

What is an ECF?

An Economic Condition Factor (ECF) adjusts the assessor's use of the state mandated cost manual to the local market. The State Tax Commission Assessor's Manual provides costs in which property characteristics are costed out. County multipliers are provided by the State Tax Commission and adjusted annually to reflect the change in the market of construction costs, bringing the costs to the County level. ECF's are then analyzed annually and adjusted by the assessor to further improve these costs to our local market.

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Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Net Acres	Dollars/Acre
41-03-19-200-017	15183 RITCHIE AVE NE	03/06/23	\$70,000	\$70,000	\$114,336	18.27	\$3,831
41-03-06-300-017	5069 21 MILE RD NE	06/21/23	\$259,000	\$204,600	\$116,772	23.01	\$8,892
41-03-06-300-021	5087 21 MILE RD NE	06/21/23	\$259,000	\$54,400	\$116,772	23.01	\$2,364
41-03-06-126-001	5166 22 MILE RD NE	06/12/23	\$410,000	\$222,875	\$149,299	23.24	\$9,590
41-03-32-100-044	5979 BECKER ST NE	02/28/23	\$190,000	\$190,000	\$175,336	35.00	\$5,429
41-03-12-100-043	16800 TISDEL AVE NE	04/03/23	\$170,000	\$170,000	\$225,725	44.60	\$3,812

Totals: **\$1,358,000** **\$911,875** **\$898,240** **167.13**

Average per Acre:
5,456.08

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
41-20-23-100-006	3612 Segwun Ave	09/18/23	\$355,000	\$280,339	\$74,661	\$110,769	0.674
41-23-36-200-025	9450 100th St SE	02/01/23	\$1,100,000	\$535,035	\$439,965	\$538,109	0.818
41-23-34-400-006	7841 108th St S	02/23/23	\$425,000	\$293,005	\$131,495	\$169,895	0.774

Totals: **\$1,880,000** **\$646,121** **\$818,773**

E.C.F. =>	0.789
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Due to lack of sales with buildings, sales were used outside of Nelson Township

Nelson Township
Kent County, MI

2025
Land Value Analysis

Paradise Cove
Backlot 1 and 2

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Net Acres
41-03-05-132-074	363 LAKE ST	06/14/23	\$12,000	\$12,000	\$11,750	0.03
41-03-05-103-003	441 LAKE ST	09/07/22	\$22,500	\$22,500	\$13,625	0.04
41-03-05-132-082	363 LAKE ST	12/29/22	\$14,000	\$14,000	\$11,750	0.04
41-03-05-132-087	363 LAKE ST	05/24/22	\$20,000	\$20,000	\$11,750	0.04
41-03-05-132-099	363 LAKE ST	04/25/22	\$17,000	\$17,000	\$11,750	0.04
41-03-05-132-099	363 LAKE ST	07/25/22	\$18,000	\$18,000	\$11,750	0.04
41-03-05-132-127	363 LAKE ST	02/20/24	\$24,000	\$21,800	\$11,750	0.05
41-03-05-132-131	363 LAKE ST	08/18/23	\$15,000	\$15,000	\$11,750	0.05
41-03-05-132-132	363 LAKE ST	10/19/23	\$10,000	\$10,000	\$11,750	0.05
41-03-05-132-141	363 LAKE ST	10/28/23	\$10,000	\$10,000	\$11,750	0.04
Totals:			\$162,500	\$160,300	\$119,375	0.42

Lot Value	\$16,030
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Nelson Township
Kent County, MI

2025
Land Value Analysis

Paradise Cove
Water Lots

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres
41-03-05-132-043	363 LAKE ST	06/29/22	\$80,000	\$20,000	0.04
41-03-05-132-051	363 LAKE ST	03/22/24	\$40,000	\$40,000	0.04
41-03-05-132-052	363 LAKE ST	03/07/24	\$40,000	\$38,500	0.03
Totals:			\$160,000	\$98,500	0.11

Lot Value	\$32,833
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Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres	Dollars/Acre	
41-03-31-301-003	13536 NORTHLAND DR	07/31/23	\$57,500	\$57,500	1.02	\$56,373	
41-03-35-200-025	13701 TISDEL AVE NE	05/31/22	\$58,000	\$58,000	1.95	\$29,744	
						\$43,058	.01-1.99 Acres
41-03-06-300-018	5025 21 MILE NE	06/15/23	\$36,000	\$36,000	2.02	\$17,822	
41-03-06-300-019	5033 21 MILE RD NE	06/15/23	\$38,000	\$38,000	2.02	\$18,812	
41-03-06-300-020	5051 21 MILE NE	06/30/23	\$39,000	\$39,000	2.02	\$19,307	
41-03-28-300-056	6511 17 MILE RD NE	06/16/22	\$72,000	\$72,000	2.29	\$31,441	
						\$21,845	2-2.49 Acres
41-03-33-100-052	6464 17 MILE NE	02/14/24	\$64,000	\$64,000	2.44	\$26,197	
41-03-33-100-053	6530 17 MILE NE	03/08/24	\$64,999	\$64,999	2.44	\$26,606	
41-03-33-100-054	6588 17 MILE NE	03/08/24	\$64,999	\$64,999	2.44	\$26,606	
41-03-33-100-051	13982 SHANER AVE NE	02/14/24	\$66,000	\$66,000	2.69	\$24,535	
						\$25,986	2.5 - 2.99 Acres
41-03-12-100-033	9034 21 MILE RD NE	09/25/23	\$43,000	\$43,000	3.39	\$12,684	
41-03-27-400-047	7865 17 MILE RD NE	07/13/23	\$74,900	\$74,900	4.13	\$18,136	
						\$15,410	3-10 Acres
41-03-17-300-025	5701 19 MILE RD NE	07/27/22	\$120,000	\$120,000	13.00	\$9,231	
41-03-11-300-035	16716 PINE LAKE AVE NE	03/05/24	\$157,500	\$157,500	32.29	\$4,878	
						\$7,054	10.01 - 30 Acres
41-03-12-100-042	16900 TISDEL AVE NE	02/13/24	\$100,000	\$100,000	35.40	\$2,825	
41-03-01-300-001	17530 TISDEL	01/13/23	\$180,000	\$180,000	60.00	\$3,000	
						\$2,912	30.01 + Acres
Totals:			\$1,235,898	\$1,235,898	169.55		

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres	Total Acres	Dollars/Acre
41-03-31-301-003	13536 NORTHLAND DR	07/31/23	\$57,500	\$57,500	1.02	1.02	\$56,373
41-03-34-100-012	7390 17 MILE RD	07/06/22	\$250,000	\$79,240	1.14	1.14	\$69,509
41-03-06-200-019	5555 GRIMES ST NE	07/15/22	\$186,300	\$74,297	1.15	1.15	\$64,606
41-03-30-476-025	14129 RITCHIE AVE NE	06/28/23	\$59,000	\$50,023	1.22	1.22	\$41,002
41-03-18-200-037	5501 EGNER ST	12/09/22	\$95,000	\$54,972	1.50	1.50	\$36,648
41-03-18-200-014	5459 COAN ST NE	06/28/22	\$152,000	\$31,526	1.67	1.67	\$18,878
41-03-35-200-025	13701 TISDEL AVE NE	05/31/22	\$58,000	\$58,000	1.95	1.95	\$29,744
							\$45,251 .01-1.99 Acres
41-03-27-300-031	7383 17 MILE RD NE	07/14/23	\$350,000	\$48,075	2.00	2.00	\$24,038
41-03-06-300-018	5025 21 MILE NE	02/13/24	\$50,000	\$50,000	2.02	2.02	\$24,752
41-03-06-300-019	5033 21 MILE RD NE	06/15/23	\$38,000	\$38,000	2.02	2.02	\$18,812
41-03-06-300-020	5051 21 MILE NE	06/30/23	\$39,000	\$39,000	2.02	2.02	\$19,307
41-03-27-400-046	14195 PINE LAKE AVE NE	10/10/23	\$375,000	\$55,319	2.05	2.05	\$26,985
41-03-18-400-038	5480 EGNER ST NE	01/30/23	\$185,000	\$50,704	2.07	2.07	\$24,495
41-03-28-300-056	6511 17 MILE RD NE	06/16/22	\$72,000	\$72,000	2.29	2.29	\$31,441
41-03-33-100-052	6464 17 MILE RD NE	02/14/24	\$64,000	\$64,000	2.44	2.45	\$26,197
							\$24,503 2-2.99 Acres
41-03-30-476-026	14107 RITCHIE AVE NE	04/21/22	\$243,000	\$82,240	3.09	3.09	\$26,615
41-03-17-100-044	5811 COAN ST NE	03/24/23	\$250,000	\$93,652	3.58	3.58	\$26,160
41-03-18-200-032	5575 COAN ST NE	08/01/23	\$325,000	\$71,876	3.62	3.62	\$19,855
41-03-27-400-047	7865 17 MILE RD NE	07/13/23	\$74,900	\$74,900	4.13	4.13	\$18,136
41-03-16-300-025	6743 19 MILE RD NE	12/15/23	\$299,000	\$123,717	4.64	4.64	\$26,663
41-03-10-400-019	7623 20 MILE RD NE	05/27/22	\$287,000	\$125,184	4.99	4.99	\$25,087
							\$23,753 3-4.99 Acres
41-03-33-251-004	7007 BECKER ST NE	04/15/22	\$98,000	\$73,638	6.00	6.00	\$12,273
41-03-33-251-004	7007 BECKER ST NE	08/19/22	\$170,000	\$114,990	6.00	6.00	\$19,165
41-03-20-400-024	6303 18 MILE RD NE	03/15/24	\$459,000	\$96,112	6.44	6.44	\$14,924

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres	Total Acres	Dollars/Acre
41-03-10-100-017	17098 MYERS LAKE AVE NE	07/22/22	\$225,000	\$85,580	7.58	7.58	\$11,290
41-03-06-101-006	4886 22 MILE RD NE	07/11/22	\$410,000	\$77,845	7.69	7.69	\$10,123
41-03-26-400-009	8755 17 MILE RD NE	04/17/23	\$220,000	\$163,726	8.00	8.00	\$20,466
41-03-34-100-043	7381 BECKER ST NE	05/23/23	\$355,000	\$187,990	8.82	8.82	\$21,314
41-03-16-100-009	16176 SHANER AVE NE	01/19/24	\$210,000	\$158,010	9.90	9.90	\$15,961
							\$15,689 5-9.99 Acres
41-03-27-400-039	14175 PINE LAKE AVE NE	04/10/23	\$545,000	\$109,377	10.00	10.00	\$10,938
41-03-34-200-031	13869 PINE LAKE AVE NE	04/13/22	\$330,000	\$128,837	10.00	10.00	\$12,884
41-03-28-300-036	6767 17 MILE RD NE	07/13/23	\$125,000	\$36,556	10.08	10.08	\$3,627
41-03-09-100-004	6625 GROSVENOR ST NE	12/14/23	\$281,000	\$131,658	10.50	10.50	\$12,539
41-03-06-101-007	4916 22 MILE RD NE	07/11/22	\$410,000	\$108,614	7.69	11.85	\$14,124
41-03-06-101-007	4916 22 MILE RD NE	06/12/23	\$410,000	\$113,530	11.85	11.85	\$9,581
41-03-32-351-005	13230 RITCHIE AVE NE	06/13/22	\$250,000	\$135,798	12.83	12.83	\$10,584
41-03-32-351-005	13230 RITCHIE AVE NE	12/22/23	\$290,000	\$156,802	12.83	12.83	\$12,222
41-03-17-300-025	5701 19 MILE RD NE	07/27/22	\$120,000	\$120,000	13.00	13.00	\$9,231
41-03-15-200-030	7730 20 MILE RD NE	07/06/22	\$260,000	\$199,060	13.43	13.43	\$14,822
41-03-15-200-028	7730 20 MILE RD NE	07/06/22	\$260,000	\$200,755	16.43	16.93	\$12,222
41-03-10-100-003	16880 MYERS LAKE AVE NE	05/06/22	\$465,000	\$270,316	20.00	20.00	\$13,516
							\$11,357 10-20 Acres
41-03-06-126-001	5166 22 MILE RD NE	06/12/23	\$410,000	\$222,875	23.24	23.24	\$9,590
41-03-11-300-035	16716 PINE LAKE AVE NE	03/05/24	\$157,500	\$157,500	32.29	32.29	\$4,878
41-03-12-100-042	16900 TISDEL AVE NE	02/13/24	\$100,000	\$100,000	35.40	35.40	\$2,825
41-03-01-300-001	17530 TISDEL	01/13/23	\$180,000	\$180,000	60.00	60.00	\$3,000
							\$5,073 21 + Acres
Totals:			\$10,250,200	\$4,723,794	410.61	415.28	

General Township
Tri/Bi Level

		Sale						
Parcel Number	Street Address	Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
41-03-27-300-031	7383 17 MILE RD NE	07/14/23	\$350,000	\$55,002	\$294,998	\$301,901	0.977	BI-LEVEL
41-03-27-400-046	14195 PINE LAKE AVE	10/10/23	\$375,000	\$65,954	\$309,046	\$301,088	1.026	BI-LEVEL
41-03-33-326-005	6720 BECKER ST NE	03/14/24	\$320,000	\$55,207	\$264,793	\$222,488	1.190	BI-LEVEL
41-03-34-100-012	7390 17 MILE RD	07/06/22	\$250,000	\$31,413	\$218,587	\$220,906	0.990	TRI-LEVEL
		Totals:	\$1,295,000		\$1,087,424	\$1,046,383		
						E.C.F. =>	1.039	

General Township
2 Story

					Bldg.		Building	
Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Residual	Cost Man. \$	E.C.F.	Style
41-03-04-400-015	7016 PRINGLE AVE NE	07/06/22	\$235,000	\$74,433	\$160,567	\$191,448	0.839	TWO-STORY
41-03-18-200-014	5459 COAN ST NE	06/28/22	\$152,000	\$35,109	\$116,891	\$162,554	0.719	TWO-STORY
41-03-20-100-024	15394 RITCHIE AVE NE	01/17/24	\$294,900	\$64,995	\$229,905	\$310,515	0.740	TWO-STORY
41-03-20-400-024	6303 18 MILE RD NE	03/15/24	\$459,000	\$77,737	\$381,263	\$399,217	0.955	TWO-STORY
41-03-21-200-038	6840 19 MILE RD NE	07/11/22	\$415,000	\$41,105	\$373,895	\$337,947	1.106	TWO-STORY
41-03-23-400-012	15033 TISDEL AVE NE	09/29/23	\$296,000	\$52,656	\$243,344	\$243,279	1.000	TWO-STORY
41-03-30-476-026	14107 RITCHIE AVE NE	04/21/22	\$243,000	\$36,843	\$206,157	\$201,576	1.023	TWO-STORY
Totals:			\$2,094,900		\$1,712,022	\$1,846,536		
						E.C.F. =>	0.927	

Nelson Township
Kent County, MI

2025
ECF Analysis

General Township
Ranch

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building
41-03-06-200-019	5555 GRIMES ST NE	07/15/22	\$186,300	\$24,417	\$161,883	\$144,574	1.120	RANCH
41-03-09-100-004	6625 GROSVENOR ST N	12/14/23	\$281,000	\$91,244	\$189,756	\$173,447	1.094	RANCH
41-03-09-200-029	16969 MYERS LAKE AVE	03/09/23	\$49,900	\$47,295	\$2,605	\$31,061	0.084	RANCH
41-03-13-100-020	8894 20 MILE RD NE	07/07/23	\$70,750	\$40,749	\$30,001	\$63,790	0.470	RANCH
41-03-16-300-028	6779 19 MILE RD NE	01/30/24	\$424,900	\$104,363	\$320,537	\$298,048	1.075	RANCH
41-03-17-100-038	5849 COAN ST NE	05/06/22	\$77,500	\$33,905	\$43,595	\$58,903	0.740	RANCH
41-03-18-100-022	16300 CEDAR SPRINGS	09/29/23	\$280,000	\$66,169	\$213,831	\$236,868	0.903	RANCH
41-03-18-200-032	5575 COAN ST NE	08/01/23	\$325,000	\$45,409	\$279,591	\$296,398	0.943	RANCH
41-03-19-200-011	15191 RITCHIE AVE NE	08/03/22	\$225,000	\$33,661	\$191,339	\$197,807	0.967	RANCH
41-03-22-400-022	7677 18 MILE RD NE	12/29/23	\$387,000	\$117,297	\$269,703	\$243,897	1.106	RANCH
41-03-24-300-009	9101 18 MILE RD NE	10/26/23	\$170,000	\$82,099	\$87,901	\$119,523	0.735	RANCH
41-03-27-400-039	14175 PINE LAKE AVE N	04/10/23	\$545,000	\$120,536	\$424,464	\$441,765	0.961	RANCH
41-03-27-400-045	7915 ROMAR DR NE	12/08/23	\$350,000	\$61,440	\$288,560	\$303,125	0.952	RANCH
41-03-28-300-036	6767 17 MILE RD NE	07/13/23	\$125,000	\$91,620	\$33,380	\$102,268	0.326	RANCH
41-03-29-400-010	14151 SHANER AVE NE	10/04/23	\$240,000	\$45,022	\$194,978	\$219,162	0.890	RANCH
41-03-32-200-027	13655 SHANER AVE NE	03/17/23	\$479,900	\$67,246	\$412,654	\$388,406	1.062	RANCH
Totals:			\$4,217,250		\$3,144,778	\$3,319,043	E.C.F. => 0.947	

Nelson Township
Kent County, MI

2025
ECF Analysis

General Township
Manufactured/Modular

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
41-03-16-300-058	6535 19 MILE RD NE	11/18/22	\$225,000	\$53,064	\$171,936	\$188,231	0.913	MANUFACTURED
41-03-10-100-017	17098 MYERS LAKE AVE NE	07/22/22	\$225,000	\$46,255	\$178,745	\$209,339	0.854	MODULAR
41-03-10-100-017	17098 MYERS LAKE AVE NE	02/09/23	\$226,000	\$49,729	\$166,071	\$207,016	0.802	MODULAR
41-03-18-400-038	5480 EGNER ST NE	01/30/23	\$185,000	\$47,295	\$137,705	\$156,888	0.878	MODULAR
41-03-32-100-043	5700 DAVE CHRISTIE DR NE	04/19/23	\$225,000	\$51,871	\$173,129	\$189,952	0.911	MODULAR
Totals:			\$1,086,000		\$827,586	\$951,427	E.C.F. => 0.870	

Nelson Township
Kent County, MI

2025
Land Value Analysis

Pine Lake
Water

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Effec. Front	Dollars/FF
41-03-35-126-005	13929 SUNSET SHORES DF	09/25/23	\$299,000	\$214,299	71.5	\$2,995
41-03-35-152-025	13615 SUNSET SHORES	05/18/23	\$300,000	\$199,612	65.0	\$3,071
41-03-35-152-032	13721 SUNSET SHORES DF	09/14/23	\$340,000	\$188,225	71.5	\$2,631
Totals:			\$939,000	\$602,136	208.1	

Avg/FF	\$2,894
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Nelson Township
Kent County, MI

2025
Land Value Analysis

Pine Lake
Combined

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
41-03-35-102-008	8039 OAK LN NE	12/02/22	\$80,000	\$38,556	\$74,097	61.2	\$630
41-03-35-103-004	8034 OAK LN NE	03/19/24	\$255,000	\$180,731	\$57,992	61.2	\$2,951
41-03-35-103-020	8016 OAK LN NE	05/03/22	\$185,000	\$110,469	\$104,789	86.6	\$1,276
41-03-35-126-005	13929 SUNSET SHORES I	09/25/23	\$299,000	\$214,299	\$162,039	71.5	\$2,995
41-03-35-152-032	13721 SUNSET SHORES I	09/14/23	\$340,000	\$188,225	\$162,039	71.5	\$2,631
Totals:			\$1,159,000	\$732,280	\$560,956	352.2	

Average per FF=>	\$2,079
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Nelson Township
Kent County, MI

2025
Land Value Analysis

Pine Lake
Non-Water

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Effec. Front	Dollars/FF
41-03-35-102-008	8039 OAK LN NE	12/02/22	\$80,000	\$38,556	61.2	\$630
41-03-35-103-004	8034 OAK LN NE	03/19/24	\$255,000	\$180,731	61.2	\$2,951
41-03-35-103-020	8016 OAK LN NE	05/03/22	\$185,000	\$110,469	86.6	\$1,276
Totals:			\$520,000	\$329,756	209.1	

Avg/FF	\$1,577
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Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
41-03-35-103-017	8044 OAK LN NE	11/12/21	\$549,900	\$185,721	\$364,179	\$515,858	0.706	RANCH
41-03-35-126-005	13929 SUNSET SHORES D	09/25/23	\$299,000	\$164,014	\$134,986	\$101,380	1.331	RANCH
41-03-35-126-009	13901 SUNSET SHORES A	09/10/21	\$460,000	\$153,664	\$306,336	\$284,804	1.076	RANCH
41-03-35-152-022	13555 SUNSET SHORES	05/07/21	\$445,000	\$150,793	\$294,207	\$314,030	0.937	TWO-STORY
41-03-35-152-025	13615 SUNSET SHORES	05/18/23	\$300,000	\$147,225	\$152,775	\$123,025	1.242	RANCH
41-03-35-152-032	13721 SUNSET SHORES D	09/14/23	\$340,000	\$176,299	\$163,701	\$168,523	0.971	RANCH
Totals:			\$2,393,900		\$1,416,184	\$1,507,621	E.C.F. => 0.939	

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
41-03-35-102-008	8039 OAK LN NE	12/02/22	\$80,000	\$74,097	\$5,903	\$68,616	0.086	RANCH
41-03-35-103-020	8016 OAK LN NE	05/03/22	\$185,000	\$108,224	\$76,776	\$89,768	0.855	RANCH
Totals:			\$265,000		\$82,679	\$158,384	E.C.F. => 0.522	

Nelson Township
Kent County, MI

2025
Land Value Analysis

Cedar Woods/Autumn Woods/Beckinridge/
Cedar Highlands/Creek Side Glen

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Net Acres	Dollars/	
							SqFt	
41-03-06-152-008	5014 GLEN BLUFF DR NE	11/04/22	\$271,000	\$94,489	\$60,053	0.88	\$2.47	
41-03-33-227-006	7033 CEDAR HIGHLANDS DR	07/15/22	\$300,000	\$92,240	\$40,276	2.01	\$1.05	
41-03-33-376-014	13415 FAWN CT NE	12/08/22	\$299,000	\$103,035	\$35,322	0.90	\$2.63	
Totals:			\$870,000	\$289,764	\$135,651	3.79		
							\$/SQFT	\$1.76

Nelson Township
Kent County, MI

2025
ECF Analysis

Cedar Woods/Autumn Woods/ Beckinridge
Cedar Highlands/ Creek Side Glen

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
41-03-06-152-008	5014 GLEN BLUFF DR NE	11/04/22	\$271,000	\$63,736	\$207,264	\$217,121	0.955	RANCH
41-03-32-323-001	13587 BECKER CT NE	11/22/23	\$292,600	\$43,510	\$249,090	\$210,033	1.186	BI-LEVEL
41-03-33-227-006	7033 CEDAR HIGHLANDS	07/15/22	\$300,000	\$47,065	\$252,935	\$223,053	1.134	TWO-STORY
41-03-33-376-014	13415 FAWN CT NE	12/08/22	\$299,000	\$35,322	\$263,678	\$216,775	1.216	RANCH
Totals:			\$1,162,600		\$972,967	\$866,983		
							E.C.F. =>	1.122

Nelson Township
Kent County, MI

2025
Land Value Analysis

Fieldstone Meadow

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Dollars/ SqFt
41-03-30-127-009	14717 FIELD CT	04/24/23	\$260,000	\$124,393	\$51,327	0.47	\$265,230	\$6.09
41-03-30-127-021	5130 FIELDSTONE MEADOW DR	05/26/23	\$295,000	\$105,574	\$40,702	0.37	\$283,801	\$6.52
41-03-30-202-010	14669 IVORYSTONE DR NE	12/14/23	\$290,000	\$103,166	\$54,230	0.50	\$207,996	\$4.77
41-03-30-202-017	14627 IVORYSTONE DR	08/12/22	\$299,000	\$96,980	\$47,033	0.52	\$186,859	\$4.29
Totals:			\$1,144,000	\$430,113	\$193,292	1.86	Average per SqFt=> \$5.32	

Nelson Township
Kent County, MI

2025
ECF Analysis

Fieldstone

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
41-03-30-202-011	14663 IVORYSTONE DR	05/11/21	\$232,500	\$57,182	\$175,318	\$192,934	0.909	BI-LEVEL
41-03-30-202-017	14627 IVORYSTONE DR	08/12/22	\$299,000	\$47,033	\$251,967	\$240,787	1.046	RANCH
Totals:			\$531,500		\$427,285	\$433,721	E.C.F. => 0.985	

PVT Drives
Carolyn Dr/Cranberry

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt
41-03-16-200-014	7171 CAROLYN DR NE	07/06/22	\$328,000	\$56,976	2.70	\$21,102	\$0.48
41-03-21-427-004	15067 CRANBERRY LN	04/29/22	\$519,000	\$90,161	3.32	\$27,157	\$0.62
Totals:			\$847,000	\$147,137	6.02		
				Avg \$/ Acre	\$ 24,441		

Wildwood

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres	Dollars/Acre
41-03-16-300-033	6747 WILDWOOD LN	09/15/20	\$230,000	\$25,406	2.00	\$12,703
41-03-16-400-015	6777 WILDWOOD LN NE	03/18/21	\$100,000	\$100,000	10.11	\$9,891
Totals:			\$330,000	\$125,406	12.11	
					Average per Net Acre	\$10,356

Metes Bounds

Pvt Drives

								Building
Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Style
41-03-16-200-014	7171 CAROLYN DR NE	07/06/22	\$328,000	\$33,797	\$294,203	\$266,053	1.106	RANCH
41-03-16-200-014	7171 CAROLYN DR NE	07/30/24	\$360,000	\$69,722	\$290,278	\$284,284	1.021	RANCH
41-03-21-427-004	15067 CRANBERRY LN	04/29/22	\$519,000	\$49,162	\$469,838	\$419,928	1.119	RANCH
Totals:			\$1,207,000		\$1,054,319	\$970,265		
						E.C.F. =>	1.087	

Nelson Township
Kent County, MI

2025
Land Value Analysis

Site Condos

Parcel Number	Street Address	Sale Date	Sale Price	Land		Dollars/Sq	
				Residual	Net Acres	Ft	
41-03-28-251-002	6842 WHISPERING FOREST DR	09/29/23	\$275,000	\$141,626	0.59		\$5.56
41-03-28-251-003	6850 WHISPERING FOREST DR	06/10/21	\$251,750	\$71,016	0.59		\$2.77
41-03-28-251-005	6874 WHISPERING FOREST DR	08/11/22	\$295,000	\$79,625	0.64		\$2.84
Totals:			\$821,750	\$292,267	1.82		
						\$/SQFT	\$3.69

Nelson Township
Kent County, MI

2025
ECF Analysis

Evergreen

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building
								Style
41-03-28-251-002	6842 WHISPERING FOREST	09/29/23	\$275,000	\$93,145	\$181,855	\$160,954	1.130	BI-LEVEL
41-03-28-251-005	6874 WHISPERING FOREST	08/11/22	\$295,000	\$99,702	\$195,298	\$234,947	0.831	TRI-LEVEL
Totals:			\$570,000		\$377,153	\$395,901		
						E.C.F. =>	0.953	

Nelson Township
Kent County, MI

2025
Land Value Analysis

Shaffer Estates

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Dollars/S
								qFt
41-03-31-302-004	4944 DIO DR NE	09/14/23	\$305,000	\$121,044	\$78,179	1.02	\$118,671	\$2.72
41-03-31-302-034	5228 DIO DR NE	06/16/22	\$299,500	\$71,509	\$81,613	1.07	\$67,145	\$1.54
41-03-31-302-041	5269 DIO DR NE	08/25/23	\$58,750	\$58,750	\$111,524	2.46	\$23,863	\$0.55
Totals:			\$663,250	\$251,303	\$271,316	4.55	Average per SqFt=> \$1.27	

Nelson Township
Kent County, MI

2025
ECF Analysis

Shaffer Estates

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
41-03-31-302-004	4944 DIO DR NE	09/14/23	\$305,000	\$89,810	\$215,190	\$207,962	1.035	BI-LEVEL
41-03-31-302-005	4966 DIO DR NE	09/19/24	\$330,000	\$56,439	\$273,561	\$199,425	1.372	BI-LEVEL
41-03-31-302-034	5228 DIO DR NE	06/16/22	\$299,500	\$92,649	\$206,851	\$243,223	0.850	1 1/2 STORY
Totals:			\$934,500		\$695,602	\$650,610	E.C.F. => 1.069	

Nelson Township
Kent County, MI

2025
Land Value Analysis

White Pine Ridge

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres	Dollars/SqFt
41-03-28-110-003	14680 WHITE PINE RIDGE CT NE	09/01/23	\$425,000	\$152,873	1.00	\$3.50
41-03-28-110-004	14658 WHITE PINE RIDGE CT NE	06/10/22	\$320,000	\$88,269	1.00	\$2.02
41-03-28-110-005	14636 WHITE PINE RIDGE CT NE	05/25/22	\$390,000	\$140,307	1.00	\$3.21
41-03-28-110-009	14633 WHITE PINE RIDGE CT NE	06/20/24	\$385,000	\$108,156	1.02	\$2.44
Totals:			\$1,520,000	\$489,605	4.03	
						\$/SQFT \$2.79

Nelson Township
Kent County, MI

2025
ECF Analysis

White Pine Ridge

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
41-03-28-110-004	14658 WHITE PINE RIDGE CT NE	06/10/22	\$320,000	\$71,099	\$248,901	\$251,794	0.989	RANCH
41-03-28-110-009	14633 WHITE PINE RIDGE CT NE	08/11/21	\$320,500	\$71,938	\$248,562	\$258,622	0.961	RANCH
Totals:			\$640,500		\$497,463	\$510,415		
							E.C.F. =>	0.975

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres	Dollars/Acre
41-03-05-151-012	17710 W RITCHIE AVE NE	09/20/23	\$335,000	\$80,530	0.37	\$217,649
41-03-05-152-002	17876 W RITCHIE AVE NE	09/16/22	\$40,000	\$40,000	0.40	\$101,266
41-03-05-152-003	17864 W RITCHIE AVE NE	05/30/22	\$40,000	\$40,000	0.40	\$101,266
41-03-05-152-004	17852 W RITCHIE AVE NE	06/24/22	\$40,000	\$40,000	0.40	\$101,266
Totals:			\$455,000	\$200,530	1.56	

Site Value	\$50,133
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Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
41-03-05-151-012	17710 W RITCHIE A	09/20/23	\$335,000	\$42,880	\$292,120	\$293,914	0.994	TWO-STORY
41-03-05-152-012	17746 W RITCHIE A	03/22/23	\$346,655	\$42,750	\$303,905	\$264,593	1.149	RANCH
41-03-05-152-013	17734 W RITCHIE A	09/30/22	\$283,000	\$44,981	\$238,019	\$207,561	1.147	RANCH
Totals:			\$964,655		\$834,044	\$766,068		

E.C.F. =>	1.089
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Nelson Township
Kent County, MI

2025
Land Value Analysis

Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Net Acres	Dollars/SqFt
41-03-30-102-003	5137 18 MILE RD NE	02/28/22	\$140,000	\$83,100	\$94,682	4.14	\$0.46
41-03-30-102-004	5123 18 MILE RD NE	02/28/22	\$140,000	\$56,900	\$94,682	4.14	\$0.32
Totals:			\$280,000	\$140,000	\$189,364	8.27	

\$/SQFT **\$0.39**

Nelson Township
Kent County, MI

2025
Land Value Analysis

Village Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Net Acres	Dollars/SqFt
41-03-05-231-005	9 E LAKE ST	05/08/23	\$49,500	\$12,967	\$16,766	0.05	\$5.72
41-03-05-231-006	5 LAKE ST	06/08/23	\$49,500	\$12,650	\$12,574	0.05	\$5.58
41-03-05-232-008	7 OAK ST	08/14/23	\$165,000	\$56,621	\$36,379	0.29	\$4.45
Totals:			\$264,000	\$82,238	\$65,719	0.40	

\$/Sqft **\$4.77**

Nelson Township
Kent County, MI

2025
ECF Analysis

Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Bldg. Residual	Cost Man. \$	E.C.F.
41-03-05-227-004	11 LAKE ST	05/27/22	\$230,000	\$189,143	\$439,257	0.431
41-03-05-231-005	9 E LAKE ST	05/08/23	\$49,500	\$20,234	\$43,459	0.466
41-03-05-232-008	7 OAK ST	08/14/23	\$165,000	\$125,920	\$198,467	0.634
41-03-05-238-001	4 S 3RD ST NE	11/01/22	\$129,000	\$85,956	\$93,550	0.919
Totals:			\$573,500	\$421,253	\$774,733	

E.C.F. => **0.544**

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres	Dollars/Acre
41-03-12-100-033	9034 21 MILE RD NE	09/25/23	\$43,000	\$43,000	3.39	\$12,684
41-03-02-100-017	17800 PINE LAKE AVE	03/30/23	\$24,995	\$24,995	4.00	\$6,249
41-03-09-200-012	7025 GROSVENOR ST NE	05/08/24	\$60,000	\$60,000	5.00	\$12,000
41-03-06-101-006	4886 22 MILE RD NE	07/11/22	\$410,000	\$77,845	7.69	\$10,123
41-03-06-101-006	4886 22 MILE RD NE	06/12/23	\$410,000	\$73,595	7.69	\$9,570
41-03-06-101-007	4916 22 MILE RD NE	06/12/23	\$410,000	\$113,530	11.85	\$9,581
41-03-17-300-025	5701 19 MILE RD NE	07/27/22	\$120,000	\$120,000	13.00	\$9,231
41-03-19-200-017	15183 RITCHIE AVE NE	03/06/23	\$70,000	\$70,000	18.27	\$3,831
41-03-06-300-017	5069 21 MILE RD NE	06/21/23	\$259,000	\$204,600	23.01	\$8,892
41-03-06-300-021	5087 21 MILE RD NE	06/21/23	\$259,000	\$54,400	23.01	\$2,364
41-03-06-126-001	5166 22 MILE RD NE	06/12/23	\$410,000	\$222,875	23.24	\$9,590
41-03-11-300-035	16716 PINE LAKE AVE NE	03/05/24	\$157,500	\$157,500	32.29	\$4,878
41-03-32-100-044	5979 BECKER ST NE	02/28/23	\$190,000	\$190,000	35.00	\$5,429

Totals: **\$2,823,495** **\$1,412,340** **207.44**

Due to lack of industrial parcels, vacant land was used within the township for value

Average per Net Acre=>	\$6,808
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Parcel Number	Street Address	Sale Date	Sale Price	Bldg. Residual	Cost Man. \$	E.C.F.
41-03-05-227-004	11 LAKE ST	05/27/22	\$230,000	\$189,143	\$439,257	0.431
41-03-05-231-005	9 E LAKE ST	05/08/23	\$49,500	\$20,234	\$43,459	0.466
41-03-05-232-008	7 OAK ST	08/14/23	\$165,000	\$125,920	\$198,467	0.634
41-03-05-238-001	4 S 3RD ST NE	11/01/22	\$129,000	\$85,956	\$93,550	0.919

Totals: **\$573,500** **\$421,253** **\$774,733**

E.C.F. =>	0.544
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