

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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Nelson Township
Kent County, MI

2026
Land Value

AGRICULTURAL

Parcel Number	Street Address	Sale Date	Inf. Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Dollars/Acre
41-03-06-101-007	4916 22 MILE RD NE	06/12/23	\$113,530	\$113,530	\$94,047	11.85	\$9,581
41-03-06-126-001	5166 22 MILE RD NE	06/12/23	\$222,875	\$222,875	\$149,299	23.24	\$9,590
41-03-12-100-043	16800 TISDEL AVE NE	04/03/23	\$170,000	\$170,000	\$225,725	44.60	\$3,812
41-03-32-100-044	5979 BECKER ST NE	02/28/23	\$190,000	\$190,000	\$175,336	35.00	\$5,429
Totals:			\$696,405	\$696,405	\$644,407	114.69	
						\$/ Acre:	\$6,072

Nelson Township
Kent County, MI

2026
ECF ANALYSIS

AGRICULTURAL

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
41-03-03-300-024	7320 PRINGLE ST N	06/10/24	\$100,000	\$79,013	\$20,987	\$26,893	0.780
41-03-13-100-020	8894 20 MILE RD NE	07/07/23	\$70,750	\$40,749	\$30,001	\$63,790	0.470
41-03-20-100-024	15394 RITCHIE AVE	01/17/24	\$294,900	\$64,995	\$229,905	\$310,515	0.740
41-03-35-300-031	8264 BECKER ST NE	11/05/25	\$207,000	\$113,363	\$93,637	\$186,236	0.503
Totals:			\$672,650		\$374,530	\$587,434	
						E.C.F. =>	0.638

Nelson Township
Kent County, MI

2026
Land Analysis

Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Total Acres	Dollars/SqFt
41-03-18-400-056	15730 NORTHLAND DR NE	06/12/25	\$680,000	2.96	\$3.00
41-03-30-102-003	5137 18 MILE RD NE	02/28/22	\$140,000	4.14	\$0.46
41-03-30-102-004	5123 18 MILE RD NE	02/28/22	\$140,000	2.56	\$0.32
Totals:			\$960,000	9.65	

\$/Sqft \$1.08

Nelson Township
Kent County, MI

2026
ECF Analysis

Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
41-03-05-231-005	9 E LAKE ST	05/08/23	\$49,500	\$20,400	\$40,799	\$16,766	\$20,234	\$43,459	0.466
41-03-05-232-008	7 OAK ST	08/14/23	\$165,000	\$74,400	\$148,832	\$39,080	\$125,920	\$198,467	0.634
41-03-05-236-004	93 S 3RD ST	09/09/24	\$85,000	\$41,700	\$83,360	\$38,387	\$46,613	\$78,205	0.596
Totals:			\$299,500	\$136,500	\$272,991		\$192,767	\$320,131	

E.C.F. => 0.602

Nelson Township
Kent County, MI

2026
Land 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	\$12,500	\$12,574	0.05	\$5.52
41-03-05-231-011	37 4TH ST	02/28/24	\$105,000	\$76,476	\$26,412	0.21	\$8.20
41-03-05-232-008	7 OAK ST	08/14/23	\$165,000	\$52,547	\$36,379	0.29	\$4.13
Totals:			\$369,000	\$154,490	\$92,131	0.61	

\$/Sqft \$5.81

Nelson Township
Kent County, MI

2026
Land Analysis

Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Land			
				Residual	Net Acres	Dollars/Acre	
41-03-19-100-026	15034 NORTHLAND DR N	08/10/21	\$175,000	\$175,000	43.00	\$4,070	
41-03-30-102-004	5123 18 MILE RD NE	02/28/22	\$140,000	\$56,900	4.14	\$13,757	
Totals:			\$315,000	\$231,900	47.14		
						Average per Net Acre=	\$4,920

Nelson Township
Kent County, MI

2026
ECF Analysis

Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Land + Yard	Bldg.		
						Residual	Cost Man. \$	E.C.F.
41-03-05-231-005	9 E LAKE ST	05/08/23	\$49,500	\$20,400	\$16,766	\$20,234	\$43,459	0.466
41-03-05-236-004	93 S 3RD ST	09/09/24	\$85,000	\$41,700	\$38,387	\$46,613	\$78,205	0.596
Totals:			\$134,500	\$62,100		\$66,847	\$121,664	
						E.C.F. =>	0.549	

Nelson Township
Kent County, MI

2026
Land Analysis

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

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/S qFt
41-03-06-152-008	5014 GLEN BLUFF DF	11/04/22	\$271,000	\$118,300	\$236,564	\$94,489	\$60,053	0.88	\$2.47
41-03-06-152-013	5127 GLEN BLUFF DF	05/17/24	\$305,000	\$132,900	\$265,800	\$84,801	\$45,601	0.75	\$2.59
41-03-06-152-013	5127 GLEN BLUFF DF	09/16/24	\$285,000	\$139,000	\$277,938	\$64,801	\$57,739	0.75	\$1.98
41-03-33-227-006	7033 CEDAR HIGHLA	07/15/22	\$300,000	\$124,000	\$248,036	\$92,240	\$40,276	2.01	\$1.05
41-03-33-376-014	13415 FAWN CT NE	12/08/22	\$299,000	\$115,600	\$231,287	\$103,035	\$35,322	0.90	\$2.63
Totals:			\$1,460,000	\$629,800	\$1,259,625	\$439,366	\$238,991	5.30	
								\$/SQFT	\$1.90

Nelson Township
Kent County, MI

2026
ECF Analysis

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

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style
41-03-06-152-013	5127 GLEN BLUFF DR	09/16/24	\$285,000	\$60,403	\$224,597	\$218,628	1.027	1,008	BI-LEVEL
41-03-32-323-001	13587 BECKER CT NE	11/22/23	\$292,600	\$43,510	\$249,090	\$210,033	1.186	942	BI-LEVEL
41-03-32-323-013	13500 BECKER CT NE	10/06/25	\$215,000	\$55,884	\$159,116	\$179,987	0.884	848	BI-LEVEL
41-03-33-227-006	7033 CEDAR HIGHLANDS	05/01/25	\$350,000	\$162,644	\$187,356	\$198,182	0.945	1,290	TWO-STORY
Totals:			\$1,142,600		\$820,159	\$806,830			
							E.C.F. =>	1.017	

Parcel Number	Street Address	Sale Date	Sale Price	Land			
				Residual	Net Acres	Dollars/Acre	
41-03-12-100-016	8830 21 MILE RD NE	02/13/25	\$231,000	\$51,267	0.85	\$60,314	
41-03-31-301-003	13536 NORTHLAND DR NI	07/31/23	\$57,500	\$57,500	1.02	\$56,373	
41-03-30-476-025	14129 RITCHIE AVE NE	06/28/23	\$59,000	\$50,023	1.22	\$41,002	
41-03-18-400-032	15988 NORTHLAND DR NI	01/17/25	\$69,900	\$56,865	1.50	\$37,910	
						\$48,900	.01-1.99 Acres
41-03-32-100-043	5700 DAVE CHRISTIE DR N	04/19/23	\$225,000	\$58,992	2.01	\$29,349	
41-03-06-300-018	5025 21 MILE NE	02/13/24	\$50,000	\$50,000	2.02	\$24,752	
41-03-27-400-046	14195 PINE LAKE AVE NE	10/10/23	\$375,000	\$55,319	2.05	\$26,985	
41-03-27-400-045	7915 ROMAR DR NE	12/08/23	\$350,000	\$72,226	2.32	\$31,132	
41-03-33-100-052	6464 17 MILE RD NE	02/14/24	\$64,000	\$64,000	2.44	\$26,197	
41-03-33-100-053	6530 17 MILE RD 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	
						\$27,020	2-2.99 Acres
41-03-12-100-033	9034 21 MILE RD NE	09/25/23	\$43,000	\$43,000	3.39	\$12,684	
41-03-33-251-006	13748 STOUT AVE NE	11/08/24	\$400,000	\$63,130	3.39	\$18,622	
41-03-18-200-032	5575 COAN ST NE	08/01/23	\$325,000	\$71,876	3.62	\$19,855	
						\$17,054	3-3.99 Acres
41-03-35-200-034	13655 TISDEL AVE NE	10/22/24	\$75,000	\$75,000	4.05	\$18,519	
41-03-27-400-047	7865 17 MILE RD NE	07/13/23	\$74,900	\$74,900	4.13	\$18,136	
41-03-22-200-026	7816 19 MILE RD NE	06/06/24	\$84,000	\$65,914	4.96	\$13,289	
						\$16,648	4-5.99 Acres

Nelson Township
Kent County, MI

2026
Land Analysis

Metes and Bounds

Parcel Number	Street Address	Sale Date	Sale Price	Land		
				Residual	Net Acres	Dollars/Acre
41-03-20-400-024	6303 18 MILE RD NE	03/15/24	\$459,000	\$96,112	6.44	\$14,924
41-03-03-300-024	7320 PRINGLE ST NE	06/10/24	\$100,000	\$80,180	7.30	\$10,984
41-03-06-101-006	4892 22 MILE RD NE	06/12/23	\$410,000	\$73,595	7.69	\$9,570
						\$11,826 6-9.99 Acres
41-03-27-400-039	14175 PINE LAKE AVE NE	04/10/23	\$545,000	\$109,377	10.00	\$10,938
41-03-16-400-025	15875 MYERS LAKE AVE N	02/19/25	\$100,000	\$100,000	10.06	\$9,940
41-03-09-100-004	6625 GROSVENOR ST NE	12/14/23	\$281,000	\$131,658	10.50	\$12,539
41-03-06-101-007	4916 22 MILE RD NE	06/12/23	\$410,000	\$113,530	11.85	\$9,581
41-03-18-200-059	5261 EGNOR ST NE	01/14/25	\$475,000	\$189,841	17.87	\$10,623
41-03-06-126-001	5166 22 MILE RD NE	06/12/23	\$410,000	\$222,875	23.24	\$9,590
						\$10,535 10-25 Acres
41-03-11-300-035	16716 PINE LAKE AVE NE	03/05/24	\$157,500	\$157,500	32.29	\$4,878
41-03-10-200-001	7710 21 Mile RD	12/23/25	\$350,000	\$350,000	80.00	\$4,375
						\$4,626 30 + Acres
Totals:			\$6,026,798	\$2,380,678	183.79	

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net		
					Acres	Dollars/Acre	
41-03-30-476-025	14129 RITCHIE AVE NE	06/28/23	\$59,000	\$50,023	1.22	\$41,002	
41-03-18-400-032	15988 NORTHLAND DR	01/17/25	\$69,900	\$56,865	1.50	\$37,910	
						\$39,456	.01-1.99 Acres
41-03-33-251-006	13748 STOUT AVE NE	11/08/24	\$400,000	\$63,130	3.39	\$18,622	
41-03-02-100-017	17800 PINE LAKE AVE	01/15/25	\$23,600	\$23,600	4.00	\$5,900	
41-03-11-300-024	16551 LEHMAN AVE NE	03/28/25	\$50,000	\$44,432	4.02	\$11,053	
41-03-35-200-034	13655 TISDEL AVE NE	10/22/24	\$75,000	\$75,000	4.05	\$18,519	
						\$13,523	2-5.99 Acres
41-03-20-400-024	6303 18 MILE RD NE	03/15/24	\$459,000	\$96,112	6.44	\$14,924	
41-03-16-100-009	16176 SHANER AVE NE	01/19/24	\$210,000	\$158,010	9.90	\$15,961	
						\$15,442	6-9.99 Acres
41-03-22-400-007	15191 PINE LAKE AVE N	05/12/23	\$70,000	\$30,619	10.00	\$3,062	
41-03-16-400-025	15875 MYERS LAKE AVI	02/19/25	\$100,000	\$100,000	10.06	\$9,940	
41-03-09-100-004	6625 GROSVENOR ST N	12/14/23	\$281,000	\$131,658	10.50	\$12,539	
41-03-32-351-005	13230 RITCHIE AVE NE	12/22/23	\$290,000	\$156,802	12.83	\$12,222	
						\$9,441	10-29.99 Acres
41-03-11-300-035	16716 PINE LAKE AVE N	03/05/24	\$157,500	\$157,500	32.29	\$4,878	
41-03-12-100-042	16900 TISDEL AVE NE	02/13/24	\$100,000	\$100,000	35.40	\$2,825	
						\$3,851	30 + Acres
Totals:			\$2,345,000	\$1,243,751	145.60		

Nelson Township
Kent County, MI

2026
ECF Analysis

General Township
Bi Tri Levels

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
41-03-09-400-014	7010 GROSVENOR AVE NE	10/24/24	\$312,500	\$52,017	\$260,483	\$221,123	1.178	BI-LEVEL
41-03-12-400-007	9225 20 MILE RD NE	09/25/24	\$325,000	\$60,604	\$264,396	\$226,477	1.167	BI-LEVEL
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 NE	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
41-03-33-326-008	13483 STOUT AVE NE	09/09/24	\$332,500	\$73,694	\$258,806	\$230,592	1.122	BI-LEVEL
Totals:			\$2,015,000		\$1,652,522	\$1,503,670		
							E.C.F. =>	1.099

Nelson Township
Kent County, MI

2026
ECF Analysis

General Township
Modular/Manufactured

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
41-03-07-400-035	16620 SANDS CT NE	10/03/24	\$319,900	\$52,054	\$267,846	\$263,767	1.015	MODULAR
41-03-09-200-029	16969 MYERS LAKE AVE N	02/26/25	\$200,000	\$50,516	\$149,484	\$124,122	1.204	MODULAR
41-03-11-200-008	8455 MOWRY ST NE	09/27/24	\$250,000	\$63,517	\$186,483	\$185,440	1.006	MANUFACTURED
41-03-33-100-039	6795 BECKER ST NE	06/07/23	\$253,054	\$48,462	\$204,592	\$136,492	1.499	MODULAR
Totals:			\$1,022,954		\$808,405	\$709,821		
							E.C.F. =>	1.139

Nelson Township
Kent County, MI

2026
ECF Analysis

General Township
Ranch 1.5 Sty

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
41-03-09-100-004	6625 GROSVENOR ST NE	12/14/23	\$281,000	\$91,244	\$189,756	\$173,447	1.094	RANCH
41-03-12-100-016	8830 21 MILE RD NE	02/13/25	\$231,000	\$25,551	\$205,449	\$193,172	1.064	1 1/2 STORY
41-03-16-300-028	6779 19 MILE RD NE	01/30/24	\$424,900	\$104,363	\$320,537	\$298,048	1.075	RANCH
41-03-21-100-045	6725 WHIPPLE ST NE	08/21/24	\$580,000	\$137,626	\$442,374	\$398,829	1.109	RANCH
41-03-21-400-024	15150 STOUT AVE NE	11/21/24	\$335,000	\$41,891	\$293,109	\$256,099	1.145	RANCH
41-03-22-200-026	7816 19 MILE RD NE	06/06/24	\$84,000	\$56,896	\$27,104	\$22,664	1.196	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
41-03-26-126-003	8290 18 MILE RD NE	06/03/24	\$455,000	\$56,701	\$398,299	\$363,530	1.096	1 1/2 STORY
41-03-27-400-039	14175 PINE LAKE AVE NE	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
41-03-33-251-006	13748 STOUT AVE NE	11/08/24	\$400,000	\$50,120	\$349,880	\$353,244	0.990	RANCH
41-03-33-276-004	7031 BECKER ST NE	03/05/25	\$330,000	\$78,959	\$251,041	\$233,922	1.073	RANCH
41-03-34-200-013	7975 BECKER ST NE	11/01/24	\$135,000	\$28,849	\$106,151	\$86,766	1.223	RANCH
41-03-35-200-010	8630 17 MILE RD NE	08/23/24	\$450,000	\$116,648	\$333,352	\$317,681	1.049	RANCH
41-03-36-300-030	9088 BECKER ST NE	02/05/25	\$501,000	\$113,537	\$387,463	\$347,604	1.115	1 1/2 STORY
Totals:			\$5,488,900		\$4,287,242	\$4,033,791		
							E.C.F. =>	1.063

Nelson Township
Kent County, MI

2026
ECF Analysis

General Township
2 Sty

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
41-03-11-100-009	17170 PINE LAKE AVE NE	07/08/24	\$515,000	\$147,549	\$367,451	\$475,077	0.773	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
41-03-23-400-012	15033 TISDEL AVE NE	09/29/23	\$296,000	\$52,656	\$243,344	\$243,279	1.000	TWO-STORY
Totals:			\$1,564,900		\$1,221,963	\$1,428,088		
							E.C.F. =>	0.856

Nelson Township
Kent County, MI

2026
Land Analysis

Metes Bounds Pvt Drives
Cranberry/Carolyn

Parcel Number	Street Address	Sale Date	Sale Price	Land		
				Residual	Net Acres	Dollars/Acre
41-03-21-427-002	15100 CRANBERRY LN	05/04/23	\$419,000	\$129,337	2.08	\$62,181
41-03-16-200-014	7171 CAROLYN DR NE	07/30/24	\$360,000	\$66,738	2.70	\$24,718
41-03-21-427-004	15067 CRANBERRY LN	04/29/22	\$519,000	\$90,161	3.32	\$27,157
Totals:			\$1,298,000	\$286,236	8.10	
Average per Net Acre=>						\$35,338

Nelson Township
Kent County, MI

2026
Land Analysis

Metes Bounds Pvt Drives
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
41-03-16-300-023	6766 WILDWOOD CT NE	10/21/20	\$37,000	\$37,000	4.17	\$8,873
41-03-16-200-023	6733 CAROLYN DR NE	07/11/22	\$255,000	\$108,839	5.46	\$19,934
41-03-16-400-015	6777 WILDWOOD LN NE	03/18/21	\$100,000	\$100,000	10.11	\$9,891
Totals:			\$622,000	\$271,245	21.74	
Average per Net Acre						\$12,477

Nelson Township
Kent County, MI

2026
ECF Analysis

Private Drives

Parcel Number	Street Address	Sale Date	Sale Price	Land +	Bldg.	Cost Man.	E.C.F.	Building Style
				Yard	Residual	\$		
41-03-16-200-014	7171 CAROLYN DR	07/30/24	\$360,000	\$69,722	\$290,278	\$284,284	1.021	RANCH
41-03-21-427-004	15067 CRANBERRY	04/29/22	\$519,000	\$49,162	\$469,838	\$419,928	1.119	RANCH
Totals:			\$879,000	\$760,116	\$704,212			
E.C.F. =>							1.079	

Nelson Township
Kent County, MI

2026
Land Analysis

Pine Lake
Water

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Total Acres
41-03-35-126-005	13929 SUNSET SHORES	09/25/23	\$299,000	\$214,299	\$162,039	71.5	0.37
41-03-35-152-025	13615 SUNSET SHORES	05/18/23	\$300,000	\$199,612	\$147,225	65.0	0.34
41-03-35-152-032	13721 SUNSET SHORES	09/14/23	\$340,000	\$188,225	\$162,039	71.5	0.56
Totals:			\$939,000	\$602,136	\$471,303	208.1	1.27
						Average per FF=>	\$2,894

Nelson Township
Kent County, MI

2026
Land Analysis

Pine Lake
Multi

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Effec. Front	Net Acres	Dollars/FF
41-03-35-102-008	8039 OAK LN NE	12/02/22	\$80,000	\$31,556	61.2	0.12	\$515
41-03-35-103-004	8034 OAK LN NE	03/19/24	\$255,000	\$176,310	61.2	0.12	\$2,879
41-03-35-103-020	8016 OAK LN NE	05/03/22	\$185,000	\$102,069	86.6	0.23	\$1,179
41-03-35-126-005	13929 SUNSET SHORES	09/25/23	\$299,000	\$210,199	71.5	0.37	\$2,938
41-03-35-152-025	13615 SUNSET SHORES	05/18/23	\$300,000	\$187,412	65.0	0.34	\$2,883
Totals:			\$1,119,000	\$707,546	345.6	1.17	
						\$/FF	\$2,079

Nelson Township
Kent County, MI

2026
Land Analysis

Pine Lake
Non-Water

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Total Acres
41-03-35-102-008	8039 OAK LN NE	12/02/22	\$80,000	\$38,556	\$74,097	61.2	0.12
41-03-35-103-004	8034 OAK LN NE	03/19/24	\$255,000	\$180,731	\$57,992	61.2	0.12
41-03-35-103-020	8016 OAK LN NE	05/03/22	\$185,000	\$110,469	\$104,789	86.6	0.23
Totals:			\$520,000	\$329,756	\$236,878	209.1	0.46
						Average per FF=>	\$1,577

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg.		E.C.F.	Building Style
					Residual	Cost Man. \$		
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
41-03-35-152-029	13665 SUNSET SHORES D	08/29/24	\$424,000	\$183,468	\$240,532	\$187,807	1.281	1 1/2 STORY
41-03-35-152-032	13721 SUNSET SHORES D	09/14/23	\$340,000	\$176,299	\$163,701	\$168,523	0.971	RANCH
Totals:			\$1,969,000		\$1,157,551	\$1,078,189		
							E.C.F. =>	1.074

Nelson Township
Kent County, MI

2026
Land Analysis

Fieldstone

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Dollars/SqFt
41-03-30-127-009	14717 FIELD CT	04/24/23	\$260,000	\$186,934	\$124,393	\$51,327	\$6.09
41-03-30-127-010	14731 FIELD CT	10/10/24	\$312,000	\$283,229	\$117,175	\$88,404	\$6.66
41-03-30-127-021	5130 FIELDSTONE MEADOW	05/26/23	\$295,000	\$230,128	\$105,574	\$40,702	\$6.52
41-03-30-127-026	5060 FIELDSTONE MEADOW	04/22/24	\$293,000	\$282,453	\$93,796	\$83,249	\$4.75
41-03-30-202-010	14669 IVORYSTONE DR NE	12/14/23	\$290,000	\$241,064	\$103,166	\$54,230	\$4.77
41-03-30-202-019	14615 IVORYSTONE DR NE	08/13/24	\$316,000	\$282,358	\$118,936	\$85,294	\$5.88
Totals:			\$1,766,000	\$1,506,166	\$663,040	\$403,206	

\$/Sqft	\$5.73
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Nelson Township
Kent County, MI

2026
ECF Analysis

Fieldstone

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
41-03-30-127-010	14731 FIELD CT	10/10/24	\$312,000	\$93,420	\$218,580	\$199,379	1.096	BI-LEVEL
41-03-30-127-026	5060 FIELDSTONE	04/22/24	\$293,000	\$86,083	\$206,917	\$206,271	1.003	BI-LEVEL
41-03-30-202-010	14669 IVORYSTON	12/14/23	\$290,000	\$60,523	\$229,477	\$207,757	1.105	BI-LEVEL
Totals:			\$895,000		\$654,974	\$613,407		

E.C.F. =>	1.068
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Nelson Township
Kent Coounty, MI

2026
Land Analysis

Site Condo

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net	
					Acres	Dollars/SqFt
41-03-28-251-002	6842 WHISPERING FOREST	09/29/23	\$275,000	\$141,626	0.59	\$5.56
41-03-28-251-003	6850 WHISPERING FOREST	11/22/24	\$317,900	\$148,463	0.59	\$5.80
41-03-28-251-005	6874 WHISPERING FOREST	08/11/22	\$295,000	\$79,625	0.64	\$2.84
41-03-28-251-009	6905 WHISPERING FOREST	07/16/21	\$275,000	\$61,161	0.85	\$1.65
41-03-28-251-017	6853 WHISPERING FOREST	12/10/24	\$315,000	\$138,583	0.58	\$5.52
Totals:			\$1,477,900	\$569,458	3.24	
					\$/Sqft	\$4.03

Nelson Township
Kent County, MI

2026
ECF Analysis

Evergreen

Parcel Number	Street Address	Sale Date	Sale Price	Land +		Cost Man. \$	E.C.F.	Building Style
				Yard	Bldg. Residual			
41-03-28-251-002	6842 WHISPERING FOREST DF	09/29/23	\$275,000	\$93,145	\$181,855	\$160,954	1.130	BI-LEVEL
41-03-28-251-003	6850 WHISPERING FOREST DF	11/22/24	\$317,900	\$101,454	\$216,446	\$190,954	1.133	BI-LEVEL
41-03-28-251-017	6853 WHISPERING FOREST DF	12/10/24	\$315,000	\$98,564	\$216,436	\$200,281	1.081	TRI-LEVEL
Totals:			\$907,900		\$614,737	\$552,190		
							E.C.F. =>	1.113

Nelson Township
Kent County, MI

2026
Land Analysis

Shafer Estates

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres	Dollars/SqFt	
41-03-31-302-004	4944 DIO DR NE	09/14/23	\$305,000	\$121,044	1.02	\$2.72	
41-03-31-302-005	4966 DIO DR NE	09/19/24	\$330,000	\$162,084	1.02	\$3.65	
41-03-31-302-034	5228 DIO DR NE	06/27/24	\$472,500	\$221,168	1.07	\$4.77	
Totals:			\$1,107,500	\$504,296	3.11		
						\$/Sqft	\$3.73

Nelson Township
Kent County, MI

2026
ECF Analysis

Shafer 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
41-03-31-302-030	5130 DIO DR NE	01/21/22	\$300,000	\$85,503	\$214,497	\$253,012	0.848	RANCH
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
41-03-31-302-034	5228 DIO DR NE	06/27/24	\$472,500	\$70,272	\$402,228	\$284,977	1.411	1 1/2 STORY
Totals:			\$1,707,000		\$1,312,327	\$1,188,600		
						E.C.F. =>	1.104	

Nelson Township
Kent County, MI

2026
Land 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	09/01/23	\$425,000	\$152,873	1.00	\$3.50
41-03-28-110-004	14658 WHITE PINE RIDGE	06/10/22	\$320,000	\$88,269	1.00	\$2.02
41-03-28-110-005	14636 WHITE PINE RIDGE	05/25/22	\$390,000	\$140,307	1.00	\$3.21
41-03-28-110-007	14610 WHITE PINE RIDGE	07/01/22	\$480,000	\$186,560	1.01	\$4.24
41-03-28-110-009	14633 WHITE PINE RIDGE	06/20/24	\$385,000	\$108,156	1.02	\$2.44

Totals: \$2,000,000 \$676,165 5.04

\$/Sqft \$3.08

Nelson Township
Kent County, MI

2026
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	06/10/22	\$320,000	\$71,099	\$248,901	\$251,794	0.989	RANCH
41-03-28-110-005	14636 WHITE PINE RIDGE	05/25/22	\$390,000	\$72,785	\$317,215	\$269,858	1.175	TWO-STORY
41-03-28-110-007	14610 WHITE PINE RIDGE	07/01/22	\$480,000	\$66,234	\$413,766	\$325,683	1.270	RANCH
41-03-28-110-009	14633 WHITE PINE RIDGE	06/20/24	\$385,000	\$110,906	\$274,094	\$277,664	0.987	RANCH

Totals: \$1,575,000 \$1,253,976 \$1,124,998

E.C.F. => 1.115

Nelson Township
Kent County, MI

2026
Land Analysis

Village
Site

Parcel Number	Street		Sale Date	Sale Price	Land			
	Address				Residual	Effec. Front	Depth	Net Acres
41-03-05-238-002	126 LAKE ST NE		01/23/25	\$120,000	\$5,370	75.7	132.0	0.23
41-03-05-238-003	138 E LAKE ST		04/28/23	\$275,000	\$106,167	99.0	132.0	0.30
41-03-05-239-023	146 OAK ST NE		12/05/25	\$202,900	\$70,703	100.2	142.0	0.32
41-03-05-243-005	159 E OAK ST		09/27/24	\$150,000	\$74,825	66.0	132.0	0.20
Totals:				\$747,900	\$257,065	340.9		1.05

Site Value: \$64,266

Nelson Township
Kent County, MI

2026
Land Analysis

Village
Wide

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Net Acres	Dollars/FF
41-03-05-238-002	126 LAKE ST N	01/23/25	\$120,000	\$5,370	\$60,014	75.7	0.23	\$71
41-03-05-238-003	138 E LAKE ST	04/28/23	\$275,000	\$106,167	\$42,644	99.0	0.30	\$1,072
41-03-05-239-023	146 OAK ST NE	12/05/25	\$202,900	\$70,703	\$75,981	100.2	0.32	\$705
Totals:			\$597,900	\$182,240	\$178,639	274.9	0.85	

Average per FF=>	\$663
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Nelson Township
Kent County, MI

2026
Land Analysis

Village
Deep Lots

Parcel Number	Street Address	Sale Date	Sale Price	Effec. Front	Depth	Net Acres
41-03-04-108-003	310 MAPLE ST	09/18/25	\$35,000	150.0	261.5	0.90
41-03-05-210-010	15 S 7TH ST NE	07/31/25	\$300,000	1,187.0	336.0	5.74
Totals:			\$335,000	1,337.0		6.64

\$/FF	\$240
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Nelson Township
Kent County, MI

2026
Land Analysis

Village
Sand Lake Site/Water

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Effec. Front	Net Acres	Dollars/FF
41-03-05-201-005	137 MAPLE ST	02/11/25	\$235,000	\$98,148	207.3	0.69	\$473
41-03-05-202-013	33 MAPLE ST	04/27/23	\$214,000	\$214,000	120.3	0.41	\$1,779
41-03-05-207-003	108 LAKE ST	09/15/23	\$222,500	\$125,290	132.0	0.40	\$949
41-03-05-210-010	15 S 7TH ST NE	07/31/25	\$300,000	\$286,040	1,187.0	5.74	\$241
41-03-05-238-003	138 E LAKE ST	04/28/23	\$275,000	\$106,167	99.0	0.30	\$1,072
41-03-05-239-023	146 OAK ST NE	12/05/25	\$202,900	\$70,703	100.2	0.32	\$705
41-03-05-242-007	209 LAKE ST NE	07/11/25	\$181,000	\$91,871	148.0	0.50	\$621
41-03-05-242-009	55 1ST ST	09/03/24	\$218,000	\$138,834	83.0	0.25	\$1,673
41-03-05-243-005	159 E OAK ST	09/27/24	\$150,000	\$74,825	66.0	0.20	\$1,134
Totals:			\$1,998,400	\$1,205,878	2,142.9	8.82	

\$/FF	\$563
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Site	\$133,986
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Nelson Township
Kent County, MI

2026
Land Analysis

Paradise Cove
Waterfront

Parcel Number	Street Address	Sale Date	Sale Price	Inf. Adj. Sale	
				\$	Net Acres
41-03-05-132-043	363 LAKE ST	07/18/25	\$90,000	\$15,000	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:			\$170,000	\$93,500	0.11

Site Value: **\$31,167**

Nelson Township
Kent County, MI

2026
Land Analysis

Paradise Cove
B1

Parcel Number	Street Address	Sale Date	Sale Price	Inf. Adj.	
				Sale \$	Net Acres
41-03-05-132-023	363 LAKE ST	04/22/25	\$8,000	\$8,000	0.06
41-03-05-132-106	363 LAKE ST	07/28/25	\$45,000	\$20,750	0.03
41-03-05-132-107	363 LAKE ST	07/28/25	\$45,000	\$20,750	0.03
Totals:			\$98,000	\$49,500	0.11

Site Value **\$16,500**

Nelson Township
Kent County, MI

2026
Land Analysis

Paradise Cove
B2

Parcel Number	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Land	
					Residual	Net Acres
41-03-05-132-035	363 LAKE ST	01/31/25	\$10,000	\$10,000	\$10,000	0.03
41-03-05-132-074	363 LAKE ST	06/14/23	\$12,000	\$12,000	\$12,000	0.03
41-03-05-132-081	363 LAKE ST	07/22/24	\$35,000	\$10,000	\$10,000	0.04
41-03-05-132-131	363 LAKE ST	08/18/23	\$15,000	\$15,000	\$15,000	0.05
41-03-05-132-132	363 LAKE ST	10/19/23	\$10,000	\$10,000	\$10,000	0.05
41-03-05-132-141	363 LAKE ST	10/28/23	\$10,000	\$10,000	\$10,000	0.04
Totals:			\$92,000	\$67,000	\$67,000	0.23

Site Value **\$19,143**

Nelson Township
Kent County, MI

2026
ECF Analysis

Village
2 Sty; Bi Tri Level; 1.5 Sty

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg.		E.C.F.	Building Style
					Residual	Cost Man. \$		
41-03-05-129-002	344 W LAKE ST	07/08/22	\$177,500	\$38,776	\$138,724	\$112,189	1.237	TWO-STORY
41-03-05-129-002	344 W LAKE ST	08/03/22	\$175,000	\$38,776	\$136,224	\$112,189	1.214	TWO-STORY
41-03-05-129-005	322 W LAKE ST	05/13/22	\$170,000	\$37,019	\$132,981	\$132,973	1.000	1 1/2 STORY
41-03-05-227-003	26 N 5TH ST	01/04/23	\$90,000	\$34,526	\$55,474	\$93,820	0.591	TWO-STORY
41-03-05-238-003	138 E LAKE ST	04/28/23	\$275,000	\$47,925	\$227,075	\$191,065	1.188	TWO-STORY
41-03-05-242-007	209 LAKE ST NE	02/01/23	\$112,000	\$47,369	\$64,631	\$110,000	0.588	TWO-STORY
Totals:			\$999,500		\$755,109	\$752,237		
							E.C.F. =>	1.004

Nelson Township
Kent County, MI

2026
ECF Analysis

Village
Ranch

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg.		E.C.F.	Building Style
					Residual	Cost Man. \$		
41-03-04-108-006	313 E LAKE ST	05/11/22	\$205,000	\$50,596	\$154,404	\$163,107	0.947	RANCH
41-03-05-207-003	108 LAKE ST	09/15/23	\$222,500	\$51,401	\$171,099	\$129,106	1.325	RANCH
41-03-05-238-002	126 LAKE ST NE	01/23/25	\$120,000	\$60,014	\$59,986	\$117,569	0.510	RANCH
41-03-05-242-003	37 1ST ST	08/10/22	\$165,000	\$38,898	\$126,102	\$96,587	1.306	RANCH
41-03-05-243-005	159 E OAK ST	09/27/24	\$150,000	\$55,157	\$94,843	\$79,048	1.200	RANCH
41-03-05-244-010	105 1ST ST	05/03/22	\$172,500	\$24,169	\$133,831	\$138,030	0.970	RANCH
Totals:			\$1,035,000		\$740,265	\$723,447		
							E.C.F. =>	1.023

Nelson Township
Kent County, MI

2026
ECF Analysis

Village
Modular; Manufactured

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg.		E.C.F.	Building Style
					Residual	Cost Man. \$		
41-03-05-131-013	220 W OAK ST	04/29/22	\$116,000	\$41,030	\$74,970	\$67,833	1.105	MODULAR
41-03-05-201-005	137 MAPLE ST	02/11/25	\$235,000	\$100,799	\$134,201	\$139,116	0.965	MODULAR
Totals:			\$351,000		\$209,171	\$206,949		
							E.C.F. =>	1.011

Nelson Township
Kent County, MI

2026
Land Analysis

Village
Genevieve Plat

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Net Acres
41-03-05-152-002	17876 W RITCHIE AVE N	10/17/25	\$400,000	\$73,525	\$50,133	0.40
41-03-05-152-005	17840 W RITCHIE AVE N	02/03/25	\$290,000	\$41,471	\$50,133	0.40
41-03-05-152-014	17722 RITCHIE AVE NE	06/18/24	\$300,000	\$71,670	\$40,000	0.40
Totals:			\$990,000	\$186,666	\$140,266	1.19
				Site Value	\$62,222	

Nelson Township
Kent County, MI

2026
ECF Analysis

Genevieve Plat

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
41-03-05-152-005	17840 W RITCHIE AVE	02/03/25	\$290,000	\$57,990	\$232,010	\$221,003	1.050	BI-LEVEL
41-03-05-152-014	17722 RITCHIE AVE NE	06/18/24	\$300,000	\$40,000	\$260,000	\$233,228	1.115	RANCH
Totals:			\$590,000		\$492,010	\$454,231		
							E.C.F. =>	1.083