

Neighborhoods Used: 4180.4180 FH WEST

101 CARL DR NE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-30-251-006		01/11/2024	4180	401	274,600	192,620
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	PRE WAR 1940	49	81,980	182,568	0.449	



RR ✓

55 LANDALL LN SE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-30-401-010		12/14/2023	4180	401	420,000	217,400
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	54	202,600	175,167	1.157	



RR ✓

5951 GRAND RIVER DR NE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-29-126-007		10/31/2023	4180	401	750,000	376,642
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	PRE WAR 1940	56	372,334	185,314	2.009	
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.	
			1024	510	2.009	



RR ✓

5355 FULTON ST E

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-30-226-017		10/13/2023	4180	401	1,500,000	461,909
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM BLT	63	1,038,091	750,157	1.384	



RR ✓

21 ROLLINGBROOK DR NE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-30-201-011		10/10/2023	4180	401	600,000	192,730
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	SEMICUSTOM BLT	72	407,270	281,828	1.445	



RR ✓

5357 FULTON ST E

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-30-226-023		09/09/2023	4180	401	1,700,000	273,927
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM BLT	96	1,426,073	969,775	1.471	



RR ✓

185 TAOS AVE NE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-30-151-015		06/29/2023	4180	401	630,000	282,703
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	SEMICUSTOM BLT	61	335,805	328,254	1.023	
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.	
			11492	11234	1.023	



RR ✓

480 STEKETEE AVE NE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-19-300-054		06/16/2023	4180	401	1,100,000	318,873
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	SEMICUSTOM BLT	87	781,127	560,316	1.394	



RR ✓

Neighborhoods Used: 4180.4180 FH WEST

749 GRAND RIVER DR NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-15-19-400-016 05/12/2023 4180 401 795,000 336,430
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STY 53 424,738 263,025 1.615
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 33832 20951 1.615



RR ✓

240 TAOS AVE NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-15-30-125-013 05/12/2023 4180 401 2,060,000 580,209
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CUSTOM BLT 77 1,479,791 1,430,820 1.034



RR ✓

702 HIDDEN COVE NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-15-19-425-002 04/14/2023 4180 401 890,000 252,319
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family SEMICUSTOM BLT 92 637,681 550,152 1.159



H.R.P ✓

5807 FULTON ST E
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-15-29-176-005 03/31/2023 4180 401 360,000 194,911
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 49 165,089 139,315 1.185



RR ✓

70 ADA DR SE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-15-33-401-026 02/24/2022 4180 401 720,000 251,912
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 72 468,088 340,031 1.377



RR ✓

5374 FULTON ST E
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-15-30-401-004 09/02/2022 4180 001 462,250 330,162
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 54 132,088 175,167 0.754



not used

55 LANDALL LN SE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-15-30-401-010 09/02/2022 4180 401 462,250 217,400
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 54 244,850 175,167 1.398



RR not used

6286 GRAND RIVER DR NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-15-29-200-008 07/19/2022 4180 401 350,000 308,843
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 49 36,660 95,600 0.383
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 4497 11727 0.383



RR ✓

08/07/2024
03:56 PM

ECF Analysis for: 11 - ADA TOWNSHIP

Page: 3/5
DB: Ada Twp 2025

Neighborhoods Used: 4180.4180 FH WEST

622 STEKETEE AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-19-300-061	07/13/2022 4180	401	1,350,000	387,647
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CUSTOM RANCH	74	962,353	751,702
				1.280



RR ✓

6986 ADA DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-33-401-010	06/03/2022 4180	401	325,000	130,347
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	57	194,653	129,732
				1.500



RR ✓

132 ROLLINGBROOK DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-30-201-004	04/27/2022 4180	401	555,000	189,929
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	76	365,071	311,587
				1.172



RR ✓

145 ROLLINGBROOK DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-30-201-018	04/14/2022 4180	401	650,000	253,138
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	SEMICUSTOM BLT	74	396,862	437,184
				0.908



RR ✓

9. GRAND RIVER DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-19-200-025	04/11/2022 4180	401	785,000	260,240
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CUSTOM RANCH	62	492,036	384,874
				1.278
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	32724	25597	1.278	



RR ✓

03:56 PM

ECF Analysis for: 11 - ADA TOWNSHIP

Page: 5/5

DB: Ada Twp 2025

Neighborhoods Used: 4180.4180 FH WEST

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

Single Family E.C.F. : 1.235 (21)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.194 (5)
Commercial E.C.F. : 1.000 (0)

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<<<<<<<<<<<<          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): 4180 - 4180 FH WEST

Max # of Res. Buildings: 10

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

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

Max # of Ag. Buildings: 30

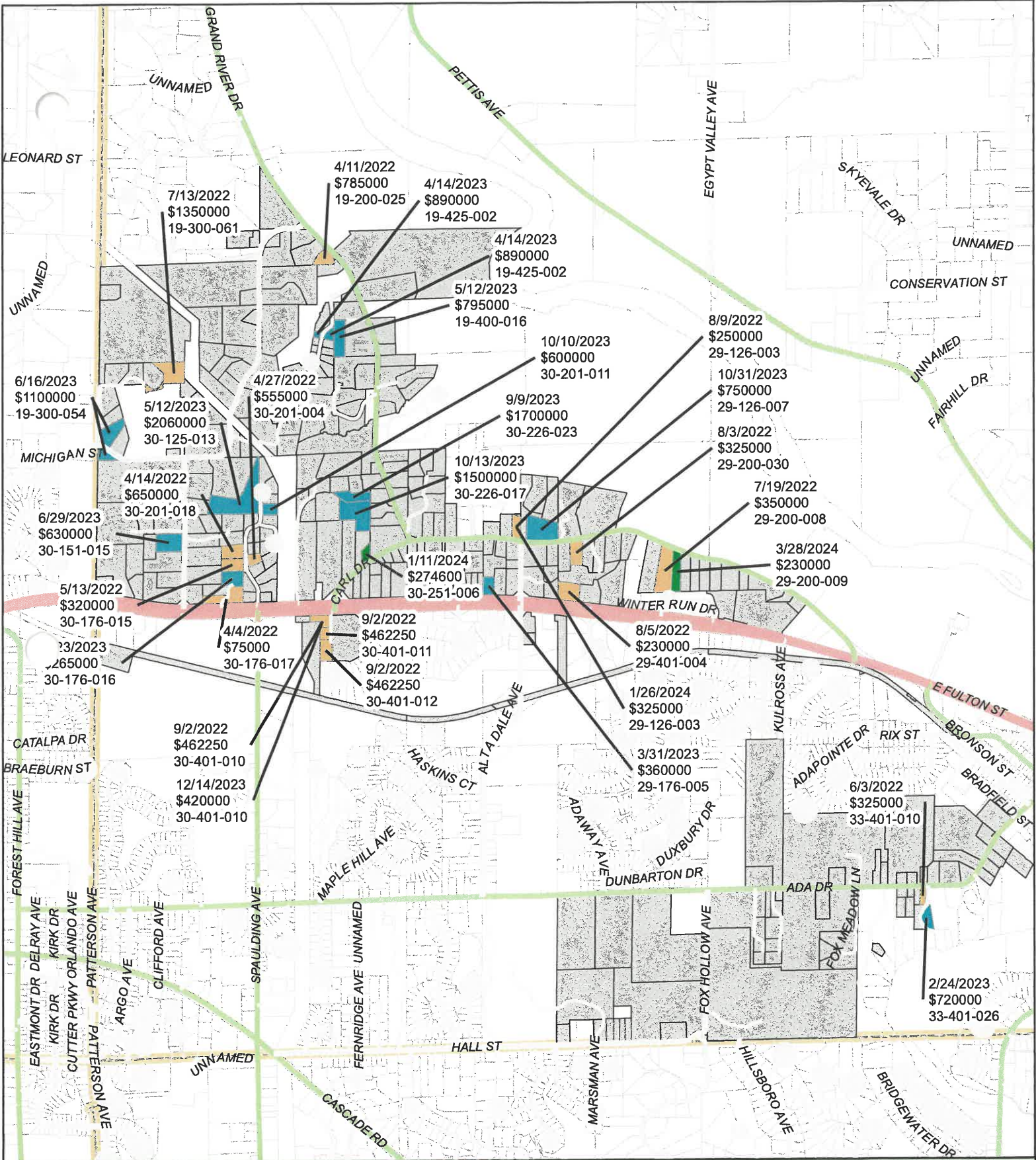
Minimum E.C.F. (Agricultural): 0.10

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



F.s for Neighborhood: 4180 '4180 FH WEST'

RR ZONING/ SOUTH OF RIVER

Residential	: 1.001
Town Homes/Duplexes	: 1.001
Mobile Homes	: 1.001
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 4180

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
41-15-30-401-010	55 LANDALL LN SE	12/14/23	\$420,000	0.000%	\$420,000	\$6,982	\$245,488	\$167,530	\$175,167	0.956
41-15-30-226-017	5355 FULTON ST E	10/13/23	\$1,500,000	0.000%	\$1,500,000	\$74,788	\$451,641	\$973,571	\$750,157	1.298
41-15-30-201-011	252 ROLLINGBROOK DR NE	10/10/23	\$600,000	0.000%	\$600,000	\$7,387	\$216,234	\$376,379	\$281,828	1.335
41-15-30-226-023	5357 FULTON ST E	09/09/23	\$1,700,000	0.000%	\$1,700,000	\$30,981	\$283,437	\$1,385,582	\$969,775	1.429
41-15-30-151-015	185 TAOS AVE NE	06/29/23	\$630,000	0.000%	\$630,000	\$9,304	\$318,965	\$301,731	\$339,488	0.889
41-15-19-300-054	480 STEKETEE AVE NE	06/16/23	\$1,100,000	0.000%	\$1,100,000	\$15,385	\$354,070	\$730,545	\$560,316	1.304
41-15-19-400-016	749 GRAND RIVER DR NE	05/12/23	\$795,000	0.000%	\$795,000	\$35,215	\$351,417	\$408,368	\$283,976	1.438
41-15-30-125-013	240 TAOS AVE NE	05/12/23	\$2,060,000	0.000%	\$2,060,000	\$84,799	\$570,395	\$1,404,806	\$1,430,820	0.982
41-15-19-425-002	702 HIDDEN COVE NE	04/14/23	\$890,000	0.000%	\$890,000	\$43,581	\$212,811	\$633,608	\$550,152	1.152
41-15-29-176-005	5807 FULTON ST E	03/31/23	\$360,000	0.000%	\$360,000	\$7,813	\$218,281	\$133,906	\$139,315	0.961
41-15-33-401-026	7002 ADA DR SE	02/24/23	\$720,000	0.000%	\$720,000	\$38,278	\$249,239	\$432,483	\$340,031	1.272
41-15-19-300-061	622 STEKETEE AVE NE	07/13/22	\$1,350,000	0.000%	\$1,350,000	\$41,826	\$403,458	\$904,716	\$751,702	1.204
41-15-33-401-010	6986 ADA DR SE	06/03/22	\$325,000	0.000%	\$325,000	\$4,765	\$146,513	\$173,722	\$129,732	1.339
41-15-30-201-004	132 ROLLINGBROOK DR NE	04/27/22	\$555,000	0.000%	\$555,000	\$15,036	\$204,042	\$335,922	\$311,587	1.078
41-15-30-201-018	145 ROLLINGBROOK DR NE	04/14/22	\$650,000	0.000%	\$650,000	\$10,475	\$283,107	\$356,418	\$437,184	0.815
41-15-19-200-025	925 GRAND RIVER DR NE	04/11/22	\$785,000	0.000%	\$785,000	\$30,079	\$268,521	\$486,400	\$410,471	1.185
Totals:								\$9,205,687	\$7,861,701	1.171
								Standard Deviation:		0.196
								Coefficient of Dispersion :		0.138192316
								ECF Used:		1.171

ECF Was: 1.001

41-15-29-200-008	6286 GRAND RIVER DR NE	07/19/22	\$350,000	\$0	\$350,000	\$4,445	\$355,131	(\$9,576)	\$107,327	(0.089)
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F.s for Neighborhood: 4180 '4180 FH WEST'

RR ZONING/ SOUTH OF RIVER

Residential : 1.171
Town Homes/Duplexes: 1.171
Mobile Homes : 1.171
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 4180

Aggregate Ratio:	0.500
Standard Deviation:	0.053
Coefficient of Dispersion :	8.72%
Price Related Differential:	1.010