

Neighborhoods Used: 4100.4100 FH NORTH

3300 EGYPT VALLEY AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-04-151-003	02/07/2024 4100	401	1,000,000	347,277
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CUSTOM BLT	69	652,723	781,716
				E.C.F. 0.835



6731 3 MILE RD NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-04-300-015	05/27/2022 4100	401	475,000	328,557
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	55	146,443	168,570
				E.C.F. 0.869



02:35 PM

ECF Analysis for: 11 - ADA TOWNSHIP

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DB: Ada Twp 2025

Neighborhoods Used: 4100.4100 FH NORTH

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

Single Family E.C.F. : 0.841 (2)
Mobile Home E.C.F. : 1.000 (0)
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): 4100 - 4100 FH NORTH

Max # of Res. Buildings: 10

Minimum E.C.F., (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

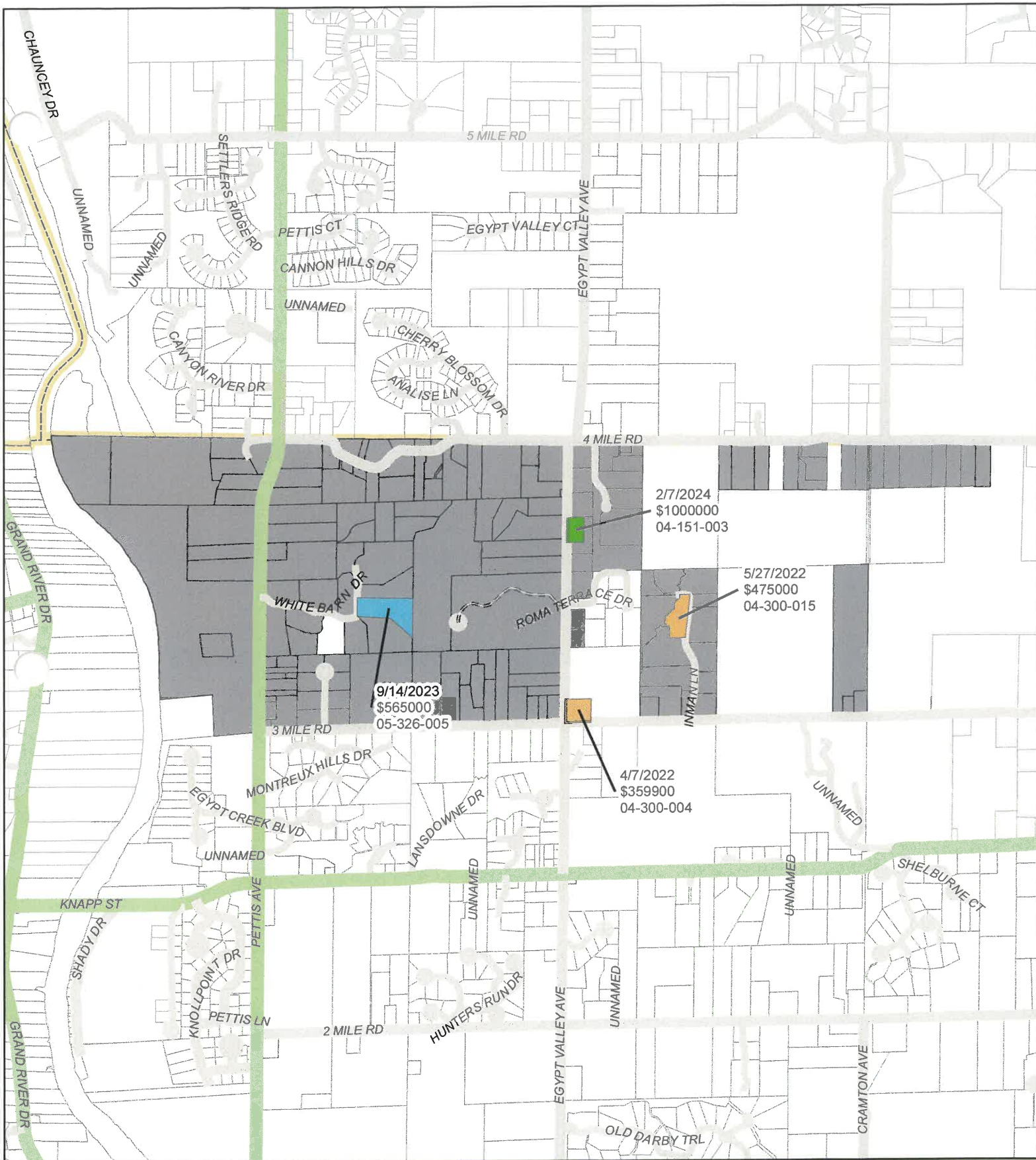
Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

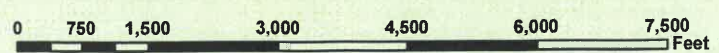
Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00



Neighborhood 4100
Ada Township, Kent County, Michigan



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

- 2022
- 2023
- 2024
- Parcels w/ECF



F.s for Neighborhood: 4100 '4100 FH NORTH '

FOREST HILLS SCHOOLS NORTH OF 3 MILE

Residential	: 0.948
Town Homes/Duplexes:	0.948
Mobile Homes	: 0.948
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 4100

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
41-15-04-151-003	3300 EGYPT VALLEY AVE N	02/07/24	\$1,000,000	0.000%	\$1,000,000	\$51,577	\$297,673	\$650,750	\$776,057	0.839
41-15-04-300-015	6731 3 MILE RD NE	05/27/22	\$475,000	0.000%	\$475,000	\$2,317	\$328,793	\$143,890	\$164,288	0.876
Totals:								\$794,640	\$940,345	0.845
Standard Deviation:										0.026
Coefficient of Dispersion :										0.021760899
ECF Used:										0.845

ECF Was: .948

E. s for Neighborhood: 4100 '4100 FH NORTH '

FOREST HILLS SCHOOLS NORTH OF 3 MILE

Residential	: 0.845
Town Homes/Duplexes:	0.845
Mobile Homes	: 0.845
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 4100

[illegible]