

01/02/2024

ECF Analysis for: 6257 - CITY OF NEWAYGO

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DB: Newaygo City 2024

Neighborhoods Used: 4000.4000 R1-2008 RESIDENTIAL

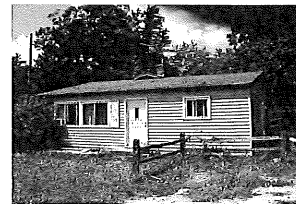
540 QUARTERLINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-19-426-011	02/14/2023 4000	401	175,000	14,685
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	160,315	116,407
				1.377



107 W BARTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-19-309-004	01/05/2023 4000	401	125,000	11,517
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	64	113,483	124,943
				0.908



193 W JEFFERSON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-24-431-002	12/16/2022 4000	401	165,000	31,921
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	133,079	140,296
				0.949

!!MULTI-PARCEL SALE!!



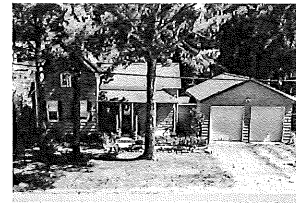
196 E WASHINGTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-19-183-004	11/08/2022 4000	401	190,000	8,336
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	72	181,664	188,312
				0.965



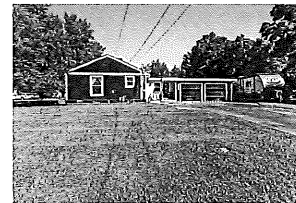
365 QUARTERLINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-19-274-019	10/28/2022 4000	401	215,000	28,706
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	78	186,294	156,028
				1.194



170 S CLAY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-19-154-004	10/03/2022 4000	401	191,000	12,810
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	78	178,190	181,578
				0.981



286 W BROOKS ST

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
18-24-480-010	09/09/2022 4000	401	23,000	12,013



297 W BARTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-24-480-006	07/27/2022 4000	401	149,900	7,584
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	76	142,316	127,344
				1.118



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ECF Analysis for: 6257 - CITY OF NEWAYGO

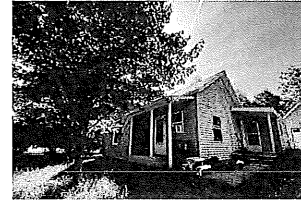
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DB: Newaygo City 2024

Neighborhoods Used: 4000.4000 R1-2008 RESIDENTIAL

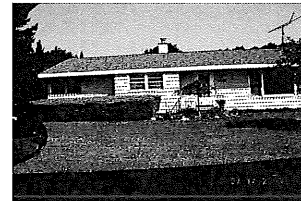
34 E WASHINGTON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 19-19-180-015 07/27/2022 4000 401 132,000 20,625
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family FARMHOUSE 78 111,375 130,276 0.855



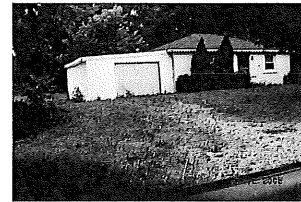
90 MAIN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 19-19-152-001 07/22/2022 4000 401 222,600 27,626
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 80 194,974 173,027 1.127



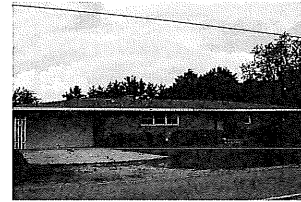
327 W JEFFERSON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-24-429-006 07/11/2022 4000 401 178,500 21,196
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 70 157,304 176,331 0.892



196 EWING ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 19-19-182-006 06/30/2022 4000 401 135,000 16,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 70 118,500 80,727 1.468



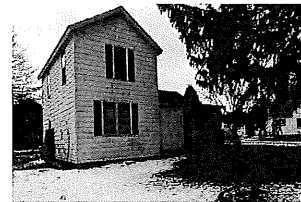
661 QUARTERLINE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 19-19-276-014 05/13/2022 4000 401 232,000 27,181
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 61 204,819 166,117 1.233



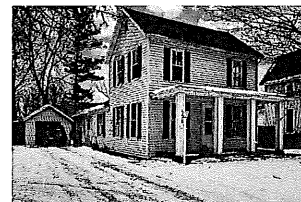
333 QUARTERLINE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 19-19-274-023 05/11/2022 4000 401 229,250 27,248
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 83 202,002 205,003 0.985



282 W WASHINGTON
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-24-430-006 05/06/2022 4000 401 143,000 17,554
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 65 125,446 130,405 0.962



178 E WASHINGTON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 19-19-183-002 04/05/2022 4000 401 132,500 14,063
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 71 118,437 138,115 0.858



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Neighborhoods Used: 4000.4000 R1-2008 RESIDENTIAL

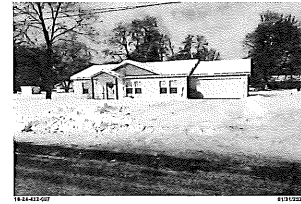
248 W JEFFERSON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-24-432-003		03/31/2022		4000	170,000	14,298
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	85		155,702	137,417	1.133



269 W BROOKS ST

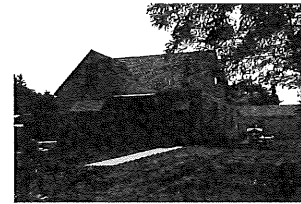
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-24-432-007		03/17/2022		4000	241,900	14,617
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	99		227,283	222,326	1.022



328 W WASHINGTON ST

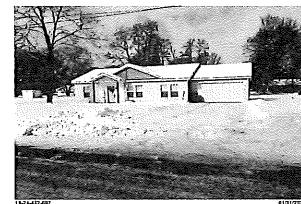
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-24-429-004		03/16/2022		4000	193,000	16,170
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	70		176,830	196,451	0.900

!!MULTI-PARCEL SALE!!



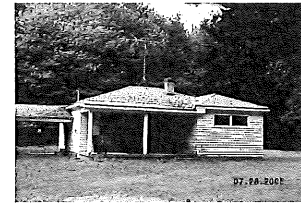
269 W BROOKS ST

Parcel Number	**	Invalid Sale	**	Class	AdjSalePrice	LandValue
18-24-432-007		03/16/2022		4000	16,500	14,617



7981 LINDEN

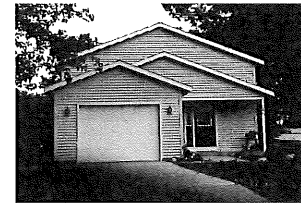
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
19-19-400-004		03/14/2022		4000	100,000	43,150
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	54		56,850	69,308	0.820



545 MIDDLE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
19-19-430-005		02/25/2022		4000	225,000	21,602
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	90		203,398	196,101	1.037

!!MULTI-PARCEL SALE!!



37 E JEFFERSON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
19-19-180-011		02/17/2022		4000	155,800	9,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	88		146,300	115,151	1.271



361 S ADAMS ST VAC

Parcel Number	**	Invalid Sale	**	Class	AdjSalePrice	LandValue
18-24-463-012		02/10/2022		4000	110,000	16,475

!!MULTI-PARCEL SALE!!



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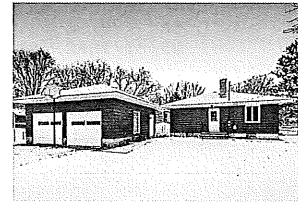
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DB: Newaygo City 2024

Neighborhoods Used: 4000,4000 R1-2008 RESIDENTIAL

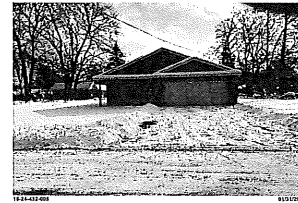
165 E BROOKS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-19-185-005	12/30/2021 4000	401	144,500	21,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	123,100	137,365
				E.C.F. 0.896



240 W JEFFERSON ST

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
18-24-432-005	12/14/2021 4000	401	11,000	14,076



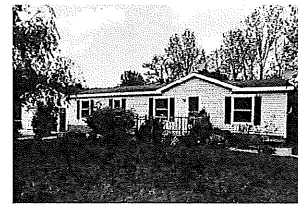
248 W JEFFERSON ST

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
18-24-432-003	12/10/2021 4000	401	75,000	14,298
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	85	60,702	137,417
				E.C.F. 0.442



200 SCOTT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-19-181-007	12/10/2021 4000	401	132,000	23,940
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MANU	80	108,060	124,767
				E.C.F. 0.866



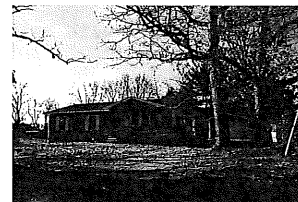
8 E BARTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-19-334-007	11/22/2021 4000	401	161,000	19,516
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	65	141,484	141,093
				E.C.F. 1.003



373 MAPLE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-19-430-011	11/18/2021 4000	401	175,000	10,779
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	91	164,221	190,440
				E.C.F. 0.862



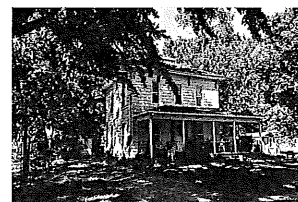
340 DIVISION ST

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
19-19-426-004	11/05/2021 4000	401	61,600	23,274
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	53	38,326	113,273
				E.C.F. 0.338



89 POST ST

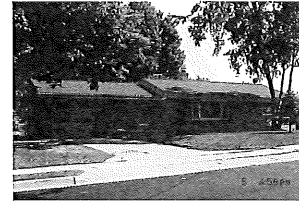
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
19-19-151-030	10/06/2021 4000	401	120,000	9,382
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	70	110,618	141,482
				E.C.F. 0.782



Neighborhoods Used: 4000.4000 R1-2008 RESIDENTIAL

20 E BARTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-19-334-002	10/01/2021 4000	401	148,000	17,706
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	69	130,294	125,180
				1.041



330 S MARY ST

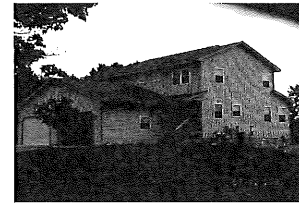
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-24-480-008	10/01/2021 4000	401	197,500	11,622
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	99	185,878	202,642
				0.917



700 MIDDLE ST

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
19-19-435-002	09/24/2021 4000	401	309,000	117,791
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	2 STORY	81	191,209	395,738
				0.483

!!MULTI-PARCEL SALE!!



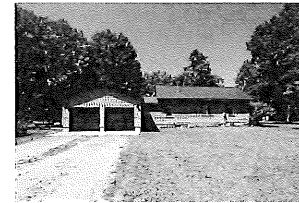
177 E WASHINGTON ST

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
19-19-179-004	09/17/2021 4000	401	170,000	13,922
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARMHOUSE	78	156,078	204,176
				0.764



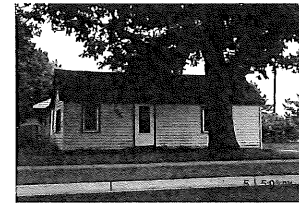
380 QUARTERLINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-19-402-003	09/10/2021 4000	401	170,000	35,164
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	80	134,836	155,304
				0.868



46 W BARTON ST

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
19-19-333-001	09/07/2021 4000	401	54,000	16,665
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	61	37,335	88,211
				0.423



372 DIVISION ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
19-19-430-008	08/20/2021 4000	401	139,900	27,241
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	66	112,659	138,640
				0.813



690 QUARTERLINE ST

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
19-19-429-002	08/17/2021 4000	001	10,000	32,340

!!MULTI-PARCEL SALE!!



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ECF Analysis for: 6257 - CITY OF NEWAYGO

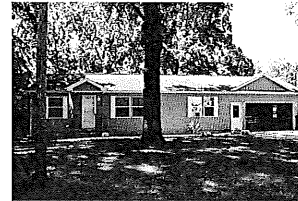
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DB: Newaygo City 2024

Neighborhoods Used: 4000.4000 R1-2008 RESIDENTIAL

253 S MILL ST					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
18-24-432-008	08/12/2021 4000	402	11,000	11,555	



97 E JEFFERSON ST					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
19-19-181-009	08/10/2021 4000	401	165,000	17,889	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	86	147,111	192,825	0.763



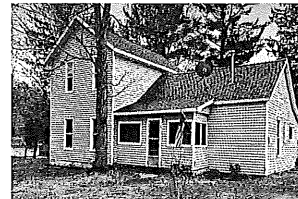
151 E WASHINGTON ST					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
19-19-179-003	08/04/2021 4000	401	82,400	12,365	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	61	70,035	110,629	0.633



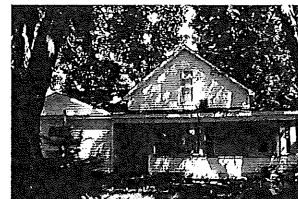
245 MILL ST					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
18-24-433-009	08/02/2021 4000	401	18,900	27,051	



181 S PARK ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
19-19-303-003	07/23/2021 4000	401	143,000	17,632	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	72	125,368	144,628	0.867



189 E JEFFERSON ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
19-19-183-006	07/22/2021 4000	401	156,000	17,069	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	66	138,931	132,618	1.048



76 W BARTON ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
19-19-310-003	07/16/2021 4000	401	170,000	20,365	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	149,635	100,409	1.490



324 QUARTERLINE ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
19-19-185-006	07/15/2021 4000	401	155,000	22,762	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	76	132,238	153,371	0.862



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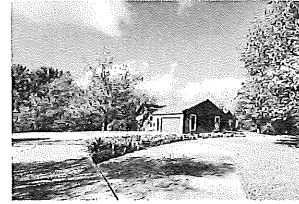
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DB: Newaygo City 2024

Neighborhoods Used: 4000.4000 R1-2008 RESIDENTIAL

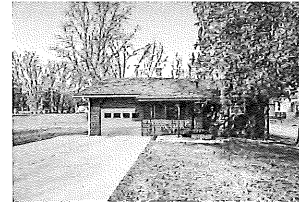
691 QUARTERLINE ST

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
19-19-276-008	06/29/2021 4000	401	225,000	39,026	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	72	185,974	246,982	0.753



175 W BROOKS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18-24-433-003	04/22/2021 4000	401	155,000	21,928	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	133,072	134,414	0.990



50 E BARTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
19-19-334-003	04/02/2021 4000	401	165,000	39,423	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	125,577	122,637	1.024



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DB: Newaygo City 2024

Neighborhoods Used: 4000.4000 R1-2008 RESIDENTIAL

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
35	16	10.18	12.93	1.008
After Application of E.C.F.s		8.52	11.18	1.007

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	911.100	811.90	711.80	611.70	511.60	0.50
1 1/2 STORY	1.000 (0)	1.000 (0)	0.965 (1)	1.000 (0)	1.000 (0)	1.000 (0)
1 1/4 STORY	1.000 (0)	1.000 (0)	1.160 (2)	0.973 (3)	1.000 (0)	1.000 (0)
1 3/4 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1 STORY	0.862 (1)	1.069 (3)	0.926 (4)	1.039 (9)	1.136 (3)	1.000 (0)
2 STORY	1.000 (0)	1.133 (1)	0.963 (3)	0.962 (1)	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)
BILEVEL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
DEFAULT STYLE	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
FARMHOUSE	1.000 (0)	1.000 (0)	0.855 (1)	1.000 (0)	1.000 (0)	1.000 (0)
FRAME	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
MANU	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)
RANCH	0.972 (2)	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. : 1.008 (34)
Mobile Home E.C.F. : 0.866 (1)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>>
```

```

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 4
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4000 - 4000 R1-2008 RESIDENTIAL

```

Max # of Res. Buildings:	1	Minimum E.C.F. (Residential):	0.80
		Maximum E.C.F. (Residential):	1.90
Max # of Ag. Buildings:	5	Minimum E.C.F. (Agricultural):	0.10
		Maximum E.C.F. (Agricultural):	3.00
Max # of C/I Buildings:	0	Minimum E.C.F. (Commercial):	0.10
		Maximum E.C.F. (Commercial):	3.00

01/22/2024

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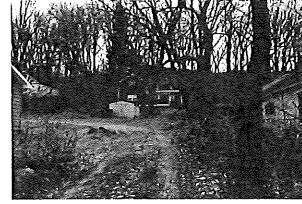
ECF Analysis for: 6257 - CITY OF NEWAYGO

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DB: Newaygo City 2024

Neighborhoods Used: 4010.4010 RES-RESIDENTIAL

166 STATE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-24-282-015 12/01/2022 4010 401 165,000 29,185
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 70 135,815 123,675 1.098
 !!MULTI-PARCEL SALE!!



30 QUARTERLINE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 19-19-151-014 10/18/2022 4010 401 140,000 12,779
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/4 STORY 45 127,221 176,481 0.721



FAIR ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 19-19-176-005 06/13/2022 4010 402 206,000 15,537
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 31 190,463 142,596 1.336
 !!MULTI-PARCEL SALE!!



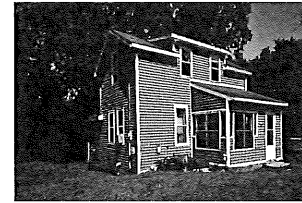
51 W WOOD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 19-19-106-010 02/28/2022 4010 401 120,000 7,447
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/4 STORY 75 112,553 99,170 1.135



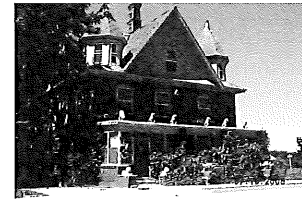
142 E WOOD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 19-19-176-002 02/24/2022 4010 401 139,000 10,162
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 STORY 53 128,838 102,616 1.256



91 FAIR ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 19-19-130-011 11/12/2021 4010 401 93,000 6,701
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family FRAME 72 86,299 79,024 1.092



163 W STATE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 18-24-280-005 11/03/2021 4010 401 175,000 31,861
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2+ STORY 53 143,139 183,214 0.781



121 W WOOD ST
 Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
 18-24-241-002 10/08/2021 4010 401 40,000 6,360
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 49 33,640 50,031 0.672



01/22/2024

ECF Analysis for: 6257 - CITY OF NEWAYGO

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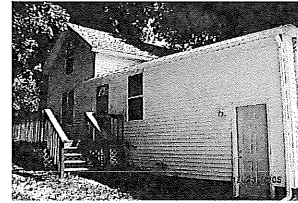
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DB: Newaygo City 2024

Neighborhoods Used: 4010,4010 RES-RESIDENTIAL

62 W WATER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
19-19-106-009		06/10/2021	4010	401	120,000	7,845
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/4 STORY	69	112,155	80,081	1.401	



89 E WOOD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
19-19-130-006		05/03/2021	4010	401	92,000	7,446
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/4 STORY	61	84,554	82,230	1.028	



02:41 PM

ECF Analysis for: 6257 - CITY OF NEWAYGO

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DB: Newaygo City 2024

Neighborhoods Used: 4010.4010 RES-RESIDENTIAL

<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
9	1	15.45	20.77	0.997
After Application of E.C.F.s		3.22	6.87	1.004

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.135(1)	1.212(2)	1.000(0)	0.721(1)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.256(1)	1.000(0)
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)	1.098(1)	1.000(0)	1.000(0)
2+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.781(1)	1.000(0)
BILEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DEFAULT STYLE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FRAME	1.000(0)	1.000(0)	1.092(1)	1.000(0)	1.000(0)	1.000(0)
MANU	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)
RANCH	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)	1.336(1)

Single Family E.C.F. : 1.049 (9)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>

    Starting Date: 04/01/2021
    Ending Date: 03/31/2023
    Terms Selected: 4
    Analyze by Style:
    Analyze by %Good: X
    Show Valid Data : X
    Show Invalid Data : X
    Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
    Neighborhood(s): 4010 - 4010 RES-RESIDENTIAL
```

Max # of Res. Buildings:	1	Minimum E.C.F. (Residential):	0.70
		Maximum E.C.F. (Residential):	1.70
Max # of Ag. Buildings:	5	Minimum E.C.F. (Agricultural):	0.10
		Maximum E.C.F. (Agricultural):	3.00
Max # of C/I Buildings:	0	Minimum E.C.F. (Commercial):	0.10
		Maximum E.C.F. (Commercial):	3.00

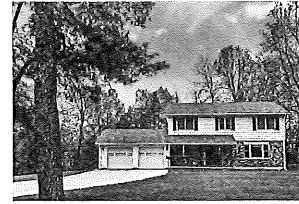
01/22/2024
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ECF Analysis for: 6257 - CITY OF NEWAYGO

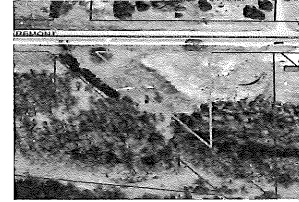
Page: 1/2
DB: Newaygo City 2024

Neighborhoods Used: 4020.4020 RR-2008 NORTH & WEST SIDE

280 FREMONT ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-24-226-003		10/28/2022	4020	401	350,000	67,527
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	82	282,473	300,871	0.939	



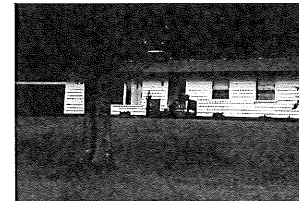
FREMONT ST						
Parcel Number	**	Invalid Sale	**	Class	AdjSalePrice	LandValue
18-24-176-014		09/22/2022	4020	001	15,000	15,000
!!MULTI-PARCEL SALE!!						



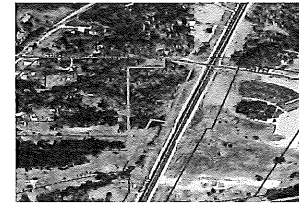
778 W 68TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-13-300-014		04/14/2022	4020	401	194,000	19,065
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	MANU	74	174,935	142,402	1.228	



634 CROTON RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
19-18-400-007		02/16/2022	4020	401	189,500	39,946
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	70	149,554	142,407	1.050	



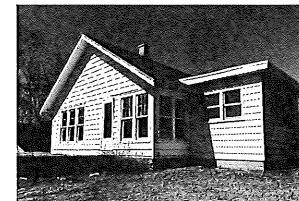
779 N STATE RD						
Parcel Number	**	Invalid Sale	**	Class	AdjSalePrice	LandValue
19-18-300-024		10/14/2021	4020	402	20,000	50,870



509 COOPER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-13-460-011		05/25/2021	4020	401	75,000	15,774
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	FARMHOUSE	56	58,016	77,233	0.751	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		1210	1611	0.751		



487 COOPER ST						
Parcel Number	**	Invalid Sale	**	Class	AdjSalePrice	LandValue
18-13-460-007		04/06/2021	4020	401	54,000	15,302
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	45	38,698	57,738	0.670	



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ECF Analysis for: 6257 - CITY OF NEWAYGO

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DB: Newaygo City 2024

Neighborhoods Used: 4020.4020 RR-2008 NORTH & WEST SIDE

<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	3	12.34	15.42	1.029
After Application of E.C.F.s		0.00	0.00	1.000

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
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	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.050 (1)	1.000 (0)	1.000 (0)
2 STORY	1.000 (0)	0.939 (1)	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)
BILEVEL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
DEFAULT STYLE	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
FARMHOUSE	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	0.751 (1)	1.000 (0)
FRAME	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
MANU	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)
RANCH	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. : 0.941 (3)
Mobile Home E.C.F. : 1.228 (1)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.751 (1)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

```

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 4
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4020 - 4020 RR-2008 NORTH & WEST SIDE

```

Max # of Res. Buildings:	1	Minimum E.C.F. (Residential):	0.70
		Maximum E.C.F. (Residential):	1.70
Max # of Ag. Buildings:	5	Minimum E.C.F. (Agricultural):	0.10
		Maximum E.C.F. (Agricultural):	3.00
Max # of C/I Buildings:	0	Minimum E.C.F. (Commercial):	0.10
		Maximum E.C.F. (Commercial):	3.00

08/09/2024

ECF Analysis for: 6257 - CITY OF NEWAYGO

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DB: Newaygo City 2024

Neighborhoods Used: 4025.4025 RIVER HILLS PLAT 1 & 2

775 W NORTH HILLS CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-13-370-039		01/31/2023		4025	315,000	27,537
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	99		287,463	388,499	0.740



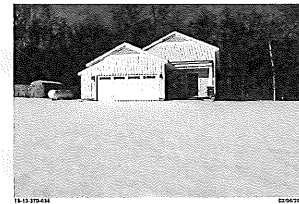
674 W SAND HILLS COURT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-13-370-009		01/11/2023		4025	269,900	25,055
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	97		244,845	336,735	0.727



721 W NORTH HILLS CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-13-370-034		09/12/2022		4025	290,000	26,789
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	99		263,211	375,379	0.701



656 N RIVER HILLS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-13-370-007		07/29/2022		4025	275,000	23,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97		252,000	275,947	0.913



754 N RIVER HILLS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-13-370-033		07/08/2022		4025	285,000	16,505
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	99		268,495	377,287	0.712



714 W NORTH HILLS CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-13-370-045		06/03/2022		4025	289,321	24,761
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	99		264,560	381,708	0.693



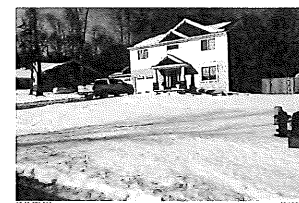
730 W NORTH HILLS CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-13-370-044		05/20/2022		4025	284,000	24,695
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	99		259,305	381,660	0.679



737 W NORTH HILLS CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
18-13-370-035		04/15/2022		4025	267,500	24,368
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	99		243,132	377,899	0.643



08/09/2024

ECF Analysis for: 6257 - CITY OF NEWAYGO

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DB: Newaygo City 2024

Neighborhoods Used: 4025.4025 RIVER HILLS PLAT 1 & 2

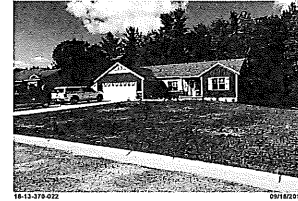
738 N RIVER HILLS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-13-370-032	10/29/2021 4025	401	205,000	32,491
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	99	172,509	283,064
				E.C.F. 0.609



729 W RIVER HILLS COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-13-370-022	08/06/2021 4025	401	310,000	27,342
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	99	282,658	376,989
				E.C.F. 0.750



598 N RIVER HILLS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-13-370-003	07/20/2021 4025	402	224,900	25,625
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	99	199,275	356,023
				E.C.F. 0.560



744 W RIVER HILLS COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-13-370-026	07/15/2021 4025	401	270,000	18,894
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	98	251,106	334,755
				E.C.F. 0.750



630 N RIVER HILLS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-13-370-005	05/19/2021 4025	401	215,000	20,646
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	98	194,354	294,042
				E.C.F. 0.661



728 W RIVER HILLS COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-13-370-030	05/03/2021 4025	401	210,000	22,446
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	97	187,554	261,851
				E.C.F. 0.716



733 W RIVER HILLS COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18-13-370-023	04/01/2021 4025	401	230,000	34,693
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	84	195,307	298,359
				E.C.F. 0.655



Neighborhoods Used: 4025.4025 RIVER HILLS PLAT 1 & 2

<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
15	13	6.68	9.33	1.006	
After Application of E.C.F.s		6.81	9.02	1.007	

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	911.100	811..90	711..80	611..70	511..60	0..50
1 1/2 STORY	0.655 (1)	0.655 (1)	0.655 (1)	0.655 (1)	0.655 (1)	0.655 (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	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
2 STORY	0.680 (6)	0.680 (6)	0.680 (6)	0.680 (6)	0.680 (6)	0.680 (6)
2+ STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
BILEVEL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
DEFAULT STYLE	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
FARMHOUSE	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
FRAME	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
MANU	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)
RANCH	0.721 (8)	0.721 (8)	0.721 (8)	0.721 (8)	0.721 (8)	0.721 (8)
	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)

Single Family E.C.F. : 0.699 (15)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

```
Starting Date: 04/01/2021  
Ending Date: 03/31/2023  
Terms Selected: All  
Analyze by Style:  
Analyze by %Good:  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals:  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): 4025 - 4025 RIVER HILLS PLAT 1 & 2
```

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

