

Neighborhoods Used: 4205.4205 WEST VILLAGE DEVELOPMENT

439 VILLAGE SPRINGS DR SE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-31-126-091		01/03/2024	4205	401	767,500	229,843
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM BLT	81	537,657	481,969	1.116	



4995 WEST VILLAGE TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-31-126-035		12/01/2023	4205	401	700,000	223,599
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM RANCH	81	476,401	449,954	1.059	



477 MORaine HILL SE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-31-126-040		10/31/2023	4205	401	850,000	264,989
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM BLT	80	585,011	527,873	1.108	



700 VILLAGE SPRINGS DR SE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-31-126-063		03/28/2023	4205	401	761,500	251,663
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM BLT	83	509,837	606,924	0.840	



490 VILLAGE SPRINGS DR SE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-31-126-086		03/01/2023	4205	401	731,000	224,455
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM BLT	81	506,545	544,640	0.930	



4922 MEADOW SPRING TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-31-126-123		07/26/2022	4205	401	925,000	223,557
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM BLT	84	701,443	630,859	1.112	



611 VILLAGE SPRINGS DR SE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-31-126-075		07/18/2022	4205	401	895,000	265,815
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM BLT	82	629,185	591,110	1.064	



4955 MEADOW SPRING TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-31-126-113		07/08/2022	4205	401	900,000	298,462
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM BLT	82	601,538	608,039	0.989	



Neighborhoods Used: 4205.4205 WEST VILLAGE DEVELOPMENT

5084 WEST VILLAGE TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-31-126-133		07/01/2022	4205	401	900,000	224,698
Occ	ncy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Si	Family	CUSTOM BLT	91	675,302	700,245	0.964



6682 BROOKSIDE WOODS CT PVT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-15-28-377-006		05/17/2022	4205	401	660,000	139,778
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CUSTOM BLT	81	520,222	533,442	0.975	



03:28 PM

ECF Analysis for: 11 - ADA TOWNSHIP

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DB: Ada Twp 2025

Neighborhoods Used: 4205.4205 WEST VILLAGE DEVELOPMENT

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

Single Family E.C.F.	:	1.012	(10)
Mobile Home E.C.F.	:	1.000	(0)
Townhome 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): 4205 - 4205 WEST VILLAGE DEVELOPMENT

Max # of Res. Buildings: 10

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

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

Max # of Ag. Buildings: 30

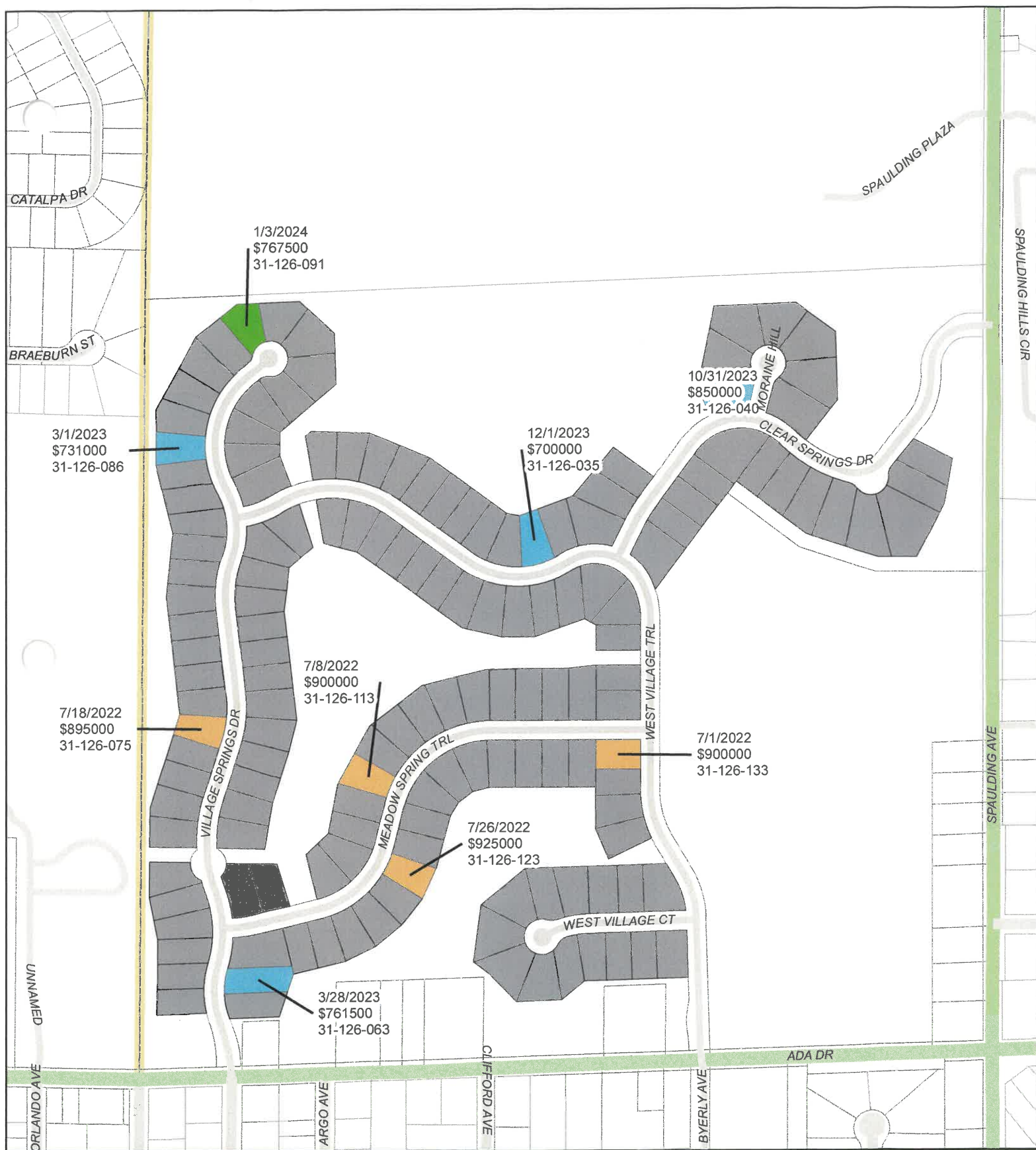
Minimum E.C.F. (Agricultural): 0.10

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 4205 #1

Ada Township, Kent County, Michigan

0 150 300 600 900 1,200 1,500 Feet

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

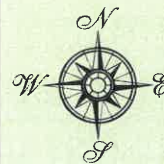




Neighborhood 4205 #2
Ada Township, Kent County, Michigan

0 40 80 160 240 320 400 Feet

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



F.s for Neighborhood: 4205 '4205 WEST VILLAGE DEVELOPMENT'

SITE CONDO/CORNER ADA DR & SPAULDING/SEC 31

Residential	: 0.940
Town Homes/Duplexes	: 0.940
Mobile Homes	: 0.940
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 4205

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
41-15-31-126-091	439 VILLAGE SPRINGS DR	01/03/24	\$767,500	0.000%	\$767,500	\$14,248	\$254,300	\$498,952	\$472,560	1.056
41-15-31-126-035	4995 WEST VILLAGE TRL	12/01/23	\$700,000	0.000%	\$700,000	\$10,078	\$251,944	\$437,978	\$441,129	0.993
41-15-31-126-040	477 MORAINÉ HILL SE	10/31/23	\$850,000	0.000%	\$850,000	\$12,539	\$297,858	\$539,603	\$517,469	1.043
41-15-31-126-063	700 VILLAGE SPRINGS DR	03/28/23	\$761,500	0.000%	\$761,500	\$16,183	\$277,741	\$467,576	\$595,231	0.786
41-15-31-126-086	495 VILLAGE SPRINGS DR	03/01/23	\$731,000	0.000%	\$731,000	\$11,223	\$251,576	\$468,201	\$533,995	0.877
41-15-31-126-123	4922 MEADOW SPRING TR	07/26/22	\$925,000	0.000%	\$925,000	\$13,679	\$247,568	\$663,753	\$629,149	1.055
41-15-31-126-075	611 VILLAGE SPRINGS DR	07/18/22	\$895,000	0.000%	\$895,000	\$58,907	\$242,555	\$593,538	\$579,632	1.024
41-15-31-126-113	4955 MEADOW SPRING TR	07/08/22	\$900,000	0.000%	\$900,000	\$81,875	\$253,563	\$564,962	\$596,224	0.947
41-15-31-126-133	5084 WEST VILLAGE TRL	07/01/22	\$900,000	0.000%	\$900,000	\$14,455	\$248,000	\$637,545	\$687,469	0.927
41-15-28-377-006	6682 BROOKSIDE WOODS	05/17/22	\$660,000	0.000%	\$660,000	\$9,584	\$158,000	\$492,416	\$523,017	0.941
Totals:								\$5,364,124	\$5,575,874	0.962
Standard Deviation:										0.088
Coefficient of Dispersion :										0.071388514
ECF Used:										0.962

ECF Was: .940

F.F.s for Neighborhood: 4205 '4205 WEST VILLAGE DEVELOPMENT'

SITE CONDO/CORNER ADA DR & SPAULDING/SEC 31

Residential	: 0.962
Town Homes/Duplexes:	0.962
Mobile Homes	: 0.962
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 4205

AV RATIO TEST NBH 4205							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
41-15-31-126-091	439 VILLAGE SPRINGS DR S	01/03/24	\$767,500	0.000%	\$767,500	\$361,600	0.471
41-15-31-126-035	4995 WEST VILLAGE TRL	12/01/23	\$700,000	0.000%	\$700,000	\$343,200	0.490
41-15-31-126-040	477 MORAINES HILL SE	10/31/23	\$850,000	0.000%	\$850,000	\$404,100	0.475
41-15-31-126-053	700 VILLAGE SPRINGS DR S	03/28/23	\$761,500	0.000%	\$761,500	\$433,300	0.569
41-15-31-126-086	495 VILLAGE SPRINGS DR S	03/01/23	\$731,000	0.000%	\$731,000	\$388,300	0.531
41-15-31-126-123	4922 MEADOW SPRING TR	07/26/22	\$925,000	0.000%	\$925,000	\$433,200	0.468
41-15-31-126-075	611 VILLAGE SPRINGS DR S	07/18/22	\$895,000	0.000%	\$895,000	\$429,500	0.480
41-15-31-126-113	4955 MEADOW SPRING TR	07/08/22	\$900,000	0.000%	\$900,000	\$454,500	0.505
41-15-31-126-133	5084 WEST VILLAGE TRL	07/01/22	\$900,000	0.000%	\$900,000	\$461,900	0.513
41-15-28-377-006	6682 BROOKSIDE WOODS	05/17/22	\$660,000	0.000%	\$660,000	\$335,400	0.508
Aggregate Ratio:							0.500
Standard Deviation:							0.031
Coefficient of Dispersion :							4.85%
Price Related Differential:							1.002