

Neighborhoods Used: 4150.4150 CLEMENTS MILL

335 HASKINS CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-32-102-027	02/16/2024 4150	401	575,000	167,028
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	73	407,972	272,789
				E.C.F. 1.496



512 HARTFIELD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-31-227-044	02/09/2024 4150	401	660,100	167,119
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	74	492,981	394,791
				E.C.F. 1.249



5740 Highbury Dr SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-32-102-266	01/22/2024 4150	401	545,000	168,440
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	79	376,560	345,828
				E.C.F. 1.089



5587 Highbury Dr SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-32-102-280	09/15/2023 4150	401	631,000	219,849
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	78	411,151	362,906
				E.C.F. 1.133



7 ABBEY MILL CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-31-227-085	06/09/2023 4150	401	415,000	169,440
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	75	245,560	306,689
				E.C.F. 0.801



5405 MAPLE HILL AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-31-227-100	05/26/2023 4150	401	441,000	167,596
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	75	273,404	260,560
				E.C.F. 1.049



420 HASKINS CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-32-102-125	05/19/2023 4150	401	643,500	174,070
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	76	469,430	448,297
				E.C.F. 1.047



5453 CLEMWOOD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-31-227-227	02/28/2023 4150	401	582,900	170,554
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	79	412,346	397,441
				E.C.F. 1.038



Neighborhoods Used: 4150.4150 CLEMENTS MILL

5496 Highbury Dr SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-31-227-251	11/23/2022 4150	401	520,000	166,224
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	88	353,776	388,952
				E.C.F. 0.910



5550 CLEMWOOD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-31-227-238	11/10/2022 4150	401	380,000	175,395
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	78	204,605	372,204
				E.C.F. 0.550



5453 HARTFIELD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-31-227-131	09/19/2022 4150	401	510,000	167,126
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	76	342,874	311,611
				E.C.F. 1.100



545 HARTFIELD DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-31-227-049	09/15/2022 4150	401	430,000	167,287
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	77	262,713	292,954
				E.C.F. 0.897



71 MAPLE HILL CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-31-227-077	08/29/2022 4150	401	444,900	167,577
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	76	277,323	313,109
				E.C.F. 0.886



650 Highbury CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-31-227-200	08/10/2022 4150	401	560,000	168,787
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	77	391,213	441,686
				E.C.F. 0.886



5529 CLEMWOOD CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-31-227-231	07/22/2022 4150	401	580,000	167,896
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	79	412,104	395,507
				E.C.F. 1.042



625 SOUTH WHITMAN CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-32-102-150	05/03/2022 4150	401	543,333	166,890
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	77	376,443	361,024
				E.C.F. 1.043



Neighborhoods Used: 4150.4150 CLEMENTS MILL

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
ARCHITECH BLT	0	0	0	0	0	0	0
BI/TRI-LEVEL	0	0	0	0	0	0	0
CAPE COD	0	0	0	0	0	0	0
CUSTOM BLT	0	0	0	0	0	0	0
CUSTOM RANCH	0	0	0	0	0	0	0
DO NOT USE PREM	0	0	0	0	0	0	0
DO NOT USE RPW	0	0	0	0	0	0	0
DUPLEX/CONDO	0	0	0	0	0	0	0
LOG HOME BLT	0	0	0	0	0	0	0
MODULAR CONST	0	0	0	0	0	0	0
ONE/TWO STY	0	0	0	0	0	0	0
PRE WAR 1940	0	0	0	0	0	0	0
RANCH	0	0	0	0	0	0	0
SEMICUSTOM BLT	5,666,347	5,666,347	5,666,347	5,666,347	5,666,347	5,666,347	5,666,347
SEMICUSTOM RAN	0	0	0	0	0	0	0
TWO STY	0	0	0	0	0	0	0
	0	0	0	0	0	0	0

Total Single Family Costs by Manual : 5,666,347

Total Mobile Home Costs by Manual : 0

Total Town Home Costs by Manual : 0

Total Agricultural Costs by Manual : 0

Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
ARCHITECH BLT	0	0	0	0	0	0	0
BI/TRI-LEVEL	0	0	0	0	0	0	0
CAPE COD	0	0	0	0	0	0	0
CUSTOM BLT	0	0	0	0	0	0	0
CUSTOM RANCH	0	0	0	0	0	0	0
DO NOT USE PREM	0	0	0	0	0	0	0
DO NOT USE RPW	0	0	0	0	0	0	0
DUPLEX/CONDO	0	0	0	0	0	0	0
LOG HOME BLT	0	0	0	0	0	0	0
MODULAR CONST	0	0	0	0	0	0	0
ONE/TWO STY	0	0	0	0	0	0	0
PRE WAR 1940	0	0	0	0	0	0	0
RANCH	0	0	0	0	0	0	0
SEMICUSTOM BLT	5,710,455	5,710,455	5,710,455	5,710,455	5,710,455	5,710,455	5,710,455
SEMICUSTOM RAN	0	0	0	0	0	0	0
TWO STY	0	0	0	0	0	0	0
	0	0	0	0	0	0	0

Total Single Family Sale Residual Values : 5,710,455

Total Mobile Home Sale Residual Values : 0

Total Town Home Sale Residual Values : 0

Total Agricultural Sale Residual Values : 0

Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
16	0	9.72	14.79	1.016
After Application of E.C.F.s		9.73	14.79	1.016

<<<<<<	Economic Condition Factor Estimates (# of data points)	>>>>>>
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* 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	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CUSTOM BLT	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
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)
DUPLEX/CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME 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	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SEMICUSTOM BLT	1.008(16)	1.008(16)	1.008(16)	1.008(16)	1.008(16)	1.008(16)
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)

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DB: Ada Twp 2025

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

Single Family E.C.F.	: 1.008	(16)
Multiple Home E.C.F.	: 1.000	(0)
Town Home E.C.F.	: 1.000	(0)
Agricultural E.C.F.	: 1.000	(0)
Commercial E.C.F.	: 1.000	(0)

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): 4150 - 4150 CLEMENTS MILL

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

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

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

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

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

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



Neighborhood 4150 **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: 4150 '4150 CLEMENTS MILL'

Residential : 0.893
Town Homes/Duplexes: 0.893
Mobile Homes : 0.893
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 4150

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
41-15-32-102-027	335 HASKINS CT SE	02/16/24	\$575,000	0.000%	\$575,000	\$6,995	\$204,000	\$364,005	\$273,909	1.329
41-15-31-227-044	512 HARTFIELD DR SE	02/09/24	\$660,100	0.000%	\$660,100	\$14,495	\$204,000	\$441,605	\$397,458	1.111
41-15-32-102-266	5740 HIGHBURY DR SE	01/22/24	\$545,000	0.000%	\$545,000	\$8,301	\$204,000	\$332,699	\$340,714	0.976
41-15-32-102-280	5587 HIGHBURY DR SE	09/15/23	\$631,000	0.000%	\$631,000	\$58,434	\$204,000	\$368,566	\$354,116	1.041
41-15-31-227-085	728 ABBEY MILL CT SE	06/09/23	\$415,000	0.000%	\$415,000	\$9,264	\$204,000	\$201,736	\$300,386	0.672
41-15-31-227-100	5405 MAPLE HILL AVE SE	05/26/23	\$441,000	0.000%	\$441,000	\$7,455	\$204,000	\$229,545	\$274,693	0.836
41-15-32-102-125	420 HASKINS CT SE	05/19/23	\$643,500	0.000%	\$643,500	\$13,798	\$204,000	\$425,702	\$433,170	0.969
41-15-31-227-227	5453 CLEMWOOD CT SE	02/28/23	\$582,900	0.000%	\$582,900	\$10,359	\$204,000	\$368,541	\$392,570	0.939
41-15-31-227-251	5496 HIGHBURY DR SE	11/23/22	\$520,000	0.000%	\$520,000	\$6,116	\$204,000	\$309,884	\$381,728	0.812
41-15-31-227-238	5550 CLEMWOOD CT SE	11/10/22	\$380,000	0.000%	\$380,000	\$15,102	\$204,000	\$160,898	\$366,940	0.438
41-15-31-227-131	5453 HARTFIELD CT SE	09/19/22	\$510,000	0.000%	\$510,000	\$6,995	\$204,000	\$299,005	\$305,239	0.980
41-15-31-227-049	545 HARTFIELD DR SE	09/15/22	\$430,000	0.000%	\$430,000	\$7,155	\$204,000	\$218,845	\$287,015	0.762
41-15-31-227-077	700 MAPLE HILL CT SE	08/29/22	\$444,900	0.000%	\$444,900	\$7,438	\$204,000	\$233,462	\$306,730	0.761
41-15-31-227-200	650 HIGHBURY CT SE	08/10/22	\$560,000	0.000%	\$560,000	\$8,625	\$204,000	\$347,375	\$431,060	0.806
41-15-31-227-231	5529 CLEMWOOD CT SE	07/22/22	\$580,000	0.000%	\$580,000	\$9,987	\$204,000	\$366,013	\$387,643	0.944
41-15-32-102-150	625 SOUTH WHITMAN CT	05/03/22	\$543,333	0.000%	\$543,333	\$6,767	\$204,000	\$332,566	\$353,727	0.940
							\$204,000	\$5,000,447	\$5,593,099	0.894

Standard Deviation: 0.199

Coefficient of Dispersion : 0.15652375

ECF Used: **0.894**

ECF Was: .893

F.s for Neighborhood: 4150 '4150 CLEMENTS MILL'

Residential : 0.894
Town Homes/Duplexes: 0.894
Mobile Homes : 0.893
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 4150

AV RATIO TEST NBH 4150							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
41-15-32-102-027	335 HASKINS CT SE	02/16/24	\$575,000	0.000%	\$575,000	\$227,900	0.396
41-15-31-227-044	512 HARTFIELD DR SE	02/09/24	\$660,100	0.000%	\$660,100	\$286,900	0.435
41-15-32-102-266	5740 HIGHBURY DR SE	01/22/24	\$545,000	0.000%	\$545,000	\$258,400	0.474
41-15-32-102-280	5587 HIGHBURY DR SE	09/15/23	\$631,000	0.000%	\$631,000	\$289,500	0.459
41-15-31-227-085	728 ABBEY MILL CT SE	06/09/23	\$415,000	0.000%	\$415,000	\$240,900	0.580
41-15-31-227-100	5405 MAPLE HILL AVE SE	05/26/23	\$441,000	0.000%	\$441,000	\$228,500	0.518
41-15-32-102-125	420 HASKINS CT SE	05/19/23	\$643,500	0.000%	\$643,500	\$305,200	0.474
41-15-31-227-227	5453 CLEMWOOD CT SE	02/28/23	\$582,900	0.000%	\$582,900	\$282,700	0.485
41-15-31-227-251	5496 HIGHBURY DR SE	11/23/22	\$520,000	0.000%	\$520,000	\$275,700	0.530
41-15-31-227-238	5550 CLEMWOOD CT SE	11/10/22	\$380,000	0.000%	\$380,000	\$273,600	0.720
41-15-31-227-131	5453 HARTFIELD CT SE	09/19/22	\$510,000	0.000%	\$510,000	\$241,900	0.474
41-15-31-227-049	545 HARTFIELD DR SE	09/15/22	\$430,000	0.000%	\$430,000	\$233,900	0.544
41-15-31-227-077	700 MAPLE HILL CT SE	08/29/22	\$444,900	0.000%	\$444,900	\$242,800	0.546
41-15-31-227-200	650 HIGHBURY CT SE	08/10/22	\$560,000	0.000%	\$560,000	\$299,000	0.534
41-15-31-227-231	5529 CLEMWOOD CT SE	07/22/22	\$580,000	0.000%	\$580,000	\$280,300	0.483
41-15-32-102-150	625 SOUTH WHITMAN CT	05/03/22	\$543,333	0.000%	\$543,333	\$263,500	0.485
Aggregate Ratio:							0.500
Standard Deviation:							0.073
Coefficient of Dispersion :							10.62%
Price Related Differential:							1.017