

LAND ANALYSIS - AGRICULTURAL - CRYSTAL TOWNSHIP, MONTCALM COUNTY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
005-004-002-01	S CRYSTAL RD	09/07/22	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$149,800	47.11	\$299,655	\$318,000	\$299,655	0.0	0.0	70.34	70.34	#DIV/0!	\$4,521	\$0.10	0.00	4000	2022R-10963		4000 AGRICULTURAL
005-023-010-02	3587 S BLACKMER RD	12/20/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$212,900	38.71	\$425,880	\$550,000	\$425,880	0.0	0.0	94.64	94.64	#DIV/0!	\$5,811	\$0.13	0.00	4000	2023R-00299		4000 AGRICULTURAL
005-027-010-00	4752 S BOLLINGER RD	11/22/22	\$240,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$240,000	\$90,000	37.50	\$180,000	\$240,000	\$180,000	0.0	0.0	40.00	40.00	#DIV/0!	\$6,000	\$0.14	0.00	4000	2022R-13432	005-034-007-00	4000 AGRICULTURAL
005-028-008-00	8392 E MUSKRAT RD	04/29/22	\$241,550	WD	03-ARM'S LENGTH	\$241,550	\$128,500	53.20	\$257,716	\$159,334	\$175,500	0.0	0.0	40.00	40.00	#DIV/0!	\$3,983	\$0.09	0.00	4000	2022R-05886		4000 AGRICULTURAL
005-032-010-00	5752 S CRYSTAL RD	02/01/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$85,500	38.86	\$171,000	\$220,000	\$171,000	0.0	0.0	40.00	40.00	#DIV/0!	\$5,500	\$0.13	0.00	4000	2023R-01414		4000 AGRICULTURAL
002-008-002-01	BLOOMER TOWNSHP	12/22/22	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$187,500		\$187,500	\$187,500				24.65	24.65		\$7,606						
002-004-001-50/005-00	BLOOMER TOWNSHP	03/02/23	\$369,050	WD	03-ARM'S LENGTH	\$369,050	\$369,050		\$369,050	\$369,050				63.10	63.10		\$5,849						
002-007-0088-00	BLOOMER TOWNSHP	05/10/21	\$401,700	WD	03-ARM'S LENGTH	\$401,700	\$401,700		\$401,700	\$401,700				75.35	75.35		\$5,331						
002-005-008-/12-00/007-002-1	BLOOMER TOWNSHP	09/27/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000			\$270,000	\$270,000				68.64	68.64		\$3,934						
Totals:			\$2,797,800			\$2,797,800	\$1,624,950		\$2,562,501	\$2,715,584	\$1,252,035	0.0		516.72	516.72								
							Sale. Ratio =>	58.08			Average			Average			Average						
							Std. Dev. =>	6.83			per FF=>	#DIV/0!		per Net Acre=>	5,255.43		per SqFt=>	\$0.12					

2024 CRYSTAL TOWNSHIP

AGRICULTURAL LAND

2024 ANALYZED 5255

2024 UTILIZED 5250

2024 COUNTY UTILIZED 5500

2023 UTILIZED 4500 PER ACRE