

E.C.F.s for Neighborhood: AG 'AGRICULTURAL'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	1.28	1.190	1.190	1.190	1.190	1.190	1.190
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	1.10	1.090	1.090	1.090	1.090	1.090	1.090
2 STORY	1.22	1.150	1.150	1.150	1.150	1.150	1.150
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/4 STORY	1.38	1.220	1.220	1.220	1.220	1.220	1.220
1 1/2 STORY		1.220	1.220	1.220	1.220	1.220	1.220
1 3/4 STORY		1.220	1.220	1.220	1.220	1.220	1.220
MODULAR		0.000	0.000	0.000	0.000	0.000	0.000
RAISED RANCH		0.000	0.000	0.000	0.000	0.000	0.000
RANCH SLAB		0.000	0.000	0.000	0.000	0.000	0.000
BLANK 2		0.000	0.000	0.000	0.000	0.000	0.000
LAKE FRONT		0.000	0.000	0.000	0.000	0.000	0.000
NEW HOME		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
 Mobile Homes : 0.920
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 0.930
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

ECF Study

USED sales from

41070 CEDAR Springs Acreage

CSOFIT CEDAR Springs Old Farm House

KLOFH Kent City Old Farm House

E.C.F.s for Neighborhood: COMM 'COMMERCIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.905 ,90
Industrial Bldgs : 1.100

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: COMM.COMMERCIAL

2371 17 MILE RD NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-28-400-012	09/11/2023 COMM	201	500,000	91,194
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	408806	391945	1.043	

!!MULTI-PARCEL SALE!!



14951 WHITE CREEK AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-23-400-029	08/31/2023 COMM	201	250,000	138,333
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	111667	130101	0.858	



1321 17 MILE RD NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-29-400-057	07/13/2022 COMM	201	475,000	192,410
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	282590	254944	1.108	



2365 17 MILE RD NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-28-400-037	12/06/2021 COMM	201	220,000	170,326	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	88	5,125	5,693	0.900
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	44549	49482	0.900		



Industrial Study

Parcel Number	Address	Sale date	Sale price	Land Value	Bldg Residual	Bldg Cost Manual	ECF
41-14-22-300-047	2555 NE Oak Industrial Dr	12/28/2021	2852502	1011684	1839818	2868801	0.6413
41-23-07-189-003	5145 Beltway Dr SE	12/28/2021	6659171	622504	6036667	6220389	0.9705
41-23-07-201-018	6875 Southbelt Dr SE	12/22/2021	4800000	368997	4431003	5444749	0.8138
41-17-12-477-014	2601 S Division	11/18/2021	1312200	380676	931524	1187346	0.7845
41-10-20-226-039	5695 West River Dr	9/8/2021	2350000	869595	1480405	1897363	0.7802
41-06-01-476-004	12405 Northland Dr	5/27/2021	600000	249158	350842	443775	0.7906
41-09-35-454-007	929 Alpine Commerce Pk	4/27/2021	175000	24759	150241	192448	0.7807
					15220500	18254871	0.8338

Use

0.79

Woodlawn Hills, 94

E.C.F.s for Neighborhood: IND 'INDUSTRIAL'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH		1.060	1.060	1.060	1.060	1.060	1.060
BI-LEVEL		1.060	1.060	1.060	1.060	1.060	1.060
TRI-LEVEL		1.060	1.060	1.060	1.060	1.060	1.060
2 STORY		1.060	1.060	1.060	1.060	1.060	1.060
MOBILE HOME		1.060	1.060	1.060	1.060	1.060	1.060
1+ STORY		1.060	1.060	1.060	1.060	1.060	1.060
1 1/4 STORY		1.060	1.060	1.060	1.060	1.060	1.060
1 1/2 STORY		1.060	1.060	1.060	1.060	1.060	1.060
1 3/4 STORY		1.060	1.060	1.060	1.060	1.060	1.060
MODULAR		1.060	1.060	1.060	1.060	1.060	1.060
RAISED RANCH		1.060	1.060	1.060	1.060	1.060	1.060
RANCH SLAB		1.060	1.060	1.060	1.060	1.060	1.060
BLANK 2		1.060	1.060	1.060	1.060	1.060	1.060
LAKE FRONT		1.000	1.000	1.000	1.000	1.000	1.000
NEW HOME		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.680
Industrial Bldgs : 0.790 ✓

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: INDWH 'INDUSTRIAL WOODLAND HILLS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH		1.060	1.060	1.060	1.060	1.060	1.060
BI-LEVEL		1.060	1.060	1.060	1.060	1.060	1.060
TRI-LEVEL		1.060	1.060	1.060	1.060	1.060	1.060
2 STORY		1.060	1.060	1.060	1.060	1.060	1.060
MOBILE HOME		1.060	1.060	1.060	1.060	1.060	1.060
1+ STORY		1.060	1.060	1.060	1.060	1.060	1.060
1 1/4 STORY		1.060	1.060	1.060	1.060	1.060	1.060
1 1/2 STORY		1.060	1.060	1.060	1.060	1.060	1.060
1 3/4 STORY		1.060	1.060	1.060	1.060	1.060	1.060
MODULAR		1.060	1.060	1.060	1.060	1.060	1.060
RAISED RANCH		1.060	1.060	1.060	1.060	1.060	1.060
RANCH SLAB		1.060	1.060	1.060	1.060	1.060	1.060
BLANK 2		1.060	1.060	1.060	1.060	1.060	1.060
LAKE FRONT		1.000	1.000	1.000	1.000	1.000	1.000
NEW HOME		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.640
* Industrial Bldgs : 0.940 ✓

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000