

Neighborhoods Used: 4155.4155 FHE-2 FH SOUTHEAST

1229 SARGENT AVE SE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-19-01-100-031 02/27/2024 4155 401 700,000 299,838
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 66 400,162 339,285 1.179



8615 BENNETT ST SE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-15-35-400-042 01/10/2024 4155 401 349,900 156,077
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 59 184,427 132,010 1.397
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 9396 6725 1.397



8643 FULTON ST E
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-19-02-227-003 11/09/2023 4155 401 366,000 162,995
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family SEMICUSTOM RAN 53 203,005 232,554 0.873



8815 FULTON ST E
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-19-01-100-021 10/13/2023 4155 401 325,000 231,209
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 53 93,791 128,271 0.731



8 BENNETT ST SE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-15-35-400-069 08/17/2023 4155 401 630,000 184,033
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CUSTOM RANCH 78 445,967 402,700 1.107



1551 SARGENT AVE SE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-19-01-100-048 06/30/2023 4155 401 600,000 295,380
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CAPE COD 55 299,262 165,448 1.809
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 5358 2962 1.809



8956 FULTON ST E
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-19-01-100-057 04/28/2022 4155 401 650,000 362,044
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 63 287,956 229,439 1.255



1443 SARGENT AVE SE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-19-01-100-042 10/03/2022 4155 401 530,000 295,192
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 63 234,808 229,636 1.023



Neighborhoods Used: 4155.4155 FHE-2 FH SOUTHEAST

8802 BENNETT ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-36-300-005	06/15/2022 4155	401	305,000	58,712
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CAPE COD	65	246,288	149,681
				E.C.F. 1.645



849 PINE VALLEY AVE SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-35-400-062	05/12/2022 4155	401	699,900	199,840
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	90	478,302	381,616
				E.C.F. 1.253
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	21758	17360	1.253	



8700 BENNETT ST SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-35-400-067	04/27/2022 4155	401	740,000	238,283
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CUSTOM BLT	95	501,717	539,559
				E.C.F. 0.930



03:55 PM

ECF Analysis for: 11 - ADA TOWNSHIP

Page: 4/4

DB: Ada Twp 2025

Neighborhoods Used: 4155.4155 FHE-2 FH SOUTHEAST

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

Single Family E.C.F. : 1.152 (11)
Multiple Home E.C.F. : 1.000 (0)
Tenement Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.350 (3)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>>
```

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): 4155 - 4155 FHE-2 FH SOUTHEAST

Max # of Res. Buildings: 10

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

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

Max # of Ag. Buildings: 30

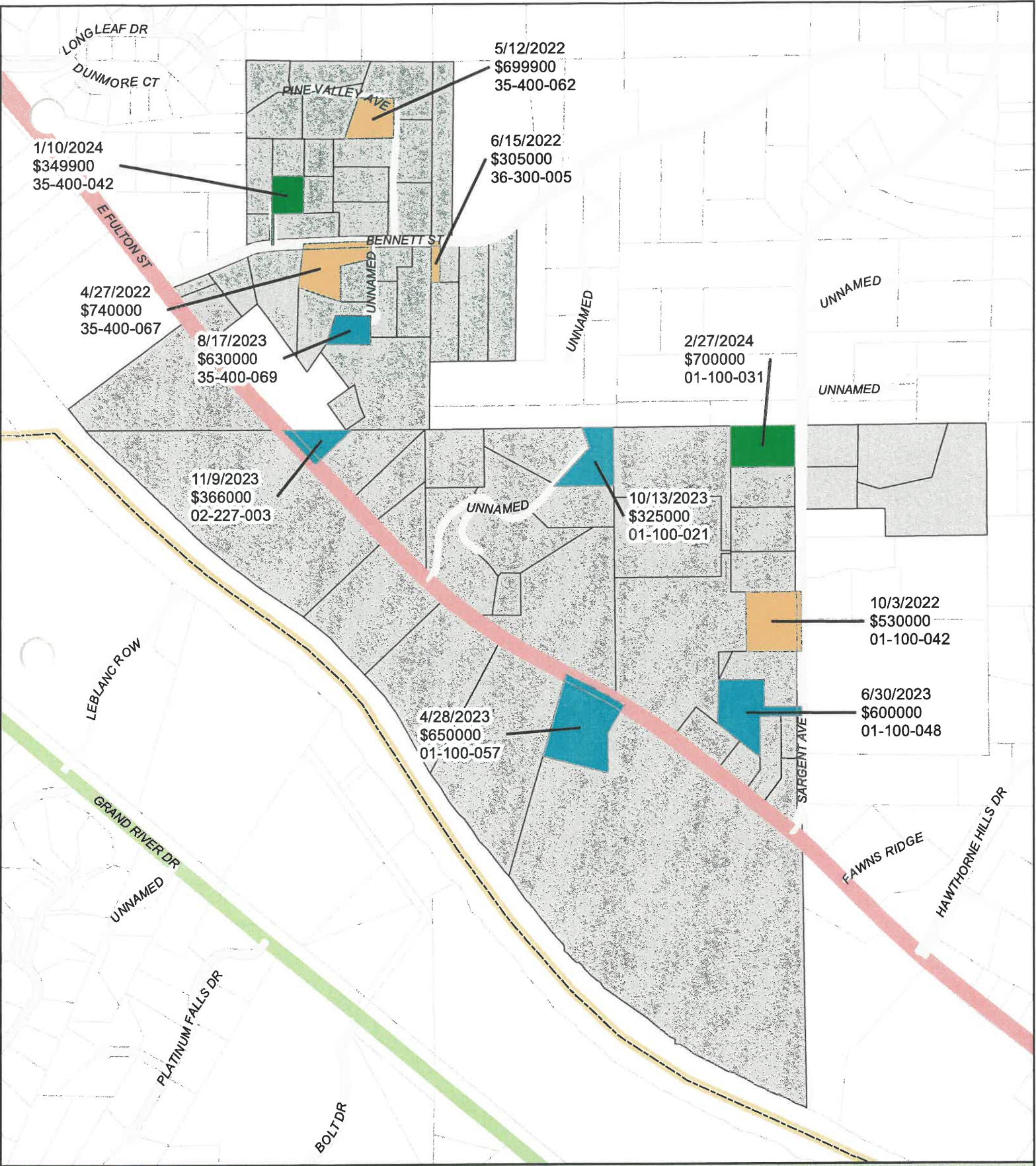
Minimum E.C.F. (Agricultural): 0.10

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

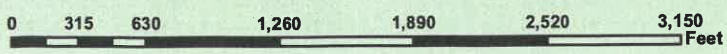
Max # of C/I Buildings: 30

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

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



Neighborhood 4155
Ada Township, Kent County, Michigan



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

- 2022
- 2023
- 2024
- Parcels w/ECF

ADA
REGIS

F.s for Neighborhood: 4155 '4155 FHE-2 FH SOUTHEAST'

AG ZONING/ NORTH OF RIVER

Residential	: 1.033
Town Homes/Duplexes:	1.033
Mobile Homes	: 1.033
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 4155

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
41-19-01-100-031	1229 SARGENT AVE SE	02/27/24	\$700,000	0.000%	\$700,000	\$39,947	\$272,885	\$387,168	\$339,285	1.141
41-15-35-400-042	8615 BENNETT ST SE	01/10/24	\$349,900	0.000%	\$349,900	\$11,033	\$152,297	\$186,570	\$138,735	1.345
41-19-02-227-003	8643 FULTON ST E	11/09/23	\$366,000	0.000%	\$366,000	\$6,318	\$164,511	\$195,171	\$232,554	0.839
41-19-01-100-021	8815 FULTON ST E	10/13/23	\$325,000	0.000%	\$325,000	\$10,063	\$232,203	\$82,734	\$128,271	0.645
41-15-35-400-069	8730 BENNETT ST SE	08/17/23	\$630,000	0.000%	\$630,000	\$20,999	\$171,186	\$437,815	\$402,700	1.087
41-19-01-100-057	8956 FULTON ST E	04/28/23	\$650,000	0.000%	\$650,000	\$15,472	\$363,901	\$270,627	\$229,439	1.180
41-19-01-100-042	1443 SARGENT AVE SE	10/03/22	\$530,000	0.000%	\$530,000	\$12,329	\$297,005	\$220,666	\$229,636	0.961
41-15-35-400-062	849 PINE VALLEY AVE SE	05/12/22	\$699,900	0.000%	\$699,900	\$17,150	\$191,825	\$490,925	\$398,976	1.230
41-15-35-400-067	8700 BENNETT ST SE	04/27/22	\$740,000	0.000%	\$740,000	\$7,727	\$242,083	\$490,190	\$539,559	0.909
Totals:								\$2,761,866	\$2,639,153	1.046
Standard Deviation:										0.218
Coefficient of Dispersion :										0.162701344
ECF Was: 1.033										ECF Used: 1.046

41-19-01-100-048	1551 SARGENT AVE SE OUTLIER	06/30/23	\$600,000	\$0	\$600,000	\$6,702	\$303,111	\$290,187	\$168,410	1.723
------------------	--------------------------------	----------	-----------	-----	-----------	---------	-----------	-----------	-----------	-------

F.s for Neighborhood: 4155 '4155 FHE-2 FH SOUTHEAST'

AG ZONING/ NORTH OF RIVER

Residential	: 1.046
Town Homes/Duplexes:	1.046
Mobile Homes	: 1.046
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 4155

AV RATIO TEST NBH 4155							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
41-19-01-100-031	1229 SARGENT AVE SE	02/27/24	\$700,000	0.000%	\$700,000	\$333,900	0.477
41-15-35-400-042	8615 BENNETT ST SE	01/10/24	\$349,900	0.000%	\$349,900	\$154,200	0.441
41-19-02-227-003	8643 FULTON ST E	11/09/23	\$366,000	0.000%	\$366,000	\$207,000	0.566
41-19-01-100-021	8815 FULTON ST E	10/13/23	\$325,000	0.000%	\$325,000	\$188,200	0.579
41-15-35-400-069	8730 BENNETT ST SE	08/17/23	\$630,000	0.000%	\$630,000	\$306,700	0.487
41-19-01-100-057	8956 FULTON ST E	04/28/23	\$650,000	0.000%	\$650,000	\$309,700	0.476
41-19-01-100-042	1443 SARGENT AVE SE	10/03/22	\$530,000	0.000%	\$530,000	\$274,800	0.518
41-15-35-400-062	849 PINE VALLEY AVE SE	05/12/22	\$699,900	0.000%	\$699,900	\$313,000	0.447
41-15-35-400-067	8700 BENNETT ST SE	04/27/22	\$740,000	0.000%	\$740,000	\$407,100	0.550
Aggregate Ratio:							0.500
Standard Deviation:							0.051
Coefficient of Dispersion :							8.89%
Price Related Differential:							1.010