

07/10/2024
03:22 PM

ECF Analysis for: 11 - ADA TOWNSHIP

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DB: Ada Twp 2025

Neighborhoods Used: 4187.4187 THORNAPPLE BRIDALPATH NO RIVER

7465 BRIDLE PATH CT SE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-34-376-032		06/10/2022	4187	401	675,000	394,109
Occupancy		Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		TWO STY	55	280,891	198,938	1.412



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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.	: 1.412 (1)
Mobile Home E.C.F.	: 1.000 (0)
1 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): 4187 - 4187 THORNAPPLE BRIDALPATH NO RIVER

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 4187
Ada Township, Kent County, Michigan

0 125 250 500 750 1,000 1,250 Feet

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



F.s for Neighborhood: 4187 '4187 THORNAPPLE BRIDALPATH NO RIVER'

Residential : 1.107
Town Homes/Duplexes: 1.107
Mobile Homes : 1.107
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 4187

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
41-15-34-376-032	7465 BRIDLE PATH CT SE	06/10/22	\$675,000	0.000%	\$675,000	\$4,855	\$477,571	\$192,574	\$193,935	0.993
Totals:								\$192,574	\$193,935	0.993
Standard Deviation:										#DIV/0!
Coefficient of Dispersion :										0
ECF Used:										0.993

ECF Was: 1.107

E.s for Neighborhood: 4187 '4187 THORNAPPLE BRIDALPATH NO RIVER'

Residential : 0.993
Town Homes/Duplexes: 0.993
Mobile Homes : 0.993
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 4187

AV RATIO TEST NBH 4187							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
41-15-34-376-032	7465 BRIDLE PATH CT SE	06/10/22	\$675,000	0.000%	\$675,000	\$337,500	0.500
						Aggregate Ratio:	0.500
						Standard Deviation:	#DIV/0!
						Coefficient of Dispersion :	0.00%
						Price Related Differential:	1.000