

Neighborhoods Used: 4250.4250 HIGHER END HOMES

4844 SUMMERIDGE CT NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-19-152-031	02/29/2024 4250	401	1,195,000	474,760
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ARCHITECH BLT	73	720,240	1,151,874
				0.625



951 SKYEVALE DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-21-205-003	02/26/2024 4250	401	1,800,000	426,517
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ARCHITECH BLT	80	1,373,483	1,359,787
				1.010



309 PRESERVATION DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-29-102-006	12/21/2023 4250	401	977,000	366,128
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CUSTOM BLT	76	610,872	843,171
				0.724



1030 AUTUMNRIDGE DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-19-152-015	11/20/2023 4250	401	1,100,000	377,443
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	ARCHITECH BLT	81	722,557	643,444
				1.123



5 TREEBROOK CT NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-08-151-004	11/17/2023 4250	401	1,325,000	287,892
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CUSTOM BLT	81	1,037,108	1,367,613
				0.758



1120 SKYEVALE DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-21-205-020	10/18/2023 4250	401	2,500,000	655,899
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CUSTOM BLT	82	1,844,101	1,541,946
				1.196



190 PRESERVATION DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-29-102-012	07/13/2023 4250	401	923,000	333,859
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CUSTOM RANCH	76	589,141	631,541
				0.933



5670 TREEBROOK CT NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-08-151-001	10/11/2022 4250	401	1,275,000	448,564
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CUSTOM RANCH	79	814,378	854,307
				0.953
Cultural Buildings:			ResidualValue	CostByManual
			12058	12649
				0.953



Neighborhoods Used: 4250.4250 HIGHER END HOMES

1547 LOOKOUT FARM DR NE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-15-16-151-039	09/30/2022	4250	401	1,550,000	627,226
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CUSTOM BLT	78	922,774	798,557	1.156



5101 MOUNTAIN RIDGE DR NE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-15-18-300-011	07/20/2022	4250	401	790,000	388,284
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CUSTOM BLT	71	401,716	491,132	0.818



1061 AUTUMNRIDGE DR NE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-15-19-152-012	07/14/2022	4250	401	1,095,000	397,527
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CUSTOM BLT	81	697,473	681,519	1.023



5675 TREEBROOK DR NE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-15-08-151-012	06/08/2022	4250	401	950,555	282,284
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CUSTOM BLT	82	668,271	768,650	0.869



5 TREEBROOK DR NE

Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
41-15-08-151-013	04/25/2022	4250	401	1,850,000	458,222
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CUSTOM BLT	90	1,346,034	788,590	1.707
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		45744	26800	1.707	



<<<<<<	Economic Condition Factor Estimates (# of data points)	>>>>>>
* Style *	91..100 81..90 71..80 61..70 51..60 0..50	
ARCHITECH BLT	0.893(3) 0.893(3) 0.893(3) 0.893(3) 0.893(3) 0.893(3)	
BI/TRI-LEVEL	1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0)	
CAPE COD	1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0)	
CUSTOM BLT	1.034(8) 1.034(8) 1.034(8) 1.034(8) 1.034(8) 1.034(8)	
CUSTOM RANCH	0.945(2) 0.945(2) 0.945(2) 0.945(2) 0.945(2) 0.945(2)	
DO NOT USE PREM	1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0)	
DO NOT USE RPW	1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0)	
FLEX/CONDO	1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0)	
L HOME BLT	1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0)	
MODULAR CONST	1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0)	
ONE/TWO STY	1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0)	
PRE WAR 1940	1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0)	
RANCH	1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0)	
SEMICUSTOM BLT	1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0)	
SEMICUSTOM RAN	1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0)	
TWO STY	1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0)	

Neighborhoods Used: 4250.4250 HIGHER END HOMES

1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
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Single Family E.C.F.	: 0.985 (13)
Mobile Home E.C.F.	: 1.000 (0)
T. Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.465 (2)
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): 4250 - 4250 HIGHER END HOMES

Max # of Res. Buildings: 10

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

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

Max # of Ag. Buildings: 30

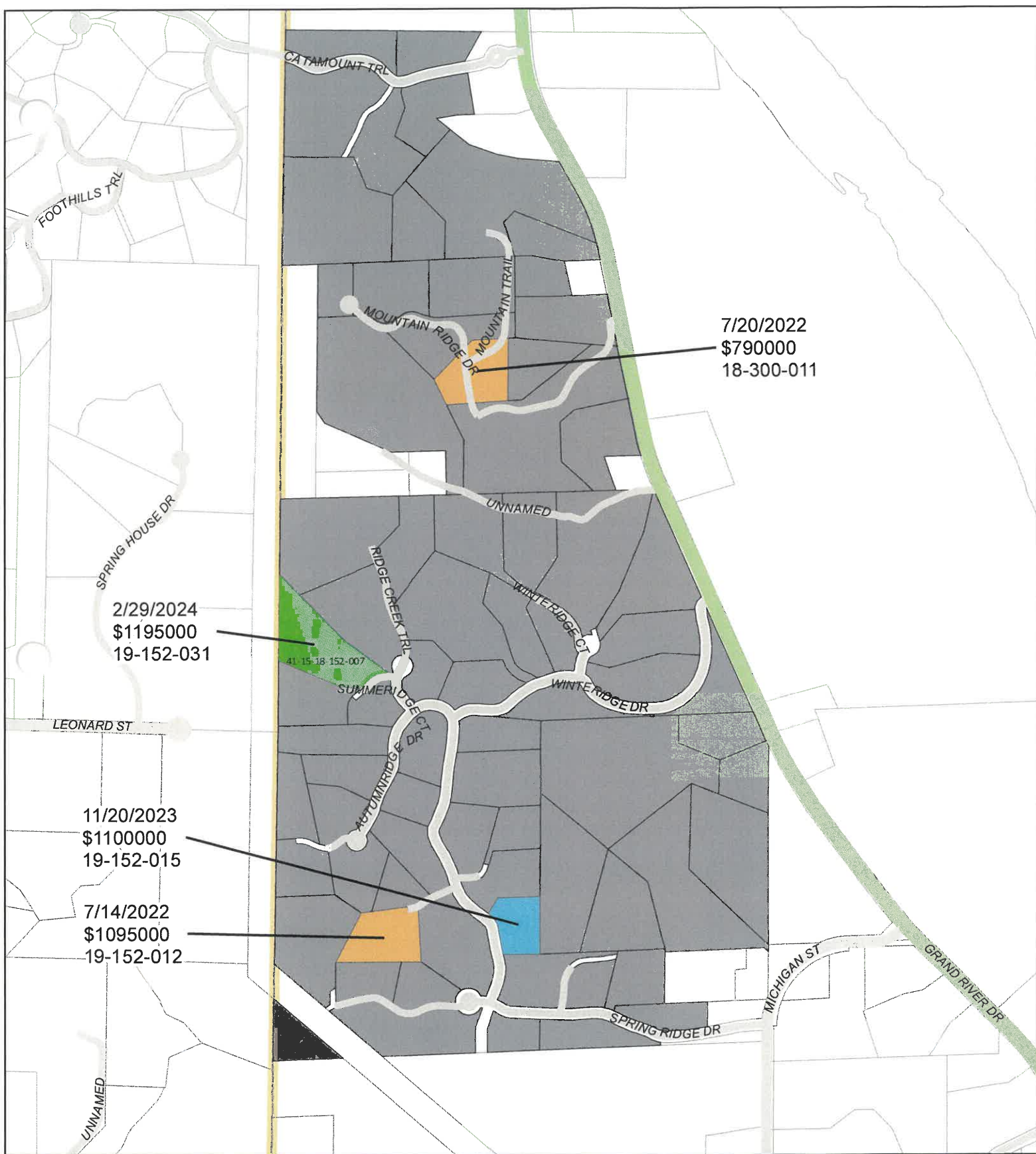
Minimum E.C.F. (Agricultural): 0.10

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 4250 #1

Ada Township, Kent County, Michigan

0 250 500 1,000 1,500 2,000 2,500 Feet

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



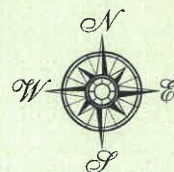


Neighborhood 4250 #2

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



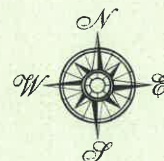


Neighborhood 4250 #3

Ada Township, Kent County, Michigan

0 325 650 1,300 1,950 2,600 3,250 Feet

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





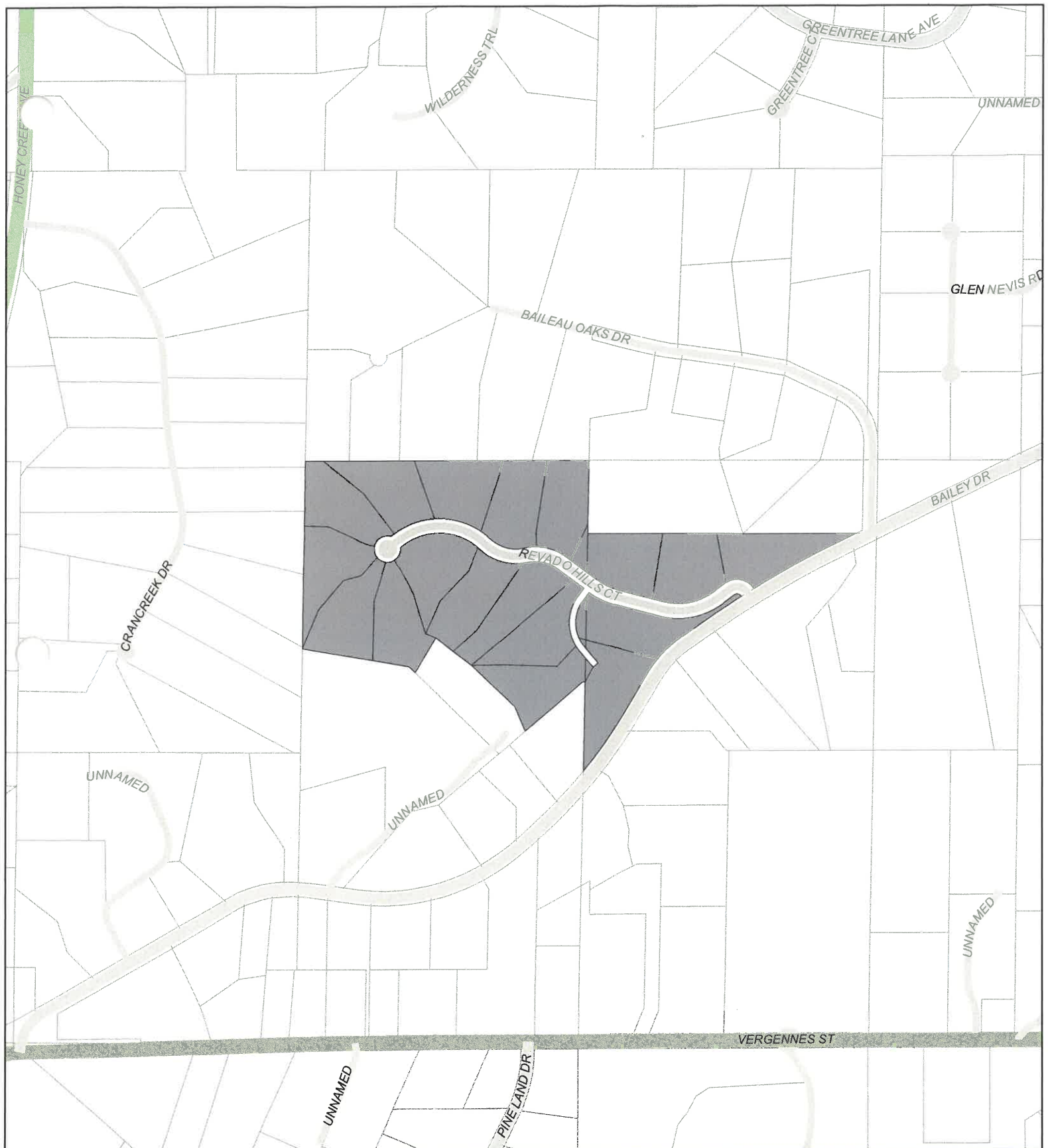
Neighborhood 4250 #4

Ada Township, Kent County, Michigan

0 450 900 1,800 2,700 3,600 4,500 Feet

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





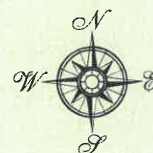
Neighborhood 4250 #5

Ada Township, Kent County, Michigan

0 200 400 800 1,200 1,600 2,000 Feet

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

No Sales



F.s for Neighborhood: 4250 '4250 HIGHER END HOMES'
THE RIDGE; CATAMOUNT TRAIL; OLD DARBY FARMS;BRIDAL WOOD

Residential : 0.920
Town Homes/Duplexes: 0.920
Mobile Homes : 0.920
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 4250

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
41-15-19-152-031	4844 SUMMERIDGE CT NE	02/29/24	\$1,195,000	0.000%	\$1,195,000	\$16,368	\$457,044	\$721,588	\$1,151,874	0.626
41-15-21-205-003	951 SKYEVALE DR NE	02/26/24	\$1,800,000	0.000%	\$1,800,000	\$68,106	\$357,357	\$1,374,537	\$1,359,787	1.011
41-15-29-102-006	309 PRESERVATION DR NE	12/21/23	\$977,000	0.000%	\$977,000	\$17,176	\$347,925	\$611,899	\$843,171	0.726
41-15-19-152-015	1030 AUTUMNRIDGE DR N	11/20/23	\$1,100,000	0.000%	\$1,100,000	\$76,070	\$300,486	\$723,444	\$643,444	1.124
41-15-08-151-004	5665 TREEBROOK CT NE	11/17/23	\$1,325,000	0.000%	\$1,325,000	\$21,000	\$266,107	\$1,037,893	\$1,367,613	0.759
41-15-21-205-020	1120 SKYEVALE DR NE	10/18/23	\$2,500,000	0.000%	\$2,500,000	\$163,968	\$490,484	\$1,845,548	\$1,541,946	1.197
41-15-29-102-012	190 PRESERVATION DR NE	07/13/23	\$923,000	0.000%	\$923,000	\$11,442	\$321,469	\$590,089	\$631,541	0.934
41-15-08-151-001	5670 TREEBROOK CT NE	10/11/22	\$1,275,000	0.000%	\$1,275,000	\$71,365	\$376,090	\$827,545	\$866,956	0.955
41-15-16-151-039	1547 LOOKOUT FARM DR	09/30/22	\$1,550,000	0.000%	\$1,550,000	\$31,743	\$623,195	\$895,062	\$798,557	1.121
41-15-18-300-011	5101 MOUNTAIN RIDGE D	07/20/22	\$790,000	0.000%	\$790,000	\$11,085	\$376,090	\$402,825	\$491,132	0.820
41-15-19-152-012	1061 AUTUMNRIDGE DR N	07/14/22	\$1,095,000	0.000%	\$1,095,000	\$14,422	\$381,979	\$698,599	\$681,519	1.025
41-15-08-151-012	5675 TREEBROOK DR NE	06/08/22	\$950,555	0.000%	\$950,555	\$15,068	\$268,431	\$669,056	\$763,650	0.870
Totals:								\$10,398,085	\$11,146,187	0.933
								Standard Deviation:		0.176
								Coefficient of Dispersion :		0.15033099
								ECF Used:		0.933

ECF Was: .920

41-15-08-151-013	5630 TREEBROOK DR NE	04/25/22	\$1,850,000	\$0	\$1,850,000	\$56,648	\$400,393	\$1,392,959	\$815,390	1.708
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F.s for Neighborhood: 4250 '4250 HIGHER END HOMES'

THE RIDGE; CATAMOUNT TRAIL; OLD DARBY FARMS;BRIDAL WOOD

Residential : 0.933
Town Homes/Duplexes: 0.933
Mobile Homes : 0.933
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 4250

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
41-15-19-152-031	4844 SUMMERIDGE CT NE	02/29/24	\$1,195,000	0.000%	\$1,195,000	\$774,100	0.648
41-15-21-205-003	951 SKYEVALE DR NE	02/26/24	\$1,800,000	0.000%	\$1,800,000	\$847,100	0.471
41-15-29-102-006	309 PRESERVATION DR NE	12/21/23	\$977,000	0.000%	\$977,000	\$575,900	0.589
41-15-19-152-015	1030 AUTUMNRIDGE DR N	11/20/23	\$1,100,000	0.000%	\$1,100,000	\$488,400	0.444
41-15-08-151-004	5665 TREEBROOK CT NE	11/17/23	\$1,325,000	0.000%	\$1,325,000	\$781,500	0.590
41-15-21-205-020	1120 SKYEVALE DR NE	10/18/23	\$2,500,000	0.000%	\$2,500,000	\$1,046,500	0.419
41-15-29-102-012	190 PRESERVATION DR NE	07/13/23	\$923,000	0.000%	\$923,000	\$461,100	0.500
41-15-08-151-001	5670 TREEBROOK CT NE	10/11/22	\$1,275,000	0.000%	\$1,275,000	\$628,800	0.493
41-15-16-151-039	1547 LOOKOUT FARM DR I	09/30/22	\$1,550,000	0.000%	\$1,550,000	\$700,000	0.452
41-15-18-300-011	5101 MOUNTAIN RIDGE D	07/20/22	\$790,000	0.000%	\$790,000	\$422,700	0.535
41-15-19-152-012	1061 AUTUMNRIDGE DR N	07/14/22	\$1,095,000	0.000%	\$1,095,000	\$516,100	0.471
41-15-08-151-012	5675 TREEBROOK DR NE	06/08/22	\$950,555	0.000%	\$950,555	\$499,300	0.525

Aggregate Ratio: 0.500

Standard Deviation: 0.069

Coefficient of Dispersion : 11.10%

Price Related Differential: 1.023