

Neighborhoods Used: 4189.4189 OLDE RHODES

1099 GREENWOOD FOREST SE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-31-360-001		09/01/2022	4189	401	590,000	209,536
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM BLT	73	380,464	497,940	0.764	



4900 BURRWOOD ST SE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-31-361-001		08/19/2022	4189	401	519,900	226,064
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	SEMICUSTOM BLT	77	293,836	250,121	1.175	



1047 HUCKLEBERRY LN SE

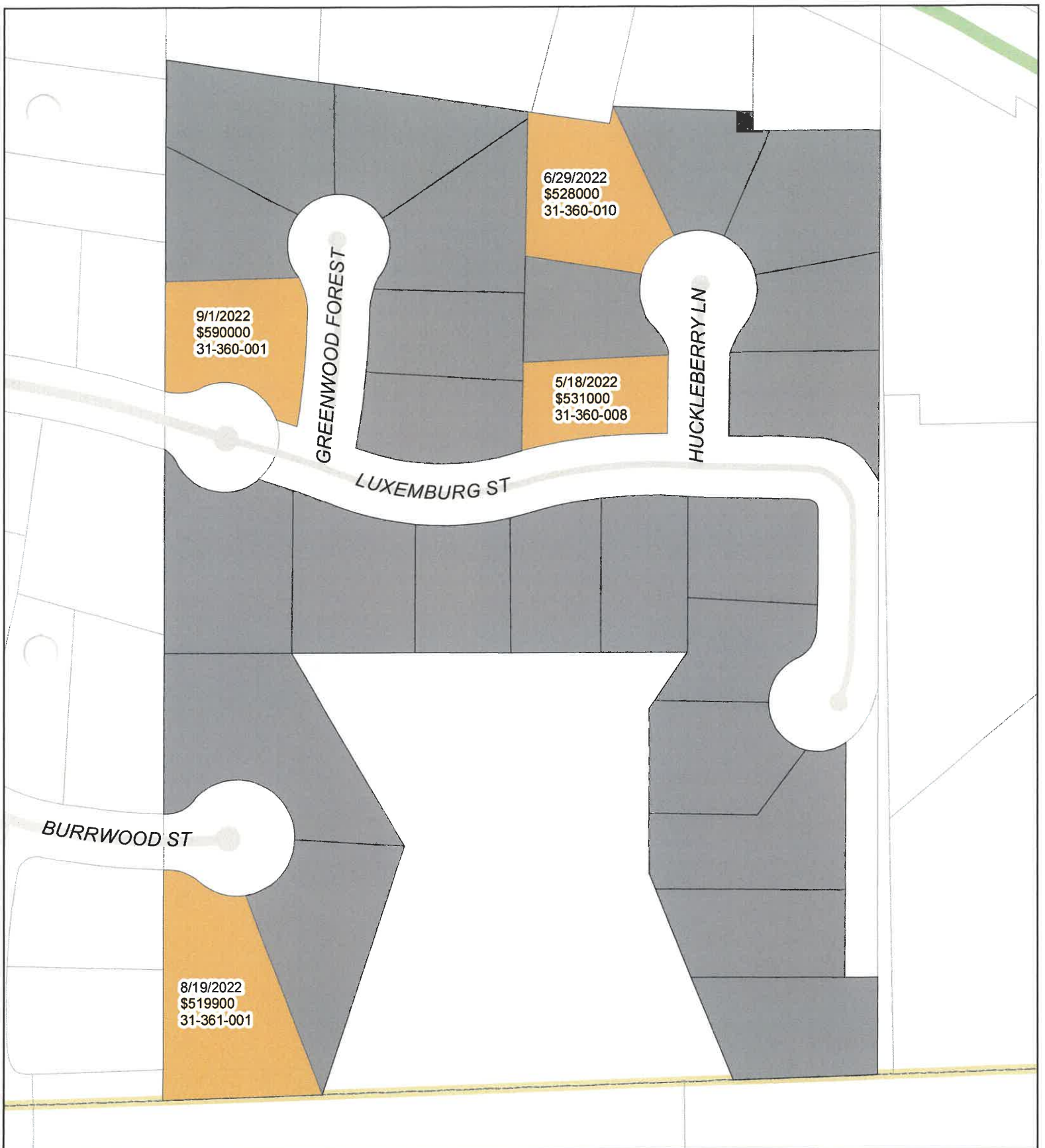
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-31-360-010		06/29/2022	4189	401	528,000	207,265
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	SEMICUSTOM BLT	75	320,735	308,460	1.040	



1089 HUCKLEBERRY LN SE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-31-360-008		05/18/2022	4189	401	531,000	178,043
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	SEMICUSTOM BLT	76	352,957	333,042	1.060	



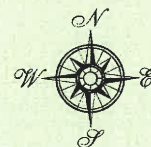


Neighborhood 4189

Ada Township, Kent County, Michigan

0 45 90 180 270 360 450 Feet

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



I s for Neighborhood: 4189 '4189 OLDE RHODES'

Residential : 1.085
Town Homes/Duplexes: 1.085
Mobile Homes : 1.085
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 4189

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
41-15-31-361-001	4900 BURRWOOD ST SE	08/19/22	\$519,900	0.000%	\$519,900	\$8,255	\$227,898	\$283,747	\$245,099	1.158
41-15-31-360-010	1047 HUCKLEBERRY LN SE	06/29/22	\$528,000	0.000%	\$528,000	\$9,560	\$206,815	\$311,625	\$302,183	1.031
41-15-31-360-008	1038 HUCKLEBERRY LN SE	05/18/22	\$531,000	0.000%	\$531,000	\$9,064	\$176,748	\$345,188	\$326,250	1.058
Totals:								\$940,560	\$873,532	1.077
Standard Deviation:										0.067
Coefficient of Dispersion :										0.047483067
ECF Used:										1.077

ECF Was: 1.085

E.s for Neighborhood: 4189 '4189 OLDE RHODES'

Residential : 1.077
Town Homes/Duplexes: 1.077
Mobile Homes : 1.077
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 4189

AV RATIO TEST NBH 4189							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
41-15-31-361-001	4900 BURRWOOD ST SE	08/19/22	\$519,900	0.000%	\$519,900	\$250,100	0.481
41-15-31-360-010	1047 HUCKLEBERRY LN SE	06/29/22	\$528,000	0.000%	\$528,000	\$270,900	0.513
41-15-31-360-008	1089 HUCKLEBERRY LN SE	05/18/22	\$531,000	0.000%	\$531,000	\$268,600	0.506
						Aggregate Ratio:	0.500
						Standard Deviation:	0.017
						Coefficient of Dispersion :	2.50%
						Price Related Differential:	1.000