

Neighborhoods Used: 016.MUSKEGON LAKE FF

3115 MEMORIAL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-185-000-0084-00	09/01/2021 016	401	290,000	154,351	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	135,649	119,854	1.132

3037 MEMORIAL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-185-000-0077-00	03/17/2021 016	401	425,000	184,134	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MULTI-LEVEL	70	240,866	274,748	0.877

2677 MEMORIAL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-380-000-0009-00	11/09/2020 016	401	440,000	222,093	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	217,907	259,878	0.838

2931 MEMORIAL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-185-000-0067-00	07/07/2020 016	401	352,500	192,520	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	65	159,980	164,682	0.971

2463 MEMORIAL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-022-200-0054-00	06/26/2020 016	401	450,000	255,466	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57	194,534	179,203	1.086

Neighborhoods Used: 016.MUSKEGON LAKE FF

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	998,365	998,365	998,365	998,365	998,365	998,365
1 + STORY	998,365	998,365	998,365	998,365	998,365	998,365
1 1/2 STORY	998,365	998,365	998,365	998,365	998,365	998,365
1 1/4 STORY	998,365	998,365	998,365	998,365	998,365	998,365
1 3/4 STORY	998,365	998,365	998,365	998,365	998,365	998,365
2 STORY	998,365	998,365	998,365	998,365	998,365	998,365
3 STORY	998,365	998,365	998,365	998,365	998,365	998,365
BI- LEVEL	998,365	998,365	998,365	998,365	998,365	998,365
DOUBLE WIDE	998,365	998,365	998,365	998,365	998,365	998,365
MOBILE HOMES	998,365	998,365	998,365	998,365	998,365	998,365
MODULAR	998,365	998,365	998,365	998,365	998,365	998,365
MULTI-FAMILY	998,365	998,365	998,365	998,365	998,365	998,365
MULTI-LEVEL	998,365	998,365	998,365	998,365	998,365	998,365
TRI-LEVEL	998,365	998,365	998,365	998,365	998,365	998,365

Total Single Family Costs by Manual : 998,365
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	948,936	948,936	948,936	948,936	948,936	948,936
1 + STORY	948,936	948,936	948,936	948,936	948,936	948,936
1 1/2 STORY	948,936	948,936	948,936	948,936	948,936	948,936
1 1/4 STORY	948,936	948,936	948,936	948,936	948,936	948,936
1 3/4 STORY	948,936	948,936	948,936	948,936	948,936	948,936
2 STORY	948,936	948,936	948,936	948,936	948,936	948,936
3 STORY	948,936	948,936	948,936	948,936	948,936	948,936
BI- LEVEL	948,936	948,936	948,936	948,936	948,936	948,936
DOUBLE WIDE	948,936	948,936	948,936	948,936	948,936	948,936
MOBILE HOMES	948,936	948,936	948,936	948,936	948,936	948,936
MODULAR	948,936	948,936	948,936	948,936	948,936	948,936
MULTI-FAMILY	948,936	948,936	948,936	948,936	948,936	948,936
MULTI-LEVEL	948,936	948,936	948,936	948,936	948,936	948,936
TRI-LEVEL	948,936	948,936	948,936	948,936	948,936	948,936

Total Single Family Sale Residual Values : 948,936
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	5	5.20	5.88	0.995
After Application of E.C.F.s		4.90	5.55	0.995

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)
1 + STORY	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)
1 1/2 STORY	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)
1 1/4 STORY	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)
1 3/4 STORY	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)
2 STORY	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)
3 STORY	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)
BI- LEVEL	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)
DOUBLE WIDE	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)
MOBILE HOMES	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)
MODULAR	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)
MULTI-FAMILY	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)
MULTI-LEVEL	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)
TRI-LEVEL	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)	0.950(5)

Single Family E.C.F. : 0.950 (5)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)

