

Neighborhoods Used: 4110.4110 FHC-1 FH NW CENTRAL

1871 GRAND RIVER DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-18-101-006	03/29/2024 4110	401	535,000	243,656
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	49	267,245	144,302
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	24099	13013	1.852	



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2255 EGYPT VALLEY AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-08-426-015	01/12/2024 4110	401	585,000	337,485
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	240,690	112,271
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	6825	3184	2.144	



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1370 CRAMTON AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-15-300-005	11/30/2023 4110	401	384,500	191,030
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM RAN	53	193,470	209,254
				0.925



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2040 GRAND RIVER DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-07-326-011	10/19/2023 4110	401	540,000	209,211
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	56	330,789	154,381
				2.143



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2003 PETTIS AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-07-428-003	10/04/2023 4110	401	370,000	112,903
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	PRE WAR 1940	50	232,391	112,257
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	24706	11934	2.070	



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1370 CRAMTON AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-15-300-005	09/11/2023 4110	401	350,000	191,030
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM RAN	53	158,970	209,254
				0.760



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2255 EGYPT VALLEY AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-08-426-015	06/01/2023 4110	401	355,700	337,485
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	50	17,715	112,884
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	500	3184	0.157	



not used

5385 KNAPP ST NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-07-401-001	03/28/2023 4110	001	625,000	367,514
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	PRE WAR 1940	50	242,083	190,448
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	15403	12118	1.271	



not used

Neighborhoods Used: 4110.4110 FHC-1 FH NW CENTRAL

5385 KNAPP ST NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-15-07-401-002 03/28/2023 4110 401 625,000 365,313
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family PRE WAR 1940 50 244,152 190,448 1.282
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 15535 12118 1.282



6150 3 MILE RD NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-15-08-201-002 02/03/2023 4110 401 1,300,000 472,089
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STY 70 808,135 321,693 2.512
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 19776 7872 2.512



7563 LEONARD ST NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-15-15-300-019 06/29/2022 4110 401 880,000 315,709
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family SEMICUSTOM BLT 52 564,291 418,028 1.350

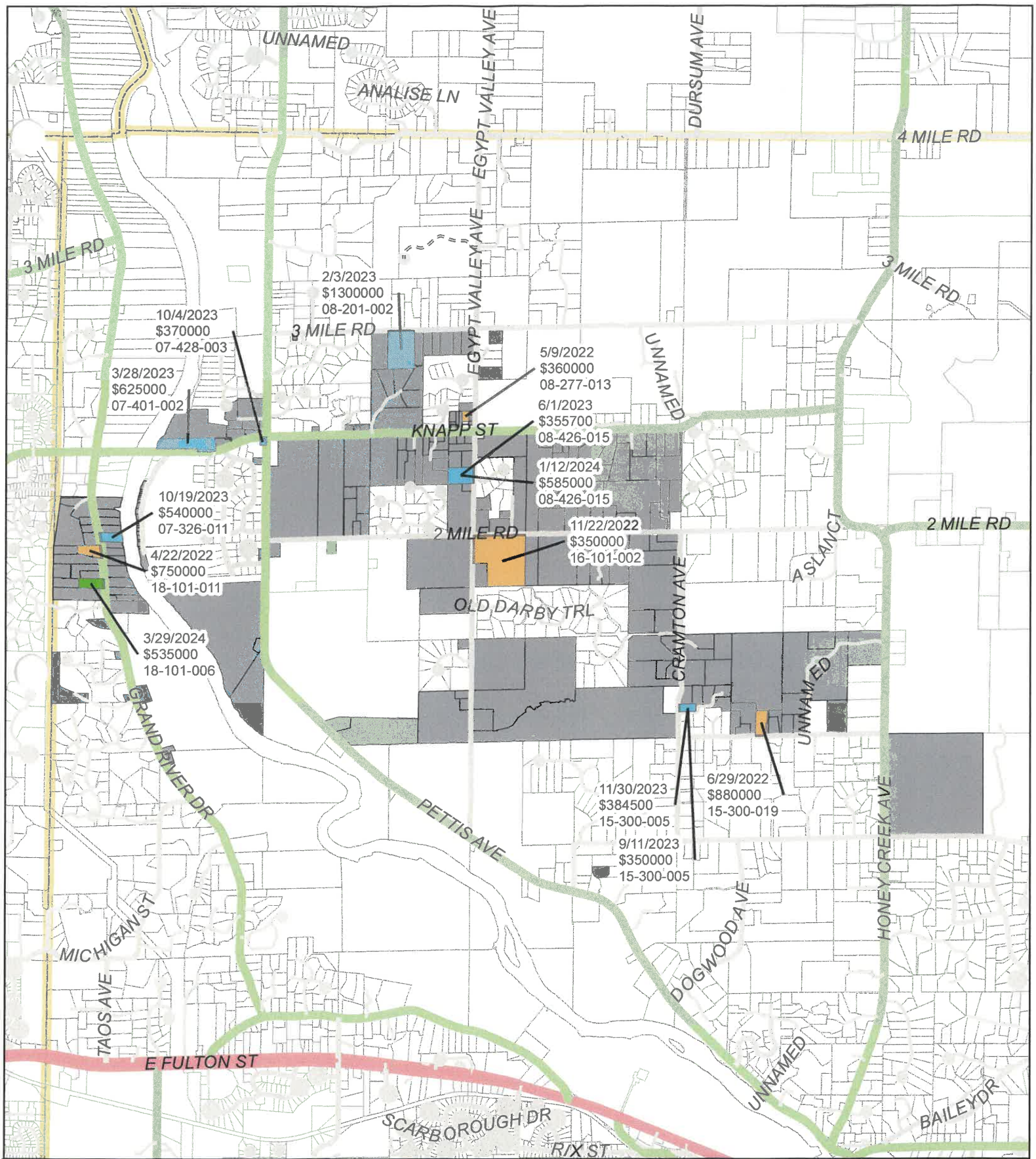


6355 KNAPP ST NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-15-08-277-013 05/09/2022 4110 401 360,000 136,032
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 67 223,968 194,834 1.150



1999 GRAND RIVER DR NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-15-18-101-011 04/22/2022 4110 401 750,000 272,584
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 54 477,416 206,655 2.310





Neighborhood 4110

Ada Township, Kent County, Michigan

0 1,125 2,250 4,500 6,750 9,000 11,250 Feet

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



F.s for Neighborhood: 4110 '4110 FHC-1 FH NW CENTRAL'

NORTHWEST CENTRAL AREA/FOREST HILLS SCHOOLS

Residential : 1.175
Town Homes/Duplexes: 1.175
Mobile Homes : 1.175
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 4110

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
41-15-18-101-006	1871 GRAND RIVER DR NE	03/29/24	\$535,000	0.000%	\$535,000	\$6,016	\$307,626	\$221,358	\$156,356	1.416
41-15-08-426-015	2255 EGYPT VALLEY AVE N	01/12/24	\$585,000	0.000%	\$585,000	\$5,538	\$429,580	\$149,882	\$112,345	1.334
41-15-15-300-005	1370 CRAMTON AVE NE	11/30/23	\$384,500	0.000%	\$384,500	\$8,288	\$236,310	\$139,902	\$163,048	0.858
41-15-07-326-011	2040 GRAND RIVER DR NE	10/19/23	\$540,000	0.000%	\$540,000	\$4,367	\$264,409	\$271,224	\$150,544	1.802
41-15-07-401-002	5385 KNAPP ST NE	03/28/23	\$625,000	0.000%	\$625,000	\$4,737	\$465,060	\$155,203	\$197,491	0.786
41-15-08-201-002	6150 3 MILE RD NE	02/03/23	\$1,300,000	0.000%	\$1,300,000	\$9,446	\$606,185	\$684,369	\$405,293	1.689
41-15-15-300-019	7563 LEONARD ST NE	06/29/22	\$880,000	0.000%	\$880,000	\$43,885	\$350,320	\$485,795	\$407,056	1.193
41-15-08-277-013	6355 KNAPP ST NE	05/09/22	\$360,000	0.000%	\$360,000	\$1,645	\$173,948	\$184,407	\$190,302	0.968
Totals:								\$2,292,140	\$1,782,641	1.286
Standard Deviation:										0.375
Coefficient of Dispersion :										0.240818757
ECF Used:										1.286

ECF Was: 1.175

F.s for Neighborhood: 4110 '4110 FHC-1 FH NW CENTRAL'

NORTHWEST CENTRAL AREA/FOREST HILLS SCHOOLS

Residential	: 1.286
Town Homes/Duplexes:	1.286
Mobile Homes	: 1.286
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 4110

Aggregate Ratio:	0.499
Standard Deviation:	0.065
Coefficient of Dispersion :	10.71%
Price Related Differential:	1.029