

Neighborhoods Used: 4064.4064 ROYAL OAK ES/THORN WD/BUTTRICK

939 BUTTRICK AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-34-376-039	03/26/2024 4064	401	799,999	161,756
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CUSTOM BLT	85	638,243	360,606
				1.770



✓

4825 AYLESWORTH ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-31-305-028	08/18/2023 4064	401	375,000	166,034
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI/TRI-LEVEL	69	208,966	147,596
				1.416



✓

7594 FASE ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-34-179-011	01/26/2023 4064	401	320,000	142,186
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	PRE WAR 1940	65	177,814	146,713
				1.212



✓

910 THORNAPPLE RIVER DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-34-376-038	12/19/2022 4064	401	385,000	193,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	191,600	168,150
				1.139



✓

11 PATTERSON AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-31-352-017	11/10/2022 4064	401	405,000	217,823
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI/TRI-LEVEL	55	187,177	173,285
				1.080



✓

7606 FASE ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-34-327-004	08/24/2022 4064	401	351,500	120,091
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	73	231,409	143,820
				1.609



✓

910 THORNAPPLE RIVER DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-34-376-001	07/08/2022 4064	001	395,000	287,274
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	107,726	168,150
				0.641



not used

910 THORNAPPLE RIVER DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-34-376-038	07/08/2022 4064	401	395,000	193,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	201,600	168,150
				1.199



not used

07/10/2024
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ECF Analysis for: 11 - ADA TOWNSHIP

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DB: Ada Twp 2025

Neighborhoods Used: 4064.4064 ROYAL OAK ES/THORN WD/BUTTRICK

7687 FASE ST SE

Parcel Number

41-15-34-401-025

Company Style

Le Family RANCH

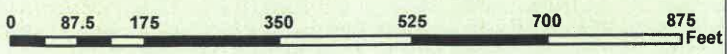
** Valid Sale	** Class	AdjSalePrice	LandValue
06/15/2022 4064	401	325,000	139,268
%Good	ResidualValue	CostByManual	E.C.F.
52	185,732	95,117	1.953



<<<<<<	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	1.235(2)	1.235(2)	1.235(2)	1.235(2)	1.235(2)	1.235(2)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CUSTOM BLT	1.770(1)	1.770(1)	1.770(1)	1.770(1)	1.770(1)	1.770(1)
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)
DUTCH/CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOCAL ME 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	1.212(1)	1.212(1)	1.212(1)	1.212(1)	1.212(1)	1.212(1)
RANCH	1.235(5)	1.235(5)	1.235(5)	1.235(5)	1.235(5)	1.235(5)
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 4064 #1
Ada Township, Kent County, Michigan



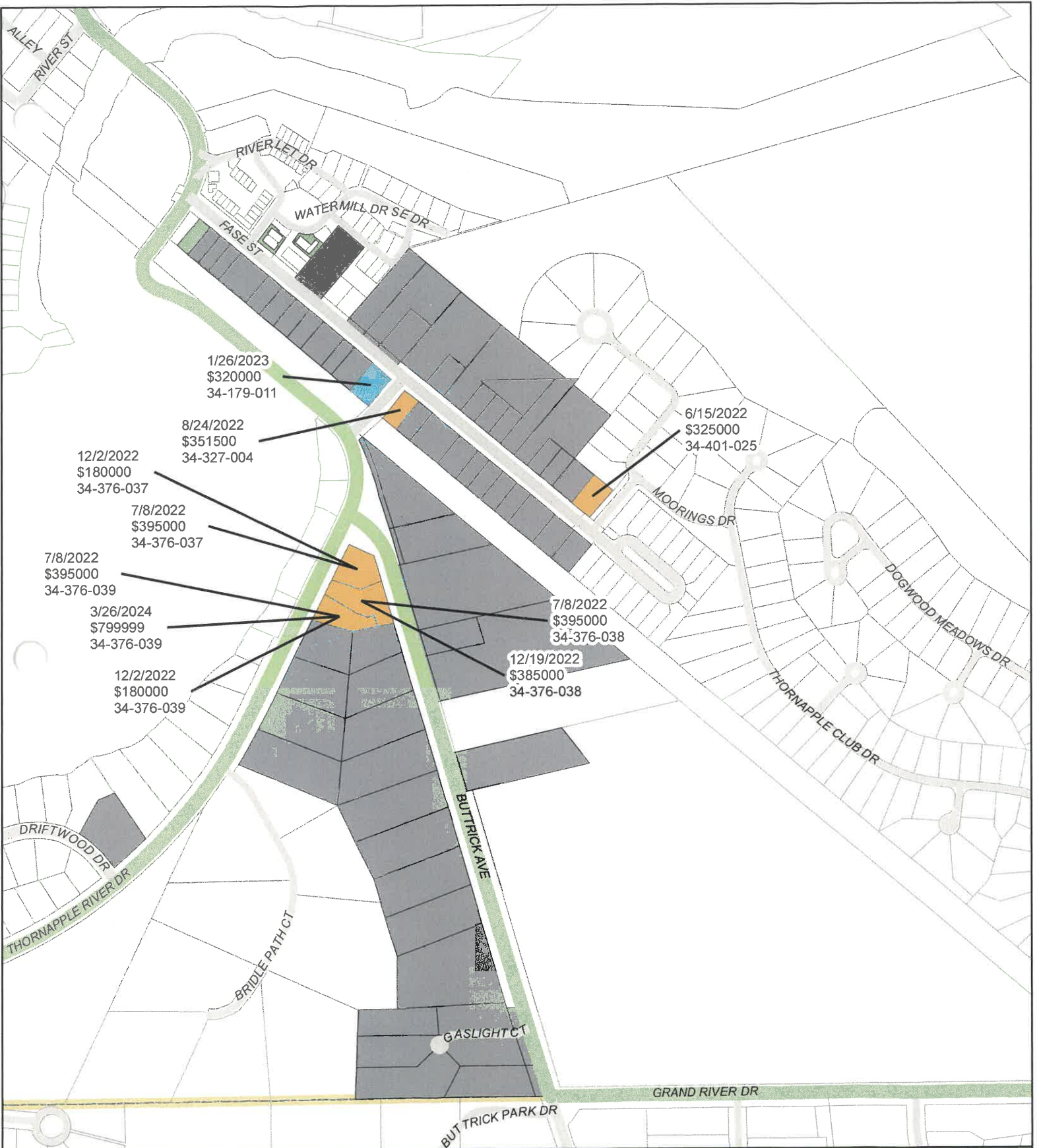
Legend

Parcels Sales 4/1/22 to 3/31/24

Year

- 2022
- 2023
- 2024
- Parcels w/ECF





Neighborhood 4064 #2

Ada Township, Kent County, Michigan

0 162.5 325 650 975 1,300 1,625 Feet

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



F.s for Neighborhood: 4064 '4064 ROYAL OAK ES/THORN WD/BUTTRICK'

ROYAL OAK ESTATES/THORN WOOD/BUTTRICK

Residential	: 1.092
Town Homes/Duplexes:	1.092
Mobile Homes	: 1.092
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 4064

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
41-15-31-305-028	4825 AYLESWORTH ST SE	08/18/23	\$375,000	0.000%	\$375,000	\$13,948	\$184,156	\$176,896	\$144,398	1.225
41-15-34-179-011	7594 FASE ST SE	01/26/23	\$320,000	0.000%	\$320,000	\$8,646	\$161,793	\$149,561	\$143,386	1.043
41-15-34-376-038	910 THORNAPPLE RIVER D	12/19/22	\$385,000	0.000%	\$385,000	\$5,913	\$227,311	\$151,776	\$164,140	0.925
41-15-31-352-017	1100 PATTERSON AVE SE	11/10/22	\$405,000	0.000%	\$405,000	\$8,724	\$253,431	\$142,845	\$168,882	0.846
41-15-34-327-004	7606 FASE ST SE	08/24/22	\$351,500	0.000%	\$351,500	\$5,941	\$138,345	\$207,214	\$128,425	1.614
41-15-34-401-025	7687 FASE ST SE	06/15/22	\$325,000	0.000%	\$325,000	\$2,071	\$166,397	\$156,532	\$92,599	1.690
Totals:								\$984,824	\$841,830	1.170
Standard Deviation:										0.356
Coefficient of Dispersion :										0.25210534
ECF Used:										1.170

ECF Was: 1.092

F.s for Neighborhood: 4064 '4064 ROYAL OAK ES/THORN WD/BUTTRICK'

ROYAL OAK ESTATES/THORN WOOD/BUTTRICK

Residential : 1.170
Town Homes/Duplexes: 1.170
Mobile Homes : 1.170
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

RATIO TEST NBH 4064

AV RATIO TEST NBH 4064							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
41-15-31-305-028	4825 AYLESWORTH ST SE	08/18/23	\$375,000	0.000%	\$375,000	\$183,500	0.489
41-15-34-179-011	7594 FASE ST SE	01/26/23	\$320,000	0.000%	\$320,000	\$169,100	0.528
41-15-34-376-038	910 THORNAPPLE RIVER D	12/19/22	\$385,000	0.000%	\$385,000	\$212,600	0.552
41-15-31-352-017	1100 PATTERSON AVE SE	11/10/22	\$405,000	0.000%	\$405,000	\$229,900	0.568
41-15-34-327-004	7606 FASE ST SE	08/24/22	\$351,500	0.000%	\$351,500	\$147,300	0.419
41-15-34-401-025	7687 FASE ST SE	06/15/22	\$325,000	0.000%	\$325,000	\$138,400	0.426
Aggregate Ratio:							0.500
Standard Deviation:							0.064
Coefficient of Dispersion :							10.29%
Price Related Differential:							0.994