

E.C.F.s for Neighborhood: 41070 'CEDAR SPRINGS ACREAGE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	1.25	1.190	1.190	1.190	1.190	1.190	1.190
BI-LEVEL	1.32	1.250	1.250	1.250	1.250	1.250	1.250
TRI-LEVEL		1.100 ✓	1.100	1.100	1.100	1.100	1.100
2 STORY	1.10	1.130	1.130	1.130	1.130	1.130	1.130
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY	1.21	1.210	1.210	1.210	1.210	1.210	1.210
1 1/4 STORY	1.27	1.300	1.300	1.300	1.300	1.300	1.300
1 1/2 STORY	1.27	1.300	1.300	1.300	1.300	1.300	1.300
1 3/4 STORY	1.24	1.250	1.250	1.250	1.250	1.250	1.250
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		1.080 ✓	1.080	1.080	1.080	1.080	1.080
BLANK 2		1.000	1.000	1.000	1.000	1.000	1.000
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 : 0.810
 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

Neighborhoods Used: 41070.CEDAR SPRINGS ACREAGE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-11-100-003	02/24/2023 41070	401	320,000	54,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	60	243,931	159,095
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	22069	14394	1.533	



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Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-05-400-027	02/24/2023 41070	401	1,100,000	354,050
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	83	679,437	486,088
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	66513	47585	1.398	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-28-200-003	02/21/2023 41070	401	160,000	36,333
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	56	123,667	128,397
				0.963



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Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-21-400-010	02/16/2023 41070	401	278,900	75,180
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	61	203,720	135,699
				1.501



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Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-28-300-036	11/02/2022 41070	401	392,000	53,350
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	315,347	237,701
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	23303	17565	1.327	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-10-100-008	10/28/2022 41070	401	215,000	36,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	61	179,000	123,908
				1.445



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-01-300-002	10/27/2022 41070	401	1,900,000	1,042,431
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	857,569	612,168
				1.401



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-06-390-004	09/30/2022 41070	401	325,000	34,768
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	72	290,232	216,339
				1.342



Neighborhoods Used: 41070.CEDAR SPRINGS ACREAGE

14120 ALGOMA AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-27-300-012	09/30/2022 41070	401	201,000	30,640
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	170,360	174,048
				E.C.F. 0.979



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14711 WHITE CREEK AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-26-200-024	09/27/2022 41070	401	249,900	36,652
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	213,248	118,073
				E.C.F. 1.806



2420 RECLUSE DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-15-100-019	09/19/2022 41070	401	299,000	47,734
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BT-LEVEL	75	251,266	186,556
				E.C.F. 1.347



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14413 WHITE CREEK AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-26-200-009	09/15/2022 41070	401	147,000	16,520
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	130,480	95,911
				E.C.F. 1.360



16500 SIMMONS AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-11-100-003	09/14/2022 41070	401	285,000	54,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	60	211,834	159,095
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	19166	14394	1.331	



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16619 ALGOMA AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-09-426-007	09/08/2022 41070	401	445,000	49,560
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	77	353,348	299,076
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	42092	35627	1.181	



205 21 MILE RD NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-06-376-003	08/31/2022 41070	401	270,000	35,680
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	78	234,320	196,675
				E.C.F. 1.191



17350 COUNTRY LN NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-03-400-018	08/26/2022 41070	401	410,000	79,300
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	330,700	211,107
				E.C.F. 1.567



Neighborhoods Used: 41070.CEDAR SPRINGS ACREAGE

2335 SHEPHARD'S VIEW NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-16-276-014	08/23/2022 41070	401	315,000	38,734	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	78	276,266	218,653	1.263



1469 21 MILE RD NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-05-400-015	08/19/2022 41070	401	180,000	31,868	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55	148,132	115,921	1.278



16550 WHITE CREEK AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-12-300-034	07/14/2022 41070	401	330,000	38,224	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67	277,964	214,448	1.296
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	13812	10656	1.296		



14830 SIMMONS AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-23-300-030	06/20/2022 41070	401	300,000	29,280	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	71	270,720	174,723	1.549



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15333 CEDAR SPRINGS AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-24-200-044	06/03/2022 41070	401	401,000	46,860	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	71	354,140	280,821	1.261

1.41



B

2590 RECLUSE DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-15-100-035	05/24/2022 41070	401	515,000	55,906	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	94	433,017	394,140	1.099
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	26077	23736	1.099		



3079 RAU DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-03-226-024	05/10/2022 41070	401	359,000	53,939	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	293,835	200,188	1.468
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	11226	7648	1.468		



2525 RECLUSE DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-15-100-033	03/31/2022 41070	401	535,000	66,700	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	80	468,300	453,662	1.032



2

Neighborhoods Used: 41070.CEDAR SPRINGS ACREAGE

1530 21 MILE RD NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-08-200-023 03/23/2022 41070 401 325,000 29,520
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 94 295,480 213,430 1.384



B

4627 21 MILE RD NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-01-400-008 03/10/2022 41070 401 230,000 55,494
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 163,071 146,722 1.111
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 11435 10289 1.111



17270 STAL VIEW CT NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-05-300-025 02/04/2022 41070 401 225,000 27,060
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 74 197,940 156,429 1.265



205 21 MILE RD NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-06-376-003 12/30/2021 41070 401 250,000 35,680
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 78 214,320 196,675 1.090



3383 EGNER ST NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-14-100-030 12/07/2021 41070 401 162,500 32,650
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 129,850 93,522 1.388



3855 EGNER ST NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-14-200-009 11/05/2021 41070 401 376,750 54,840
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 78 321,910 302,574 1.064



2

1441 21 MILE RD NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-05-400-028 10/29/2021 41070 401 55,000 35,080
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 19,920 14,909 1.336



17970 ALGOMA AVE NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-03-100-032 10/25/2021 41070 401 223,000 29,400
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 70 193,600 185,714 1.042



2

Neighborhoods Used: 41070.CEDAR SPRINGS ACREAGE

15479 HANNA AVE NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-20-100-006		10/25/2021	41070 401	220,000	20,066	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	199,934	139,742	1.431	



15104 ALGOMA AVE NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-22-300-043		09/23/2021	41070 401	252,000	38,645	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	74	213,355	170,893	1.248	



13600 PINE ISLAND DR NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-32-401-012		09/17/2021	41070 401	375,000	85,920	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	72	289,080	310,877	0.930	



17007 UNCLE WILLIE CT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-07-100-009		09/10/2021	41070 401	312,500	53,800	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	83	223,606	213,236	1.049	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		35094	33467	1.049		



15773 CEDAR SPRINGS AVE NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-13-400-029		08/17/2021	41070 401	260,000	144,130	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	77	115,870	76,638	1.512	



4627 21 MILE RD NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-01-400-008		06/23/2021	41070 401	232,000	55,494	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	60	164,939	146,722	1.124	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		11567	10289	1.124		



2945 16 MILE RD NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-34-400-013		06/04/2021	41070 401	234,000	33,595	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/4 STORY	78	200,405	218,754	0.916	

954



3300 20 MILE RD NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-11-300-004		05/21/2021	41070 401	350,000	57,695	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	63	280,189	219,092	1.279	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		12116	9474	1.279		



Neighborhoods Used: 41070.CEDAR SPRINGS ACREAGE

4415 21 MILE RD NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-01-400-014	05/14/2021 41070	401	385,000	36,880	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	74	326,062	236,788	1.377
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	22058	16019	1.377		



2525 RECLUSE DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-15-100-033	05/13/2021 41070	401	510,000	66,700	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	80	443,300	453,662	0.977



17481 COUNTRY LN NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-03-400-021	04/08/2021 41070	401	375,000	76,020	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	74	298,980	201,961	1.480



2334 22 MILE RD NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-04-200-027	04/02/2021 41070	401	185,000	27,360	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68	157,640	112,353	1.403



E.C.F.s for Neighborhood: 41150 'KENT CITY ACREAGE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	1.29	1.180	1.180	1.180	1.180	1.180	1.180
BI-LEVEL	1.28	1.200	1.200	1.200	1.200	1.200	1.200
TRI-LEVEL		1.080 ✓	1.080	1.080	1.080	1.080	1.080
2 STORY	1.04	1.020	1.020	1.020	1.020	1.020	1.020
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	1.19	1.170	1.170	1.170	1.170	1.170	1.170
1 1/2 STORY	1.24	1.160	1.160	1.160	1.160	1.160	1.160
1 3/4 STORY	1.24	1.160	1.160	1.160	1.160	1.160	1.160
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		1.080 ✓	1.080	1.080	1.080	1.080	1.080
BLANK 2		1.000	1.000	1.000	1.000	1.000	1.000
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 : 0.880
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

Neighborhoods Used: 41150.KENT CITY ACREAGE

13411 PINE ISLAND DR NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-32-326-004 06/09/2023 41150 401 400,000 85,620
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 78 314,380 211,033 1.490



560 SOLON ST NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-30-400-014 06/02/2023 41150 401 394,900 35,830
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 70 346,821 232,519 1.492
Agricultural Buildings: ResidualValue CostByManual E.C.F.
12249 8212 1.492



13261 PINE ISLAND DR NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-32-376-009 05/16/2023 41150 401 595,000 192,664
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 65 383,803 317,365 1.209
Agricultural Buildings: ResidualValue CostByManual E.C.F.
18533 15325 1.209



!!MULTI-PARCEL SALE!!

13480 OLIN LAKES DR NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-32-301-013 04/21/2023 41150 401 195,000 30,470
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 78 164,530 113,234 1.453



OUT OF STORY

550 SOLON ST NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-30-400-013 02/06/2023 41150 401 418,000 53,140
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 62 364,860 204,029 1.788



2023

13740 KRAUSKOPF DR NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-31-251-002 08/31/2022 41150 401 180,000 18,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 58 162,000 115,258 1.406



14140 CONNOR FARMS CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-30-400-022 08/05/2022 41150 401 560,000 57,080
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 95 502,920 462,710 1.087



16127 TRENTON AVE NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-17-200-022 06/10/2022 41150 401 520,000 52,014
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 79 447,238 311,072 1.438
Agricultural Buildings: ResidualValue CostByManual E.C.F.
20748 14431 1.438



Neighborhoods Used: 41150.KENT CITY ACREAGE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-31-201-016	03/10/2022 41150	401	271,000	32,659
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	64	238,341	161,591
				E.C.F.
				1.475



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-30-326-017	03/01/2022 41150	401	89,900	47,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	37	42,900	45,554
				E.C.F.
				0.942



2022

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-18-226-014	12/23/2021 41150	401	270,000	34,180
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	36	235,820	130,381
				E.C.F.
				1.809



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-28-300-039	11/23/2021 41150	401	500,000	63,773
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	436,227	355,939
				E.C.F.
				1.226



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-17-100-012	10/29/2021 41150	401	225,000	56,757
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	63	162,338	116,288
Agricultural Buildings:			ResidualValue	CostByManual
			5905	4230
				E.C.F.
				1.396



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-17-100-012	10/27/2021 41150	401	224,000	56,757
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	63	161,373	116,288
Agricultural Buildings:			ResidualValue	CostByManual
			5870	4230
				E.C.F.
				1.388



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-30-400-021	10/05/2021 41150	401	549,900	47,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	80	461,113	435,301
Agricultural Buildings:			ResidualValue	CostByManual
			41187	38881
				E.C.F.
				1.059



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-32-100-033	09/27/2021 41150	401	425,000	87,996
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	59	282,665	192,318
Agricultural Buildings:			ResidualValue	CostByManual
			54339	36971
				E.C.F.
				1.470



Neighborhoods Used: 41150.KENT CITY ACREAGE

250 SOLON ST NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-30-326-019 09/15/2021 41150 401 95,000 46,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 55 48,800 89,152 0.547



1550 SERENITY VALLEY DR NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-17-200-019 09/07/2021 41150 401 210,000 27,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 76 183,000 180,259 1.015



930 OLIN MEADOWS DRIVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-32-303-011 08/03/2021 41150 401 330,000 50,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 79 280,000 338,783 0.826



13845 LONG LAKE DR NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-31-100-012 06/22/2021 41150 401 137,200 27,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 63 110,200 90,505 1.218



13850 KRAUSKOPF DR NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-31-201-016 05/24/2021 41150 401 250,250 32,659
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 64 217,591 161,591 1.347



14135 OLIN LAKES DR NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-30-400-028 04/15/2021 41150 401 335,000 29,640
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 92 305,360 275,193 1.110



E.C.F.s for Neighborhood: 59080 'TRI COUNTY ACREAGE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	1.23	1.150	1.150	1.150	1.150	1.150	1.150
BI-LEVEL	1.27	1.200	1.200	1.200	1.200	1.200	1.200
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY		0.000	0.000	0.000	0.000	0.000	0.000
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		0.000	0.000	0.000	0.000	0.000	0.000
1 1/2 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 3/4 STORY	1.24	1.160	1.160	1.160	1.160	1.160	1.610
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		1.000	1.000	1.000	1.000	1.000	1.000
BLANK 2		1.000	1.000	1.000	1.000	1.000	1.000
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 : 0.960
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

No sales
Same increase as
41070- Copner Springs
41150 Kent City

E.C.F.s for Neighborhood: CSOFH 'CEDAR SPRINGS OLD FARM HOUSES'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
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		1.220	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	1.38	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		1.000	1.000	1.000	1.000	1.000	1.000
BLANK 2		1.000	1.000	1.000	1.000	1.000	1.000
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 : 0.900
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

Neighborhoods Used: CSOFH.CEDAR SPRINGS OLD FARM HOUSES

3137 SOLON ST NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-27-200-034 09/30/2022 CSOFH 401 173,900 30,811
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STORY 60 143,089 97,132 1.473



1568 SOLON ST NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-29-400-046 06/07/2022 CSOFH 401 392,000 47,170
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STORY 69 335,063 180,593 1.855
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 9767 5264 1.855



15561 ALGOMA AVE NE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-02-21-200-024 02/23/2022 CSOFH 401 215,000 48,485
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 60 166,515 115,230 1.445



Neighborhoods Used: CSOFH.CEDAR SPRINGS OLD FARM HOUSES

<<<<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>>>>	
# Valid	# Invalid	Coefficient of	Coefficient of	Price Related	
Sales	Sales	Dispersion (%)	Variation (%)	Differential	
3	0	7.57	11.89	1.038	
After Application of E.C.F.s		6.68	8.55	1.026	

<<<<<<		Economic Condition Factor Estimates (# of data points)					>>>>>>	
* Style *	91..100	81..90	71..80	61..70	51..60	0..50		
1 1/2 STORY	1.445 (1)	1.445 (1)	1.445 (1)	1.445 (1)	1.445 (1)	1.445 (1)		
1 1/4 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)		
1 3/4 STORY	1.722 (2)	1.722 (2)	1.722 (2)	1.722 (2)	1.722 (2)	1.722 (2)		
1+ STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)		
2 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)		
BI-LEVEL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)		
BLANK 2	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)		
LAKE FRONT	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)		
MOBILE HOME	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)		
MODULAR	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)		
NEW HOME	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)		
RAISED RANCH	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)		
RANCH SLAB	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)		
TRI-LEVEL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)		
	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)		
Single Family E.C.F.	: 1.641 (3)							
Mobile Home E.C.F.	: 1.000 (0)							
Town Home E.C.F.	: 1.000 (0)							
Agricultural E.C.F.	: 1.855 (1)							
Commercial E.C.F.	: 1.000 (0)							

<<<<<<<<<<<<<<		Settings for this Analysis		>>>>>>>>>>>>>>	
Starting Date:		04/01/2021			
Ending Date:		08/01/2023			
Terms Selected:		1			
Analyze by Style:		X			
Analyze by %Good:					
Show Valid Data :		X			
Show Invalid Data :					
Show Costs and Residuals:					
Use Infl. Adj. Sale Prices:					
Neighborhood(s):		CSOFH - CEDAR SPRINGS OLD FARM HOUSES			

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

E.C.F.s for Neighborhood: KCOFH 'KENT CITY OLD FARM HOUSES'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY	1.21	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		1.240	1.240	1.240	1.240	1.240	1.240
1 1/2 STORY	1.29	1.240	1.240	1.240	1.240	1.240	1.240
1 3/4 STORY		1.240	1.240	1.240	1.240	1.240	1.240
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		1.000	1.000	1.000	1.000	1.000	1.000
BLANK 2		1.000	1.000	1.000	1.000	1.000	1.000
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 : 0.900
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

Neighborhoods Used: KCOFH.KENT CITY OLD FARM HOUSES

14136 DIVISION AVE NE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-02-30-301-042	07/18/2022 KCOFH	401	180,000	28,800		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/4 STORY	60	151,200	111,319	1.358	



14136 DIVISION AVE NE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-02-30-301-042	11/10/2021 KCOFH	401	156,000	70,100		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/4 STORY	54	77,692	84,595	0.918	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	8208	8937	0.918			



!!MULTI-PARCEL SALE!!

855 17 MILE RD NE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
41-02-29-300-020	04/26/2021 KCOFH	401	339,900	62,913		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 STORY	60	188,918	149,193	1.266	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	88069	69550	1.266			



Resale

