

Neighborhoods Used: 4050R.4050R ENVISION ADA RESIDENTIAL

7075 ADA DEPOT DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-28-480-022		09/01/2023		4050R	401	550,000 190,859
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CUSTOM BLT	94		359,141	197,490	1.819



TH ✓

7047 ADA DEPOT DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-28-480-018		07/20/2023		4050R	401	515,000 185,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CUSTOM BLT	87		330,000	170,969	1.930



TH ✓

7340 THORNAPPLE RIVER DR SE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-34-105-009		06/30/2023		4050R	401	675,000 344,510
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	PRE WAR 1940	54		330,490	148,002	2.233



SF ✓

7370 THORNAPPLE RIVER DR SE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-34-105-011		06/02/2023		4050R	401	600,000 344,234
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CAPE COD	59		255,766	157,007	1.629



SF ✓

7075 ADA DEPOT DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-28-480-017		05/09/2023		4050R	401	475,000 185,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CUSTOM BLT	78		290,000	134,411	2.158



TH ✓

7097 ADA DEPOT DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-28-480-024		03/03/2023		4050R	401	408,000 191,006
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CUSTOM BLT	94		216,994	154,488	1.405



TH ✓

7054 ADA DEPOT DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-28-480-012		02/03/2023		4050R	401	610,000 192,326
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	DUPLEX/CONDO	97		417,674	323,908	1.289



TH ✓

7056 ADA DEPOT DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-28-480-011		11/04/2022		4050R	401	607,138 192,326
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CUSTOM BLT	97		414,812	337,008	1.231



TH ✓

07/10/2024

ECF Analysis for: 11 - ADA TOWNSHIP

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DB: Ada Twp 2025

Neighborhoods Used: 4050R.4050R ENVISION ADA RESIDENTIAL

7209 BRONSON ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-34-103-028	09/13/2022 4050R	401	520,000	350,009
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	76	169,991	209,693
				E.C.F. 0.811



SF ✓

7064 ADA DEPOT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-28-480-009	08/01/2022 4050R	401	580,000	192,857
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	CUSTOM BLT	97	387,143	316,525
				E.C.F. 1.223



TH ✓

7062 ADA DEPOT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-28-480-010	05/19/2022 4050R	401	570,000	192,651
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	DUPLEX/CONDO	97	377,349	325,690
				E.C.F. 1.159



TH ✓

Neighborhoods Used: 4050R.4050R ENVISION ADA RESIDENTIAL

<<<<<<<<<<	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	157,007	157,007	157,007	157,007	157,007	157,007
CUSTOM BLT	657,358	657,358	657,358	657,358	657,358	657,358
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	649,598	649,598	649,598	649,598	649,598	649,598
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	148,002	148,002	148,002	148,002	148,002	148,002
RANCH	209,693	209,693	209,693	209,693	209,693	209,693
SEMICUSTOM BLT	0	0	0	0	0	0
SEMICUSTOM RAN	0	0	0	0	0	0
TWO STY	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,821,658

Total Mobile Home Costs by Manual : 0

Total Town Home Costs by Manual : 653,534

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
ARCHITECH BLT	0	0	0	0	0	0
BI/TRI-LEVEL	0	0	0	0	0	0
CAPE COD	255,766	255,766	255,766	255,766	255,766	255,766
CUSTOM BLT	1,196,135	1,196,135	1,196,135	1,196,135	1,196,135	1,196,135
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	795,023	795,023	795,023	795,023	795,023	795,023
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	330,490	330,490	330,490	330,490	330,490	330,490
RANCH	169,991	169,991	169,991	169,991	169,991	169,991
SEMICUSTOM BLT	0	0	0	0	0	0
SEMICUSTOM RAN	0	0	0	0	0	0
TWO STY	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,747,405

Total Mobile Home Sale Residual Values : 0

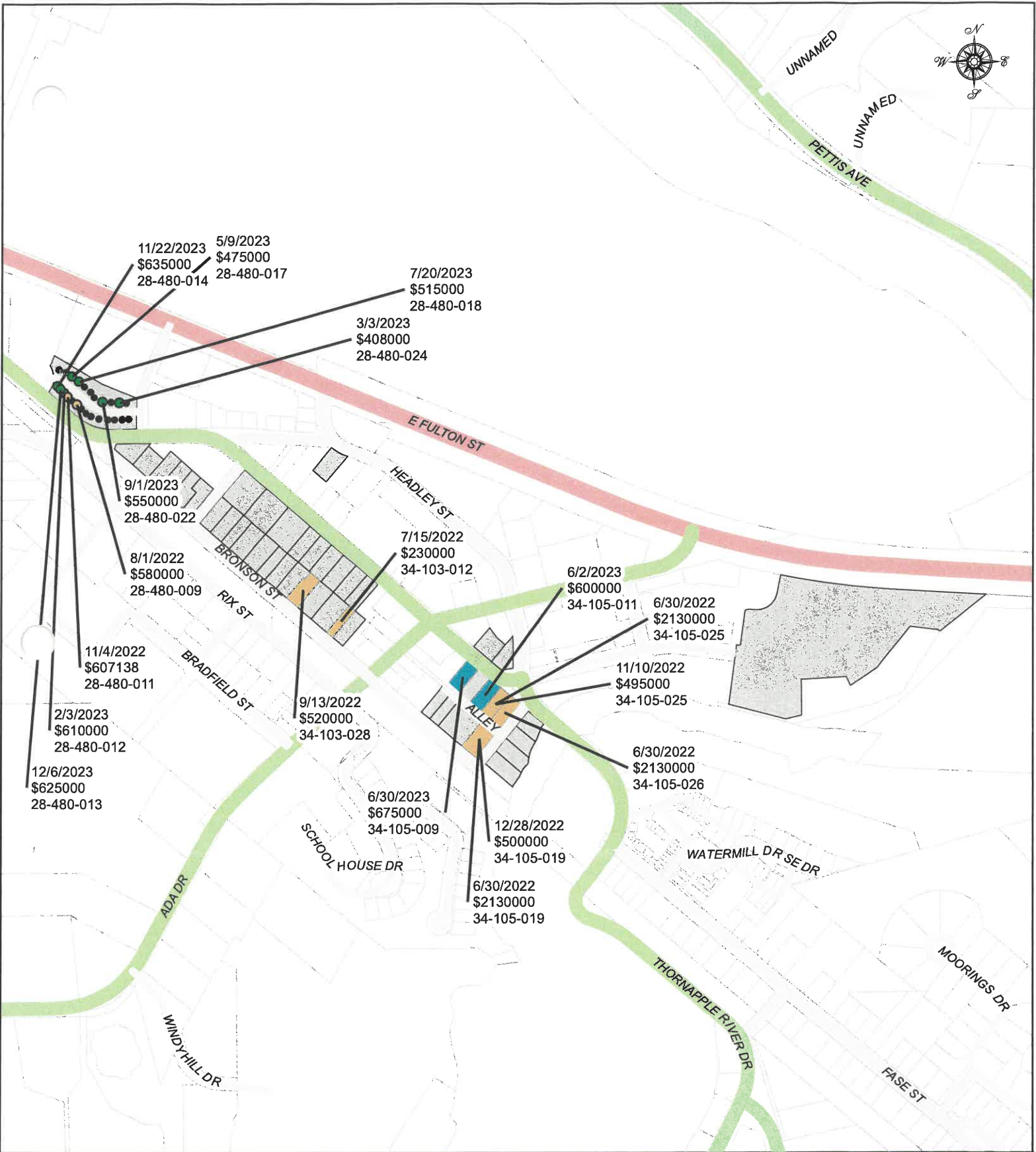
Total Town Home Sale Residual Values : 801,955

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	
11	26	10.18	13.99	1.000	
After Application of E.C.F.s		3.33	5.85	1.003	

<<<<<<<	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	1.629(1)	1.629(1)	1.629(1)	1.629(1)	1.629(1)	1.629(1)
CUSTOM BLT	1.820(4)	1.820(4)	1.820(4)	1.820(4)	1.820(4)	1.820(4)
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	1.224(2)	1.224(2)	1.224(2)	1.224(2)	1.224(2)	1.224(2)
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	2.233(1)	2.233(1)	2.233(1)	2.233(1)	2.233(1)	2.233(1)
RANCH	0.811(1)	0.811(1)	0.811(1)	0.811(1)	0.811(1)	0.811(1)
SEMICUSTOM BLT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
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)



Neighborhood 4050R **Ada Township, Kent County, Michigan**



F.s for Neighborhood: 4050R '4050R ENVISION ADA RESIDENTIAL'

Residential : 1.327
Town Homes/Duplexes: 1.327
Mobile Homes : 1.327
Agricultural Bldgs : 1.034
Commercial Bldgs : 1.113
Industrial Bldgs : 0.969

(Optional) Gross Rate Multipliers

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

BEFORE

ADA TOWNSHIP

ECF ANALYSIS NBH 4050R

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
41-15-28-480-013	7042 ADA DEPOT DR	12/6/2023	\$ 625,000.00	0.000%	\$625,000	\$ 7,073.00	\$204,000	\$413,927	\$326,775	1.267
41-15-28-480-022	7075 ADA DEPOT DR	9/1/2023	\$ 550,000.00	0.000%	\$550,000	\$ 5,776.00	\$204,000	\$340,224	\$193,964	1.754
41-15-28-480-018	7047 ADA DEPOT DR	7/20/2023	\$ 515,000.00	0.000%	\$515,000	\$ 2,957.00	\$204,000	\$308,043	\$186,633	1.651
41-15-34-105-009	7340 THORNAPPLE RIVER I	6/30/2023	\$ 675,000.00	0.000%	\$675,000	\$ 6,659.00	\$407,199	\$261,142	\$144,195	1.811
41-15-34-105-011	7370 THORNAPPLE RIVER I	6/2/2023	\$ 600,000.00	0.000%	\$600,000	\$ 6,401.00	\$407,199	\$186,400	\$179,708	1.037
41-15-28-480-017	7041 ADA DEPOT DR	5/9/2023	\$ 475,000.00	0.000%	\$475,000	\$ 2,957.00	\$204,000	\$268,043	\$165,083	1.624
41-15-28-480-024	7097 ADA DEPOT DR	2/3/2023	\$ 408,000.00	0.000%	\$408,000	\$ 5,921.00	\$204,000	\$198,079	\$151,731	1.305
41-15-28-480-012	7054 ADA DEPOT DR	2/3/2023	\$ 610,000.00	0.000%	\$610,000	\$ 7,219.00	\$204,000	\$393,781	\$318,132	1.253
41-15-28-480-011	7056 ADA DEPOT DR	11/4/2022	\$ 607,138.00	0.000%	\$607,138	\$ 7,219.00	\$204,000	\$395,919	\$326,604	1.212
41-15-28-480-009	7064 ADA DEPOT DR	8/1/2022	\$ 580,000.00	0.000%	\$580,000	\$ 7,741.00	\$204,000	\$368,259	\$310,977	1.184
41-15-28-480-010	7062 ADA DEPOT DR	5/19/2022	\$ 570,000.00	0.000%	\$570,000	\$ 7,539.00	\$204,000	\$358,461	\$319,590	1.120
Totals:								\$3,497,278	\$2,623,894	1.333
									Standard Deviation:	0.273
									Coefficient of Dispersion :	0.18736022
									ECF Used:	1.333

ECF Was: 1.327

F.s for Neighborhood: 4050R '4050R ENVISION ADA RESIDENTIAL'

Residential : 1.333
Town Homes/Duplexes: 1.333
Mobile Homes : 1.333
Agricultural Bldgs : 1.107
Commercial Bldgs : 1.038
Industrial Bldgs : 0.969

(Optional) Gross Rate Multipliers

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

AFTER

AV RATIO TEST NBH 4050R

AV RATIO TEST NBH 4050R							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
41-15-28-480-013	7042 ADA DEPOT DR	12/6/2023	\$ 625,000.00	0.000%	\$625,000	\$323,300	0.517
41-15-28-480-022	7075 ADA DEPOT DR	9/1/2023	\$ 550,000.00	0.000%	\$550,000	\$234,200	0.426
41-15-28-480-018	7047 ADA DEPOT DR	7/20/2023	\$ 515,000.00	0.000%	\$515,000	\$227,900	0.443
41-15-34-105-009	7340 THORNAPPLE RIVER	6/30/2023	\$ 675,000.00	0.000%	\$675,000	\$303,000	0.449
41-15-34-105-011	7370 THORNAPPLE RIVER I	6/2/2023	\$ 600,000.00	0.000%	\$600,000	\$326,600	0.544
41-15-28-480-017	7041 ADA DEPOT DR	5/9/2023	\$ 475,000.00	0.000%	\$475,000	\$213,500	0.449
41-15-28-480-024	7097 ADA DEPOT DR	3/3/2023	\$ 408,000.00	0.000%	\$408,000	\$206,100	0.505
41-15-28-480-012	7054 ADA DEPOT DR	2/3/2023	\$ 610,000.00	0.000%	\$610,000	\$317,700	0.521
41-15-28-480-011	7056 ADA DEPOT DR	11/4/2022	\$ 607,138.00	0.000%	\$607,138	\$323,300	0.532
41-15-28-480-009	7064 ADA DEPOT DR	8/1/2022	\$ 580,000.00	0.000%	\$580,000	\$313,100	0.540
41-15-28-480-010	7062 ADA DEPOT DR	5/19/2022	\$ 570,000.00	0.000%	\$570,000	\$319,000	0.560
Aggregate Ratio:							0.500
Standard Deviation:							0.048
Coefficient of Dispersion :							8.02%
Price Related Differential:							0.997