

Neighborhoods Used: 4186.4186 GREENTREE

262 GREENTREE LANE AVE NE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-23-402-004		08/04/2023	4186	401	475,000	142,740
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM BLT	61	332,260	359,532		0.924



501 GREENTREE LANE AVE NE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-23-440-011		06/30/2023	4186	401	581,000	163,768
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM BLT	55	417,232	321,453		1.298



400 GREENTREE LANE AVE NE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-26-227-006		08/24/2022	4186	401	475,000	211,919
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM BLT	54	263,081	291,734		0.902



269 GREENTREE LANE AVE NE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-23-410-014		05/23/2022	4186	401	860,000	202,314
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM BLT	72	657,686	650,547		1.011



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ECF Analysis for: 11 - ADA TOWNSHIP

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DB: Ada Twp 2025

Neighborhoods Used: 4186.4186 GREENTREE

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

Single Family E.C.F. : 1.029 (4)
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)

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<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
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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): 4186 - 4186 GREENTREE

Max # of Res. Buildings: 10

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

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

Max # of Ag. Buildings: 30

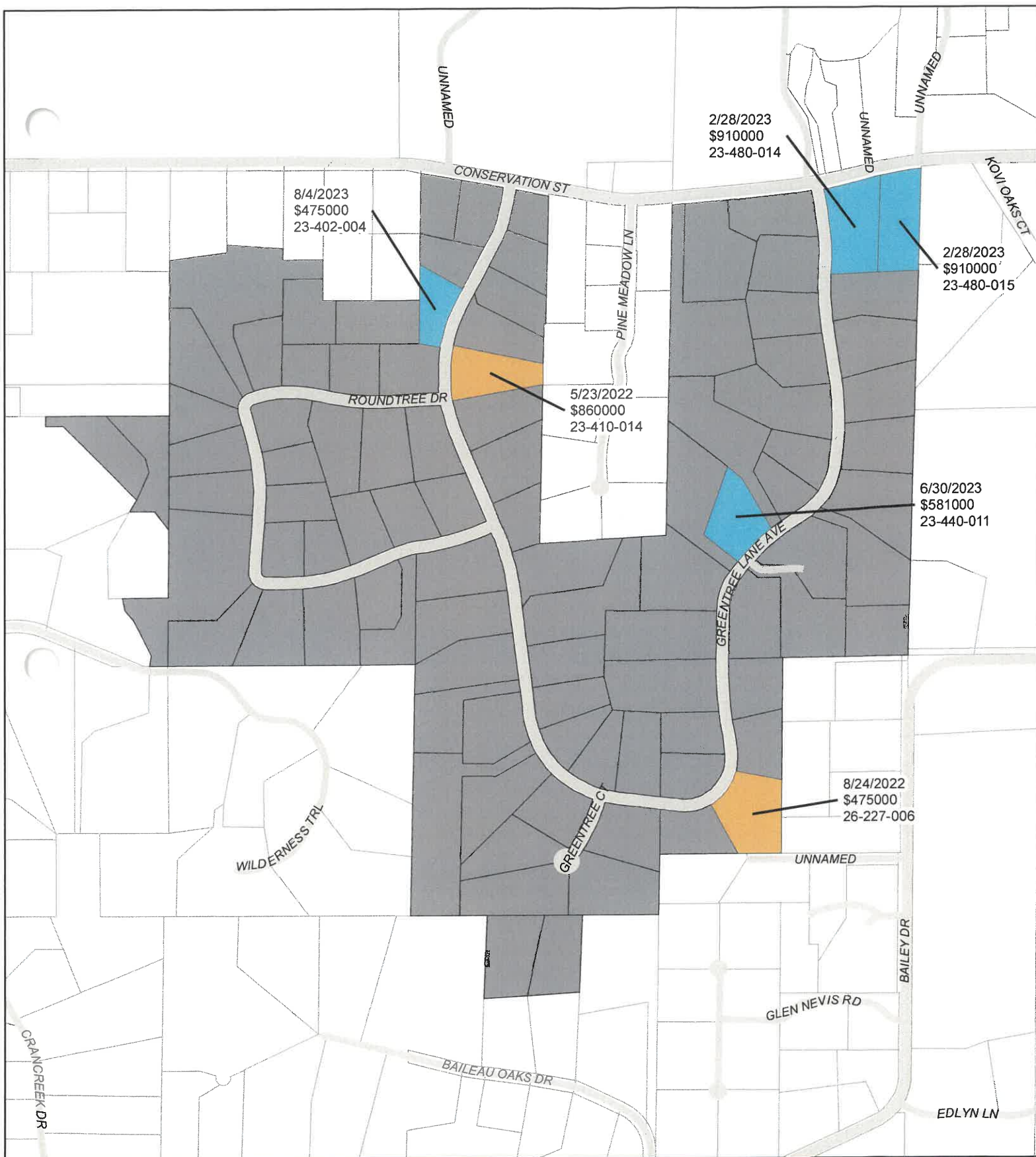
Minimum E.C.F. (Agricultural): 0.10

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 4186

Ada Township, Kent County, Michigan

0 235 470 940 1,410 1,880 2,350 Feet

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



F.s for Neighborhood: 4186 '4186 GREENTREE'

GREENTREE

Residential	: 0.998
Town Homes/Duplexes	: 0.998
Mobile Homes	: 0.998
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 4186

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
41-15-23-402-004	262 GREENTREE LANE AVE	08/04/23	\$475,000	0.000%	\$475,000	\$19,386	\$163,861	\$291,753	\$351,036	0.831
41-15-23-440-011	501 GREENTREE LANE AVE	06/30/23	\$581,000	0.000%	\$581,000	\$8,781	\$206,327	\$365,892	\$313,282	1.168
41-15-23-410-014	269 GREENTREE LANE AVE	05/23/22	\$860,000	0.000%	\$860,000	\$41,437	\$213,503	\$605,060	\$636,817	0.950
Totals:								\$1,262,705	\$1,301,134	0.970
Standard Deviation:										0.171
Coefficient of Dispersion :										0.129716408
ECF Used:										0.970

ECF Was: .998

E.s for Neighborhood: 4186 '4186 GREENTREE'

GREENTREE

Residential	: 0.970
Town Homes/Duplexes	: 0.970
Mobile Homes	: 0.970
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 4186

AV RATIO TEST NBH 4186							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
41-15-23-402-004	262 GREENTREE LANE AVE	08/04/23	\$475,000	0.000%	\$475,000	\$261,900	0.551
41-15-23-440-011	501 GREENTREE LANE AVE	06/30/23	\$581,000	0.000%	\$581,000	\$259,500	0.447
41-15-23-410-014	269 GREENTREE LANE AVE	05/23/22	\$860,000	0.000%	\$860,000	\$436,300	0.507
						Aggregate Ratio:	0.500
						Standard Deviation:	0.053
						Coefficient of Dispersion :	7.25%
						Price Related Differential:	1.004