

Neighborhoods Used: 4130.4130 FH EAST

8380 CONSERVATION ST NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-23-326-013	01/05/2024 4130	401	860,000	183,655
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	94	676,345	540,376
				E.C.F. 1.252



8775 BAILEY DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-26-227-020	12/22/2023 4130	401	772,000	230,896
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CUSTOM RANCH	82	541,104	484,416
				E.C.F. 1.117



465 PINE LAND DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-35-100-005	12/22/2023 4130	401	370,000	226,882
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	54	138,426	163,547
Agricultural Buildings:				E.C.F. 0.846
		4692	5544	0.846



8548 CONSERVATION ST NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-23-410-005	11/10/2023 4130	401	750,000	125,067
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STY	79	624,933	320,734
				E.C.F. 1.948



8 WILDERNESS TRL NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-26-100-039	09/19/2023 4130	401	888,500	380,345
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CUSTOM RANCH	56	508,155	582,119
				E.C.F. 0.873



8003 WILDERNESS TRL NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-23-351-018	07/27/2023 4130	401	1,400,000	262,847
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CUSTOM BLT	95	1,137,153	812,317
				E.C.F. 1.400



506 PINE LAND DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-35-100-072	06/20/2023 4130	401	780,000	273,681
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	89	506,319	404,111
				E.C.F. 1.253



8595 BAILEAU OAKS DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-26-251-022	03/03/2023 4130	401	550,000	315,896
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	LOG HOME BLT	64	234,104	507,932
				E.C.F. 0.461



Neighborhoods Used: 4130.4130 FH EAST

8729 GLEN NEVIS RD NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-26-276-006	03/01/2023 4130	401	463,000	202,868
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	260,132	146,857	1.771



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684 HONEY CREEK AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-23-301-016	12/13/2022 4130	401	400,000	300,691
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	50	97,620	168,973	0.578
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1689	2924	0.578	



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8380 CONSERVATION ST NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-23-326-013	12/07/2022 4130	401	824,500	183,655
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	94	640,845	540,376	1.186



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8749 BAILEY DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-26-276-026	10/28/2022 4130	001	565,000	458,096
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	103,768	311,845	0.333
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	3136	9426	0.333	



not used

8 BAILEY DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-26-276-028	10/28/2022 4130	401	565,000	276,251
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	280,278	311,845	0.899
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	8471	9426	0.899	



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484 HONEY CREEK AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-23-351-008	09/02/2022 4130	401	1,300,000	181,636
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	97	1,118,364	856,448	1.306



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8749 BAILEY DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-26-276-026	07/19/2022 4130	001	797,000	458,096
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	328,961	311,845	1.055
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	9943	9426	1.055	



don't use

8132 BAILEY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-26-300-019	05/17/2022 4130	401	525,000	138,850
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	76	386,150	231,270	1.670



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Neighborhoods Used: 4130.4130 FH EAST

484 HONEY CREEK AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-23-351-008	05/10/2022 4130	401	806,000	181,636
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CUSTOM BLT	97	624,364	856,448
				E.C.F. 0.729



don't
use

8075 BAILEY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-26-300-003	04/26/2022 4130	001	675,000	373,937
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	59	301,063	311,506
				E.C.F. 0.966



don't
use

8075 BAILEY DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-26-300-085	04/26/2022 4130	401	675,000	303,446
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	59	371,554	311,506
				E.C.F. 1.193



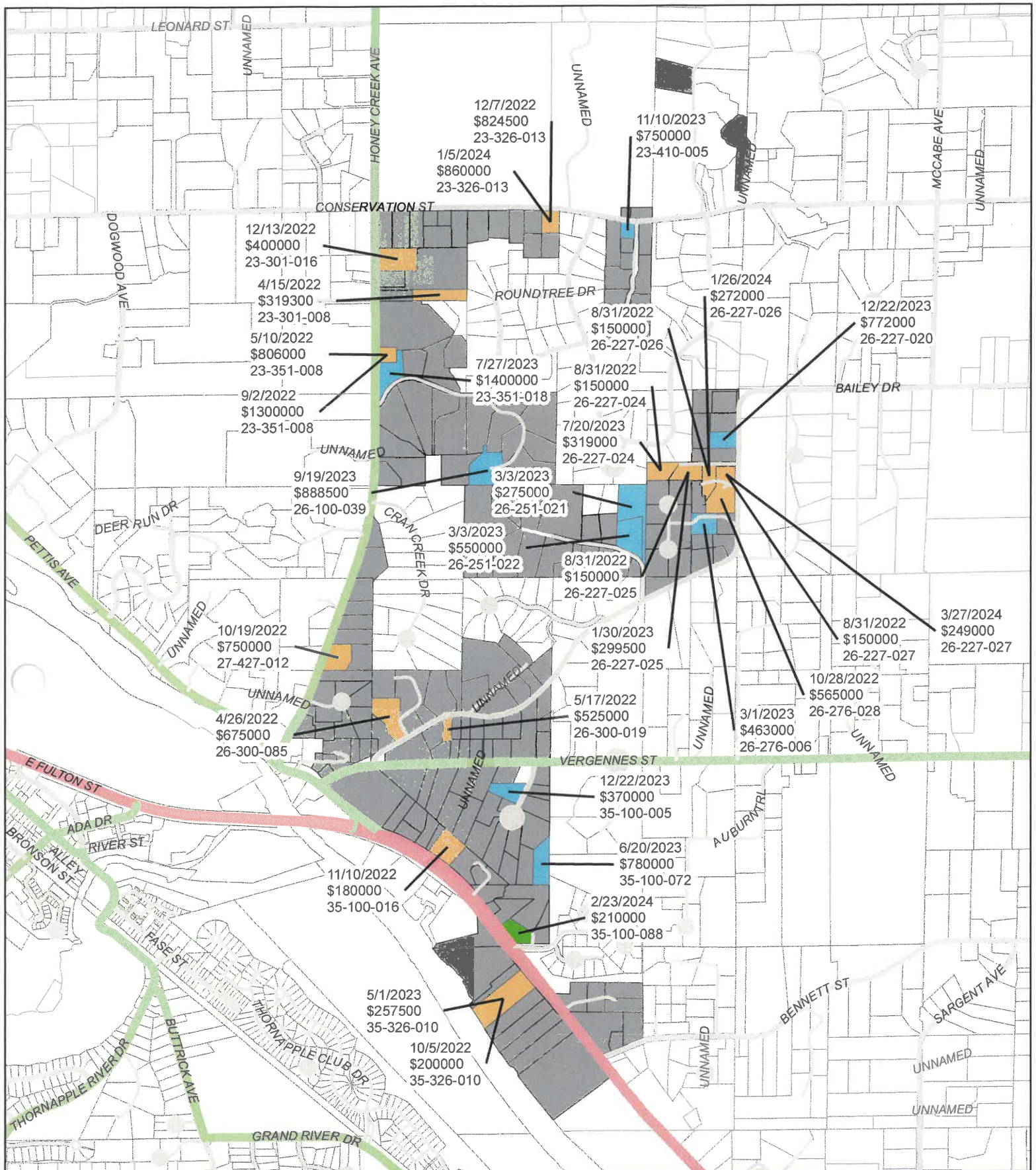
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644 HONEY CREEK AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-23-301-008	04/15/2022 4130	401	319,300	260,652
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	55,656	174,165
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	2992	9362	0.320	



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F.s for Neighborhood: 4130 '4130 FH EAST'

RR ZONING

Residential	: 1.090
Town Homes/Duplexes:	1.090
Mobile Homes	: 1.090
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 4130

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
41-15-23-326-013	8380 CONSERVATION ST N	01/05/24	\$860,000	0.000%	\$860,000	\$0	\$215,795	\$644,205	\$530,734	1.214
41-15-26-227-020	8775 BAILEY DR NE	12/22/23	\$772,000	0.000%	\$772,000	\$30,117	\$235,222	\$506,661	\$475,049	1.067
41-15-35-100-005	465 PINE LAND DR SE	12/22/23	\$370,000	0.000%	\$370,000	\$7,020	\$258,133	\$104,847	\$164,807	0.636
41-15-26-100-039	8400 WILDERNESS TRL NE	09/19/23	\$888,500	0.000%	\$888,500	\$39,459	\$399,139	\$449,902	\$567,489	0.793
41-15-23-351-018	8003 WILDERNESS TRL NE	07/27/23	\$1,400,000	0.000%	\$1,400,000	\$22,506	\$281,947	\$1,095,547	\$797,914	1.373
41-15-26-276-006	8729 GLEN NEVIS RD NE	03/01/23	\$463,000	0.000%	\$463,000	\$9,164	\$227,318	\$226,518	\$142,966	1.584
41-15-23-301-016	684 HONEY CREEK AVE NE	12/13/22	\$400,000	0.000%	\$400,000	\$9,875	\$341,362	\$48,763	\$167,234	0.292
41-15-23-326-013	8380 CONSERVATION ST N	12/07/22	\$824,500	0.000%	\$824,500	\$0	\$215,795	\$608,705	\$530,734	1.147
41-15-27-427-012	156 HONEY CREEK AVE SE	10/19/22	\$750,000	0.000%	\$750,000	\$16,859	\$277,784	\$455,357	\$558,127	0.816
41-15-23-351-008	484 HONEY CREEK AVE NE	09/02/22	\$1,300,000	0.000%	\$1,300,000	\$20,987	\$188,354	\$1,090,659	\$841,436	1.296
41-15-26-300-019	8132 BAILEY DR SE	05/17/22	\$525,000	0.000%	\$525,000	\$2,332	\$160,354	\$362,314	\$226,563	1.599
41-15-26-300-085	8075 BAILEY DR SE	04/26/22	\$675,000	0.000%	\$675,000	\$11,968	\$342,147	\$320,885	\$303,958	1.056
Totals:								\$5,914,363	\$5,307,010	1.114
Standard Deviation:										0.387
Coefficient of Dispersion :										0.267669084
ECF Used:										1.114

ECF Was: 1.090

Facts for Neighborhood: 4130 '4130 FH EAST'

RR ZONING

Residential	: 1.114
Town Homes/Duplexes:	1.114
Mobile Homes	: 1.114
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 4130

AV RATIO TEST NBH 4130							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
41-15-23-326-013	8380 CONSERVATION ST N	01/05/24	\$860,000	0.000%	\$860,000	\$403,500	0.469
41-15-26-227-020	8775 BAILEY DR NE	12/22/23	\$772,000	0.000%	\$772,000	\$397,300	0.515
41-15-35-100-005	465 PINE LAND DR SE	12/22/23	\$370,000	0.000%	\$370,000	\$224,200	0.606
41-15-26-100-039	8400 WILDERNESS TRL NE	09/19/23	\$888,500	0.000%	\$888,500	\$535,400	0.603
41-15-23-351-018	8003 WILDERNESS TRL NE	07/27/23	\$1,400,000	0.000%	\$1,400,000	\$596,700	0.426
41-15-26-276-006	8729 GLEN NEVIS RD NE	03/01/23	\$463,000	0.000%	\$463,000	\$197,900	0.427
41-15-23-301-016	684 HONEY CREEK AVE NE	12/13/22	\$400,000	0.000%	\$400,000	\$268,700	0.672
41-15-23-326-013	8380 CONSERVATION ST N	12/07/22	\$824,500	0.000%	\$824,500	\$403,500	0.489
41-15-27-427-012	156 HONEY CREEK AVE SE	10/19/22	\$750,000	0.000%	\$750,000	\$457,300	0.610
41-15-23-351-008	484 HONEY CREEK AVE NE	09/02/22	\$1,300,000	0.000%	\$1,300,000	\$573,400	0.441
41-15-26-300-019	8132 BAILEY DR SE	05/17/22	\$525,000	0.000%	\$525,000	\$207,500	0.395
41-15-26-300-085	8075 BAILEY DR SE	04/26/22	\$675,000	0.000%	\$675,000	\$346,400	0.513

Aggregate Ratio: 0.500

Standard Deviation: 0.089

Coefficient of Dispersion : 14.47%

Price Related Differential: 1.028