

07/10/2024
02:13 PM

ECF Analysis for: 11 - ADA TOWNSHIP

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DB: Ada Twp 2025

Neighborhoods Used: 4072.4072 ADA MEADOW

728 WEST WOODMEADE CT SE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-31-327-016		10/31/2022	4072	401	478,000	156,699
Occancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Sir. Family	SEMICUSTOM BLT	68	321,301	264,332	1.216	



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ECF Analysis for: 11 - ADA TOWNSHIP

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DB: Ada Twp 2025

Neighborhoods Used: 4072.4072 ADA MEADOW

1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
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Single Family E.C.F. : 1.216 (1)
 Moderate Home E.C.F. : 1.000 (0)
 Total Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

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<<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>>
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Starting Date: 04/01/2022

Ending Date: 03/31/2024

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): 4072 - 4072 ADA MEADOW

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 4072
Ada Township, Kent County, Michigan

0 90 180 360 540 720 900 Feet

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



F.s for Neighborhood: 4072 '4072 ADA MEADOW'

R2 ZONING

Residential	: 1.128
Town Homes/Duplexes	: 1.128
Mobile Homes	: 1.128
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 4072

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
41-15-31-327-016	728 WEST WOODMEADE C	10/31/22	\$478,000	0.000%	\$478,000	\$7,968	\$177,190	\$292,842	\$258,534	1.133
Totals:								\$292,842	\$258,534	1.133
Standard Deviation:										#DIV/0!
Coefficient of Dispersion :										0
ECF Used:										1.133

ECF Was: 1.128

Factors for Neighborhood: 4072 '4072 ADA MEADOW'

R2 ZONING

Residential	: 1.133
Town Homes/Duplexes	: 1.133
Mobile Homes	: 1.133
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

ADA TOWNSHIP

AV RATIO TEST NBH 4072

AV RATIO TEST NBH 4072							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
41-15-31-327-016	728 WEST WOODMEADE C	10/31/22	\$478,000	0.000%	\$478,000	\$239,000	0.500
						Aggregate Ratio:	0.500
						Standard Deviation:	#DIV/0!
						Coefficient of Dispersion :	0.00%
						Price Related Differential:	1.000