,622	5,280,622
SEMICUSTOM RAN	0	0	0	0	0	0
TWO STY	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 5,960,211
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 2,021
Total Commercial Costs by Manual : 0

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
ARCHITECH BLT	0	0	0	0	0	0
BI/TRI-LEVEL	0	0	0	0	0	0
CAPE COD	0	0	0	0	0	0
CUSTOM BLT	0	0	0	0	0	0
CUSTOM RANCH	0	0	0	0	0	0
DO NOT USE PREM	0	0	0	0	0	0
DO NOT USE RPW	0	0	0	0	0	0
DUPLEX/CONDO	566,680	566,680	566,680	566,680	566,680	566,680
LOG HOME BLT	0	0	0	0	0	0
MODULAR CONST	0	0	0	0	0	0
ONE/TWO STY	0	0	0	0	0	0
PRE WAR 1940	0	0	0	0	0	0
RANCH	0	0	0	0	0	0
SEMICUSTOM BLT	4,621,634	4,621,634	4,621,634	4,621,634	4,621,634	4,621,634
SEMICUSTOM RAN	0	0	0	0	0	0
TWO STY	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 5,188,314
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 1,846
Total Commercial Sale Residual Values : 0

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
20	0	5.11	7.54	1.001
After Application of E.C.F.s		5.05	7.42	1.001

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
ARCHITECH BLT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI/TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CUSTOM BLT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CUSTOM RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DO NOT USE PREM	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DO NOT USE RPW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX/CONDO	0.834(4)	0.834(4)	0.834(4)	0.834(4)	0.834(4)	0.834(4)
LOG HOME BLT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR CONST	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
ONE/TWO STY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
PRE WAR 1940	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SEMICUSTOM BLT	0.875(16)	0.875(16)	0.875(16)	0.875(16)	0.875(16)	0.875(16)
SEMICUSTOM RAN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO STY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: 4070.4070 ADA MOORINGS

1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0)

Single Family E.C.F. : 0.870 (20)
Mobile Home E.C.F. : 1.000 (0)
Condo Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.913 (1)
Commercial E.C.F. : 1.000 (0)

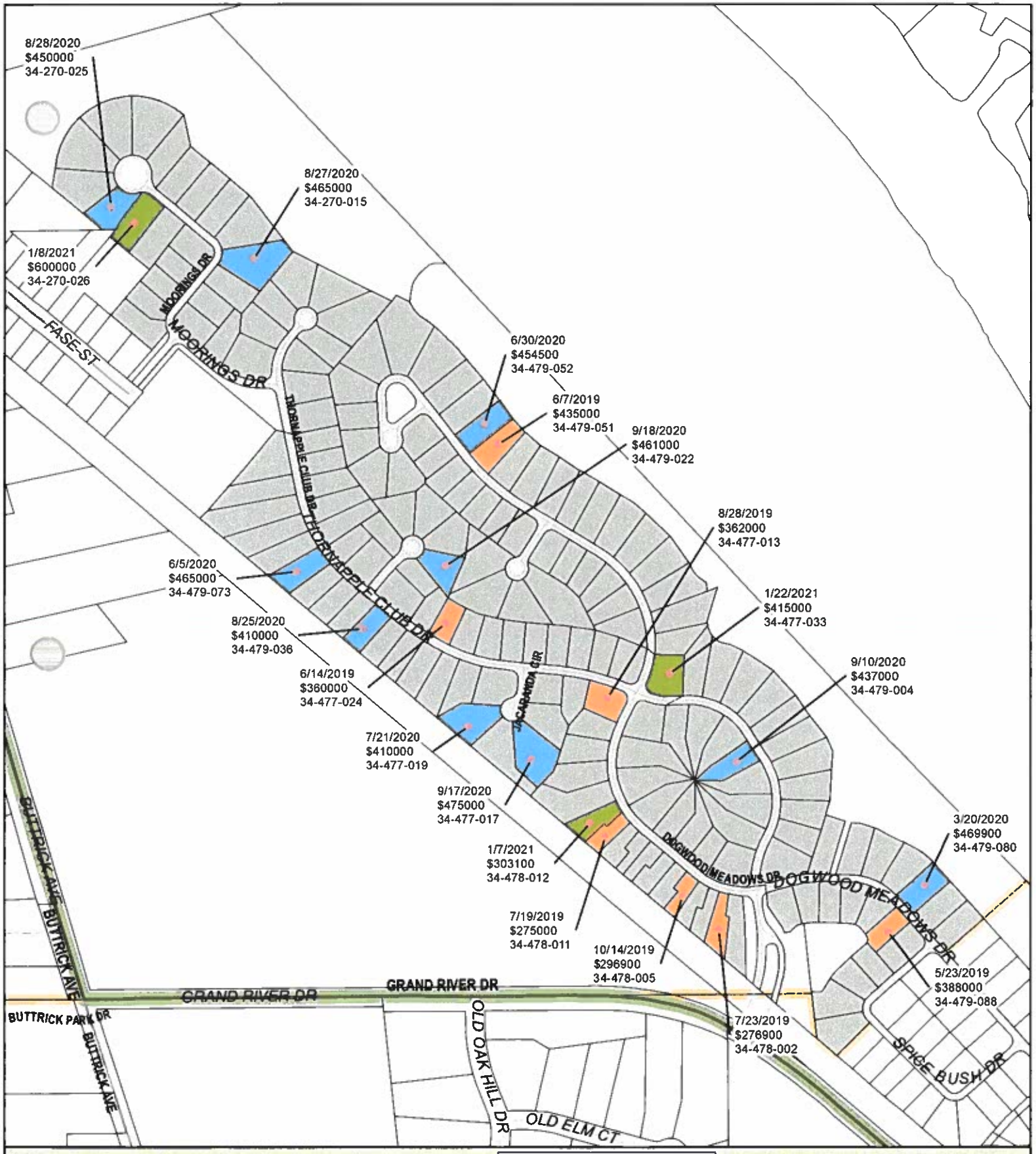
<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2019
Ending Date: 03/31/2021
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4070 - 4070 ADA MOORINGS

Max # of Res. Buildings: 10
Minimum E.C.F. (Residential): 0.10
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30
Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30
Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00



Neighborhood 4070

Ada Township, Kent County, Michigan

0 150 300 600 900 1,200 1,500 Feet

Legend

Parcels Sales 4/1/19 to 3/31/21

year

- 2019
- 2020
- 2021
- Parcels w/ECF

E.s for Neighborhood: 4070 '4070 ADA MOORINGS'

ADA MOORINGS

Residential	: 0.852
Town Homes/Duplexes	: 0.852
Mobile Homes	: 0.852
Agricultural Bldgs	: 0.932
Commercial Bldgs	: 1.000
Industrial Bldgs	: 0.708

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

BEFORE

ADA TOWNSHIP

ECF ANALYSIS NBH 4070

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale $	Land Imp $	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
41-15-34-477-033	7927 THORNAPPLE CLUB D	01/22/21	$415,000	0.000%	$415,000	$6,896	$147,706	$260,398	$271,180	0.960
41-15-34-270-026	775 MOORINGS DR SE	01/08/21	$600,000	0.000%	$600,000	$49,678	$154,078	$396,244	$467,948	0.847
41-15-34-478-012	1075 DOGWOOD MEADOV	01/07/21	$303,100	0.000%	$303,100	$7,338	$135,000	$160,762	$170,721	0.942
41-15-34-479-022	920 THORNAPPLE CLUB CT	09/18/20	$461,000	0.000%	$461,000	$6,835	$135,984	$318,181	$368,207	0.864
41-15-34-477-017	1038 JACARANDA CIR SE	09/17/20	$475,000	0.000%	$475,000	$10,026	$150,591	$314,383	$325,196	0.967
41-15-34-479-004	7978 THORNAPPLE CLUB D	09/10/20	$437,000	0.000%	$437,000	$8,647	$125,913	$302,440	$290,666	1.041
41-15-34-270-025	769 MOORINGS DR SE	08/28/20	$450,000	0.000%	$450,000	$10,087	$138,990	$300,923	$364,320	0.826
41-15-34-270-015	810 MOORINGS DR SE	08/27/20	$465,000	0.000%	$465,000	$11,865	$173,423	$279,712	$367,639	0.761
41-15-34-477-019	1027 JACARANDA CIR SE	07/21/20	$410,000	0.000%	$410,000	$15,666	$160,575	$233,759	$275,719	0.848
41-15-34-479-052	842 DOGWOOD MEADOW	06/30/20	$454,500	0.000%	$454,500	$5,934	$141,949	$306,617	$363,768	0.843
41-15-34-479-073	7744 THORNAPPLE CLUB D	06/05/20	$465,000	0.000%	$465,000	$6,022	$135,355	$323,623	$330,056	0.981
41-15-34-479-080	1176 DOGWOOD MEADOV	03/20/20	$469,900	0.000%	$469,900	$8,967	$140,866	$320,067	$370,108	0.865
41-15-34-478-005	1133 DOGWOOD MEADOV	10/14/19	$296,900	0.000%	$296,900	$6,761	$135,000	$155,139	$182,421	0.850
41-15-34-477-013	1021 DOGWOOD MEADOV	08/28/19	$362,000	0.000%	$362,000	$8,408	$140,598	$212,994	$293,343	0.726
41-15-34-478-002	1155 DOGWOOD MEADOV	07/23/19	$276,900	0.000%	$276,900	$8,685	$135,000	$133,215	$162,471	0.820
41-15-34-478-011	1081 DOGWOOD MEADOV	07/19/19	$275,000	0.000%	$275,000	$8,590	$135,000	$131,410	$163,977	0.801
41-15-34-477-024	7829 THORNAPPLE CLUB D	06/14/19	$360,000	0.000%	$360,000	$8,271	$119,302	$232,427	$277,149	0.839
41-15-34-479-051	866 DOGWOOD MEADOW	06/07/19	$435,000	0.000%	$435,000	$10,678	$144,851	$279,471	$363,744	0.768
41-15-34-479-088	1175 DOGWOOD MEADOV	05/23/19	$388,000	0.000%	$388,000	$9,814	$118,358	$259,828	$321,935	0.807
							Totals:	$4,921,593	$5,730,567	0.859
									Standard Deviation:	0.082
									Coefficient of Dispersion :	0.073735925
ECF Was: .852									**Adopted ECF:**	**0.859**

E[illegible]r.s for Neighborhood: 4070 '4070 ADA MOORINGS'

ADA MOORINGS

Residential	: 0.859
Town Homes/Duplexes	: 0.859
Mobile Homes	: 0.859
Agricultural Bldgs	: 0.932
Commercial Bldgs	: 1.000
Industrial Bldgs	: 0.708

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

AFTER

ADA TOWNSHIP

AV RATIO TEST NBH 4070							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale $	Proposed AV	Sale Ratio
41-15-34-477-033	7927 THORNAPPLE CLUB D	01/22/21	$415,000	0.000%	$415,000	$195,700	0.472
41-15-34-270-026	775 MOORINGS DR SE	01/08/21	$600,000	0.000%	$600,000	$306,100	0.510
41-15-34-478-012	1075 DOGWOOD MEADOV	01/07/21	$303,100	0.000%	$303,100	$146,600	0.484
41-15-34-479-022	920 THORNAPPLE CLUB CT	09/18/20	$461,000	0.000%	$461,000	$232,100	0.503
41-15-34-477-017	1038 JACARANDA CIR SE	09/17/20	$475,000	0.000%	$475,000	$222,300	0.468
41-15-34-479-004	7978 THORNAPPLE CLUB D	09/10/20	$437,000	0.000%	$437,000	$194,200	0.444
41-15-34-270-025	769 MOORINGS DR SE	08/28/20	$450,000	0.000%	$450,000	$233,600	0.519
41-15-34-270-015	810 MOORINGS DR SE	08/27/20	$465,000	0.000%	$465,000	$253,100	0.544
41-15-34-479-036	7794 THORNAPPLE CLUB D	08/25/20	$410,000	0.000%	$410,000	$165,000	0.402
41-15-34-477-019	1027 JACARANDA CIR SE	07/21/20	$410,000	0.000%	$410,000	$208,500	0.509
41-15-34-479-052	842 DOGWOOD MEADOW	06/30/20	$454,500	0.000%	$454,500	$232,700	0.512
41-15-34-479-073	7744 THORNAPPLE CLUB D	06/05/20	$465,000	0.000%	$465,000	$214,800	0.462
41-15-34-479-080	1176 DOGWOOD MEADOV	03/20/20	$469,900	0.000%	$469,900	$236,500	0.503
41-15-34-478-005	1133 DOGWOOD MEADOV	10/14/19	$296,900	0.000%	$296,900	$150,500	0.507
41-15-34-477-013	1021 DOGWOOD MEADOV	08/28/19	$362,000	0.000%	$362,000	$202,500	0.559
41-15-34-478-002	1155 DOGWOOD MEADOV	07/23/19	$276,900	0.000%	$276,900	$142,800	0.516
41-15-34-478-011	1081 DOGWOOD MEADOV	07/19/19	$275,000	0.000%	$275,000	$143,400	0.521
41-15-34-477-024	7829 THORNAPPLE CLUB D	06/14/19	$360,000	0.000%	$360,000	$184,800	0.513
41-15-34-479-051	866 DOGWOOD MEADOW	06/07/19	$435,000	0.000%	$435,000	$236,500	0.544
41-15-34-479-088	1175 DOGWOOD MEADOV	05/23/19	$388,000	0.000%	$388,000	$204,600	0.527
						Aggregate Ratio:	0.500
						Standard Deviation:	0.037
						Coefficient of Dispersion :	5.38%
						Price Related Differential:	1.002