

2023 ECF TABLE KRA KALAMAZOO RIVER AREA

| Parcel Number | Street Address | Sale Date | Sale Price | Instr | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | S/Sq. Ft. | ECF Area | Dev. by Mean (%) | Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table | Property Class | Building Depr. | |
|----------------|----------------------------|-----------|-------------|-------|-----------------|--------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------------|-----------------|--------------------------|---------------|---------------------------|--------------------------------|--------------------|--------------|------------|--------------|------------|-----------------------|------------|----------------|----------------|--|
| 20-018-08-01 | 6690 OLD ALLEGAN RD | 02/29/22 | \$1,900,000 | WD | 03-ARM'S LENGTH | \$1,900,000 | \$672,000 | 35.37 | \$1,579,872 | \$922,086 | \$1,077,894 | \$672,706 | 1.602 | 4,334 | \$248.72 | KRA | 44.4178 | 1.5 STORY | RES 1 FAMILY | \$706,121 | No | / / | | | 401 | 81 | |
| 20-013-008-00 | 3111 62ND ST | 05/21/21 | \$1,515,000 | WD | 03-ARM'S LENGTH | \$1,515,000 | \$642,100 | 42.38 | \$1,565,585 | \$370,960 | \$1,144,040 | \$1,055,871 | 1.084 | 3,157 | \$362.38 | KRA | 8.4703 | 1.5 STORY | RES 1 FAMILY | \$355,658 | No | / / | 20-014-012-00 | | 401 | 92 | |
| 20-014-018-00 | 3121 INDIAN POINT RD | 08/07/20 | \$440,000 | WD | 03-ARM'S LENGTH | \$440,000 | \$144,900 | 32.93 | \$361,012 | \$145,350 | \$294,650 | \$191,444 | 1.539 | 2,084 | \$141.39 | KRA | 37.0889 | 1 STORY | RES 1 FAMILY | \$143,572 | No | / / | | | 401 | 62 | |
| 20-014-021-62 | 6299 SILVER LAKE DR | 09/01/20 | \$1,910,000 | WD | 03-ARM'S LENGTH | \$1,910,000 | \$543,300 | 28.45 | \$1,469,241 | \$365,706 | \$1,544,294 | \$979,611 | 1.576 | 2,166 | \$712.97 | KRA | 40.8230 | 1 STORY | RES 1 FAMILY | \$331,890 | No | / / | | | 401 | 97 | |
| 20-014-026-00 | 6344 SILVER LAKE DR | 09/25/20 | \$617,500 | WD | 03-ARM'S LENGTH | \$617,500 | \$214,300 | 34.70 | \$560,894 | \$164,651 | \$452,849 | \$351,746 | 1.287 | 3,068 | \$147.60 | KRA | 11.9236 | 1.5 STORY | RES 1 FAMILY | \$163,293 | No | / / | | | 401 | 93 | |
| 20-014-029-10 | 3001 INDIAN PT RD | 06/26/20 | \$1,235,000 | WD | 03-ARM'S LENGTH | \$1,235,000 | \$290,900 | 23.55 | \$1,113,667 | \$355,276 | \$879,424 | \$672,959 | 1.307 | 3,766 | \$233.52 | KRA | 13.8205 | 1.75 STORY | RES 1 FAMILY | \$339,221 | No | / / | | | 401 | 96 | |
| 20-015-025-00 | 6465 SANDHILL LN | 09/15/21 | \$1,375,000 | WD | 03-ARM'S LENGTH | \$1,375,000 | \$555,000 | 43.53 | \$1,514,704 | \$516,588 | \$758,412 | \$886,030 | 0.856 | 2,800 | \$294.96 | KRA | 31.2240 | 1 STORY | RES 1 FAMILY | \$420,702 | No | / / | | | 401 | 92 | |
| 20-015-025-20 | 6465 SANDHILL LN | 08/28/20 | \$860,000 | WD | 03-ARM'S LENGTH | \$860,000 | \$426,100 | 49.55 | \$906,610 | \$192,127 | \$667,873 | \$634,248 | 1.053 | 2,842 | \$235.00 | KRA | 11.5191 | 1.5 STORY | RES 1 FAMILY | \$171,430 | No | / / | | | 401 | 93 | |
| 20-015-027-20 | 3036 HARBOR RD | 01/14/22 | \$850,000 | WD | 03-ARM'S LENGTH | \$850,000 | \$330,500 | 39.94 | \$810,075 | \$262,900 | \$587,100 | \$485,729 | 1.209 | 3,062 | \$191.74 | KRA | 4.0944 | 1.5 STORY | RES 1 FAMILY | \$260,400 | No | / / | | | 401 | 83 | |
| 20-023-013-00 | 6354 RIVERSIDE RD | 10/29/20 | \$550,000 | WD | 03-ARM'S LENGTH | \$550,000 | \$242,200 | 44.04 | \$646,420 | \$185,578 | \$364,422 | \$409,091 | 0.891 | 2,244 | \$162.40 | KRA | 27.7396 | 1.5 STORY | RES 1 FAMILY | \$151,450 | No | / / | | | 401 | 92 | |
| 20-050-020-00 | 6173 BAYOU TR | 03/11/22 | \$500,500 | WD | 03-ARM'S LENGTH | \$500,500 | \$265,800 | 53.11 | \$484,836 | \$67,658 | \$432,842 | \$370,330 | 1.169 | 1,976 | \$219.05 | KRA | 0.0959 | 1 STORY | RES 1 FAMILY | \$61,200 | No | / / | | | 401 | 93 | |
| 20-190-013-00 | 6579 HERON BAY DR | 04/16/21 | \$726,127 | WD | 03-ARM'S LENGTH | \$726,127 | \$377,600 | 52.00 | \$835,861 | \$186,677 | \$539,450 | \$736,282 | 0.936 | 3,870 | \$193.39 | KRA | 23.2120 | 1.5 STORY | RES 1 FAMILY | \$171,430 | No | / / | | | 401 | 90 | |
| 20-225-018-00 | 3115 RED OAK DR | 11/10/20 | \$500,000 | WD | 03-ARM'S LENGTH | \$500,000 | \$184,500 | 36.90 | \$525,793 | \$78,587 | \$421,413 | \$396,986 | 1.062 | 1,822 | \$231.29 | KRA | 10.6675 | 1 STORY | RESIDENTIAL | \$70,048 | No | / / | | | 401 | 91 | |
| 20-230-005-00 | 3242 LORRIMAR LN | 11/05/21 | \$630,000 | WD | 03-ARM'S LENGTH | \$630,000 | \$252,200 | 40.03 | \$620,807 | \$109,019 | \$520,981 | \$454,315 | 1.147 | 1,936 | \$269.10 | KRA | 2.1468 | 2 STORY | RES 1 FAMILY | \$91,000 | No | / / | | | 401 | 86 | |
| 20-230-018-00 | 3263 LORRIMAR LN | 08/17/21 | \$500,000 | WD | 03-ARM'S LENGTH | \$500,000 | \$144,000 | 28.80 | \$361,200 | \$49,054 | \$450,946 | \$277,093 | 1.627 | 1,447 | \$311.64 | KRA | 45.9213 | 1.5 STORY | RES 1 FAMILY | \$44,200 | No | / / | | | 401 | 87 | |
| 20-245-006-00 | 3181 LIGHTHOUSE WAY | 01/10/22 | \$495,900 | WD | 03-ARM'S LENGTH | \$495,900 | \$192,900 | 35.08 | \$442,963 | \$53,239 | \$496,661 | \$381,467 | 1.302 | 1,634 | \$303.95 | KRA | 13.3770 | 1 STORY | RES 1 FAMILY | \$41,355 | No | / / | | | 401 | 94 | |
| 20-245-010-00 | 3190 LIGHTHOUSE WAY | 11/09/21 | \$629,900 | WD | 03-ARM'S LENGTH | \$629,900 | \$241,900 | 38.40 | \$593,617 | \$53,992 | \$575,908 | \$479,053 | 1.202 | 2,108 | \$273.20 | KRA | 3.3974 | 1 STORY | RES 1 FAMILY | \$43,422 | No | / / | | | 401 | 96 | |
| 20-245-018-00 | 6228 LIGHTHOUSE CT | 08/31/20 | \$515,000 | WD | 03-ARM'S LENGTH | \$515,000 | \$213,100 | 41.38 | \$604,559 | \$58,612 | \$456,388 | \$484,638 | 0.942 | 2,328 | \$196.04 | KRA | 22.4498 | 1 STORY | RES 1 FAMILY | \$44,349 | No | / / | | | 401 | 93 | |
| 20-260-022-00 | 3273 TIMBERIDGE TRAIL | 06/17/21 | \$1,625,000 | WD | 03-ARM'S LENGTH | \$1,625,000 | \$652,900 | 40.18 | \$1,633,018 | \$190,761 | \$1,434,239 | \$1,280,295 | 1.120 | 5,017 | \$285.88 | KRA | 4.7965 | 2 STORY | RES 1 FAMILY | \$184,941 | No | / / | | | 401 | 97 | |
| 20-260-024-10 | 3293 LORRIMAR LN | 11/25/20 | \$550,000 | WD | 03-ARM'S LENGTH | \$550,000 | \$234,900 | 42.71 | \$637,849 | \$162,940 | \$387,060 | \$421,578 | 0.918 | 3,076 | \$125.83 | KRA | 25.0084 | 2 STORY | RES 1 FAMILY | \$136,000 | No | / / | | | 401 | 84 | |
| 20-260-048-00 | 6393 WATERS EDGE LN | 04/09/21 | \$1,650,000 | WD | 03-ARM'S LENGTH | \$1,650,000 | \$699,500 | 42.09 | \$1,722,479 | \$276,887 | \$1,373,113 | \$1,283,255 | 1.070 | 3,190 | \$430.44 | KRA | 9.8189 | 2 STORY | RES 1 FAMILY | \$296,000 | No | / / | | | 401 | 95 | |
| 20-260-050-00 | 6379 LAKE RIDGE DR | 01/29/21 | \$2,575,000 | WD | 03-ARM'S LENGTH | \$2,575,000 | \$767,000 | 29.79 | \$2,402,705 | \$505,834 | \$2,069,166 | \$1,883,857 | 1.229 | 4,815 | \$429.73 | KRA | 6.0109 | 1 STORY | RES 1 FAMILY | \$444,000 | No | / / | | | 401 | 96 | |
| 20-295-007-00 | 6036 RIVER RIDGE DR | 05/28/21 | \$549,000 | WD | 03-ARM'S LENGTH | \$549,000 | \$331,500 | 60.38 | \$557,267 | \$104,477 | \$444,523 | \$401,943 | 1.106 | 2,004 | \$221.82 | KRA | 6.2270 | 2 STORY | RES 1 FAMILY | \$93,600 | No | / / | | | 401 | 90 | |
| 20-295-019-00 | 6022 POTTAWATOMIE RIDGE DR | 06/11/21 | \$314,900 | WD | 03-ARM'S LENGTH | \$314,900 | \$154,200 | 48.97 | \$317,978 | \$48,058 | \$266,842 | \$239,609 | 1.114 | 1,523 | \$175.21 | KRA | 5.4548 | 1 STORY | RES 1 FAMILY | \$40,800 | No | / / | | | 401 | 91 | |
| 20-295-019-00 | 6022 POTTAWATOMIE RIDGE DR | 10/09/20 | \$297,750 | WD | 03-ARM'S LENGTH | \$297,750 | \$138,700 | 45.58 | \$317,978 | \$48,058 | \$249,692 | \$239,609 | 1.042 | 1,523 | \$163.95 | KRA | 12.6213 | 1 STORY | RES 1 FAMILY | \$40,800 | No | / / | | | 401 | 91 | |
| 20-295-021-00 | 6032 POTTAWATOMIE RIDGE DR | 01/08/21 | \$310,000 | WD | 03-ARM'S LENGTH | \$310,000 | \$109,800 | 35.42 | \$312,739 | \$61,045 | \$248,955 | \$223,429 | 1.114 | 1,530 | \$162.72 | KRA | 5.3961 | 1 STORY | RES 1 FAMILY | \$51,000 | No | / / | | | 401 | 90 | |
| 20-295-026-00 | 6011 POTTAWATOMIE RIDGE DR | 04/23/21 | \$336,550 | WD | 03-ARM'S LENGTH | \$336,550 | \$186,100 | 55.30 | \$369,844 | \$43,759 | \$292,791 | \$289,466 | 1.011 | 2,268 | \$129.10 | KRA | 15.6721 | 1.5 STORY | RES 1 FAMILY | \$40,800 | No | / / | | | 401 | 91 | |
| 20-295-031-00 | 3188 60TH ST | 06/14/21 | \$320,777 | WD | 03-ARM'S LENGTH | \$320,777 | \$106,200 | 33.11 | \$285,257 | \$57,791 | \$262,986 | \$201,922 | 1.302 | 1,440 | \$182.63 | KRA | 13.4207 | 1 STORY | RES 1 FAMILY | \$44,200 | No | / / | | | 401 | 88 | |
| 20-315-006-00 | 3227 LAKE TRAIL DR | 12/21/20 | \$670,000 | WD | 03-ARM'S LENGTH | \$670,000 | \$394,200 | 58.84 | \$672,174 | \$118,662 | \$551,338 | \$491,354 | 1.122 | 2,700 | \$204.20 | KRA | 4.6127 | 1.5 STORY | RES 1 FAMILY | \$72,075 | No | / / | | | 401 | 88 | |
| 20-370-001-00 | 6261 CHIPPEWA AVE | 11/18/21 | \$500,000 | WD | 03-ARM'S LENGTH | \$500,000 | \$188,500 | 37.70 | \$471,791 | \$42,404 | \$457,596 | \$382,056 | 1.198 | 1,470 | \$311.29 | KRA | 2.9515 | 1 STORY | RES 1 FAMILY | \$39,670 | No | / / | | | 401 | 96 | |
| 20-370-007-00 | 6285 CHIPPEWA AVE | 03/11/21 | \$440,000 | WD | 03-ARM'S LENGTH | \$440,000 | \$163,900 | 36.66 | \$457,183 | \$66,370 | \$377,630 | \$346,926 | 1.077 | 2,022 | \$184.78 | KRA | 9.1232 | 1 STORY | RES 1 FAMILY | \$54,059 | No | / / | | | 401 | 91 | |
| Totals: | | | | | | \$25,842,904 | \$10,059,100 | \$25,842,904 | \$25,197,008 | \$20,077,518 | \$17,244,895 | \$13,248,895 | 1.164 | 0.202266 | 0.3948 | 15.2484 | Coefficient of Var=> | 13.05284991 | | | | | | | | | |
| | | | | | | Sale. Ratio => | 38.92 | 8.95 | 1.168 | E.C.F. => | 1.168 | Std. Deviation=> | 0.202266 | Ave. E.C.F. => | 1.168 | Ave. Variance=> | 0.3948 | | | | | | | | | | |
| | | | | | | USED | | | | | | | 1.164 | | | | | | | | | | | | | | |
| | | | | | | Reg ECF | | | | | | | 1.183 | | | | | | | | | | | | | | |
| | | | | | | Std Dev | | | | | | | 0.312 | | | | | | | | | | | | | | |
| | | | | | | Min ECF | | | | | | | 1.651 | | | | | | | | | | | | | | |
| | | | | | | Max ECF | | | | | | | 0.715 | | | | | | | | | | | | | | |
| Not Used | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20-013-007-30 | 3183 62ND ST | 09/11/20 | \$735,000 | WD | 03-ARM'S LENGTH | \$735,000 | \$176,800 | 24.05 | \$474,844 | \$120,299 | \$614,701 | \$314,730 | 1.953 | 1,920 | \$320.16 | KRA | 78.4897 | 2 STORY | RES 1 FAMILY | \$120,000 | No | / / | | | 401 | 97 | |
| 20-015-009-00 | 543 S MAPLE ST | 10/30/20 | \$1,025,000 | WD | 03-ARM'S LENGTH | \$1,025,000 | \$317,900 | 31.01 | \$818,224 | \$386,280 | \$638,720 | \$383,438 | 1.666 | 1,288 | \$495.90 | KRA | 49.7566 | 1 STORY | RESIDENTIAL | \$377,520 | No | / / | | | 401 | 96 | |
| 20-100-016-00 | 3221 SILVER ACRES DR | 07/20/20 | \$351,000 | WD | 03-ARM'S LENGTH | \$351,000 | \$100,100 | 28.52 | \$261,765 | \$93,315 | \$257,685 | \$150,421 | 1.713 | 960 | \$268.42 | KRA | 54.4884 | 1 STORY | RES 1 FAMILY | \$81,900 | No | / / | | | 401 | 78 | |
| 20-240-021-01 | 3024 HARBOR RD | 05/12/21 | \$638,500 | WD | 03-ARM'S LENGTH | \$638,500 | \$176,400 | 27.71 | \$431,669 | \$99,021 | \$537,479 | \$295,292 | 1.820 | 1,904 | \$282.29 | KRA | 65.1952 | 1.5 STORY | RES 1 FAMILY | \$93,000 | No | / / | | | 401 | 78 | |
| 20-260-024-30 | 6316 OLD ALLEGAN RD | 01/28/22 | \$619,400 | WD | 03-ARM'S LENGTH | \$619,400 | \$166,000 | 26.80 | \$412,755 | \$100,245 | \$519,155 | | | | | | | | | | | | | | | | |