

Neighborhoods Used: 4340.4340 COUNTRY HOMES ATT CONDO

6303 WINTER RUN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-29-427-027	03/05/2024 4340	407	425,000	129,890
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	DUPLEX/CONDO	68	295,110	274,755
				E.C.F. 1.074



6312 WINTER RUN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-29-427-030	01/19/2024 4340	407	395,000	129,739
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	DUPLEX/CONDO	72	265,261	296,410
				E.C.F. 0.895



6231 WINTER RUN DR SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-29-427-015	11/20/2023 4340	407	325,000	128,522
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	DUPLEX/CONDO	67	196,478	214,992
				E.C.F. 0.914



6299 WINTER RUN CT SE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-15-29-427-032	08/10/2023 4340	407	493,000	129,626
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	DUPLEX/CONDO	68	363,374	265,320
				E.C.F. 1.370





Neighborhood 4340

Ada Township, Kent County, Michigan

0 65 130 260 390 520 650 Feet

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



F.s for Neighborhood: 4340 '4340 COUNTRY HOMES ATT CONDO'

FH WEST NBH; NORTH SIDE OF FULTON; RR DISTRICT

Residential	: 0.830
Town Homes/Duplexes:	0.830
Mobile Homes	: 0.830
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 4340

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
41-15-29-427-027	6303 WINTER RUN DR SE	03/05/24	\$425,000	0.000%	\$425,000	\$3,875	\$164,000	\$257,125	\$272,751	0.943
41-15-29-427-030	6312 WINTER RUN DR SE	01/19/24	\$395,000	0.000%	\$395,000	\$3,675	\$164,000	\$227,325	\$290,167	0.783
41-15-29-427-015	6291 WINTER RUN DR SE	11/20/23	\$325,000	0.000%	\$325,000	\$2,481	\$164,000	\$158,519	\$210,234	0.754
Totals:								\$642,969	\$773,152	0.832
Standard Deviation:										0.102
Coefficient of Dispersion :										0.098706526
ECF Used:										0.832

ECF Was: .830

F.s for Neighborhood: 4340 '4340 COUNTRY HOMES ATT CONDO'

FH WEST NBH; NORTH SIDE OF FULTON; RR DISTRICT

Residential	: 0.832
Town Homes/Duplexes	: 0.832
Mobile Homes	: 0.832
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 4340

AV RATIO TEST NBH 4340							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
41-15-29-427-027	6303 WINTER RUN DR SE	03/05/24	\$425,000	0.000%	\$425,000	\$197,400	0.464
41-15-29-427-030	6312 WINTER RUN DR SE	01/19/24	\$395,000	0.000%	\$395,000	\$204,500	0.518
41-15-29-427-015	6231 WINTER RUN DR SE	11/20/23	\$325,000	0.000%	\$325,000	\$170,700	0.525
						Aggregate Ratio:	0.500
						Standard Deviation:	0.033
						Coefficient of Dispersion :	4.89%
						Price Related Differential:	1.005