

LAND ANALYSIS - BACKLOTS - 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	Class	ASSESSOR NOTES					
005-007-878-20	6561 SPINNAKER	04/06/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$30,300	86.57	\$62,575	\$35,000	\$61,828	88.3	289.4	0.57	0.57	\$396	\$61,947	\$1.42	85.00	4012	2022R-05006		4003 NORTH, NW & EAST LAKE	402	OBSTRUCTED VIEW/BACKLOT					
005-007-878-21	6559 SPINNAKER	05/06/22	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$30,300	70.47	\$85,368	\$43,000	\$84,621	98.6	267.7	0.56	0.56	\$436	\$76,923	\$1.77	91.00	4012	2022R-06905		4003 NORTH, NW & EAST LAKE	402	OBSTRUCTED VIEW/BACKLOT					
005-007-878-22	6531 SPINNAKER	08/16/21	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$23,100	53.72	\$77,252	\$43,000	\$76,505	95.2	275.0	0.57	0.57	\$452	\$74,913	\$1.72	91.00	4012	2021R-12049		4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW/BACKLOT					
005-007-878-23	6515 SPINNAKER	04/30/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,500	102.00	\$84,096	\$25,000	\$80,991	101.6	282.6	0.67	0.67	\$246	\$37,425	\$0.86	103.00	4012	2021R-07325		4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW/BACKLOT					
005-008-042-10	2 SUNSET BLVD	03/17/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$80,600	31.00	\$223,136	\$94,193	\$57,329	81.9	122.8	0.28	0.28	\$1,150	\$336,404	\$7.72	110.61	4012	2023R-03037		4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW/BACKLOT					
005-230-017-00	410 N SHORE DR	01/14/22	\$248,000	MLC	04-BUYERS INTEREST IN A LC	\$248,000	\$72,900	29.40	\$262,603	\$56,685	\$71,288	64.8	100.0	0.16	0.16	\$875	\$352,081	\$8.08	70.00	4004	2022R-01306		4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW/BACKLOT					
005-280-070-00	2621 LANSING ST	07/15/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$48,200	24.72	\$145,426	\$84,574	\$35,000	50.0	100.0	0.12	0.12	\$1,691	\$735,426	\$16.88	50.00	4004	2022R-08682		4004 SOUTH & SOUTHEAST LAKE	401	OBSTRUCTED VIEW/BACKLOT					
005-280-076-00	2630 LANSING ST	01/09/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,900	46.36	\$162,779	\$12,221	\$35,000	50.0	100.0	0.12	0.12	\$244	\$106,270	\$2.44	50.00	4004	2023R-00361		4004 SOUTH & SOUTHEAST LAKE	401	BACKLOT					
005-520-006-00	1230 N SHORE DR	09/07/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$56,800	24.80	\$165,801	\$126,158	\$62,959	57.2	71.4	0.11	0.11	\$2,204	\$1,126,411	\$25.86	75.50	4012	2021R-13847		4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW/BACKLOT					
005-551-002-00	10 SUNSET BLVD	09/30/22	\$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$140,900	43.35	\$352,128	\$134,833	\$161,961	170.4	154.0	0.70	0.70	\$791	\$192,619	\$4.42	198.00	4012	2022R-11573	005-551-060-00, 005-552-054-00	4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW/BACKLOT					
005-590-008-00	436 N SHORE DR	07/02/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$57,200	49.74	\$142,817	\$32,432	\$60,249	54.8	100.0	0.12	0.12	\$592	\$282,017	\$6.47	50.00	4004	2021R-10012		4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW/BACKLOT					
Totals:			\$1,658,000			\$1,658,000	\$630,700		\$1,763,981	\$687,096	\$787,731	912.8		3.96	3.96															
								Sale. Ratio =>	38.04									Average												
								Std. Dev. =>	25.65									per FF=>	\$753	Average	per Net Acre=>	173,334.01	Average	per SqFt=>	\$3.98					

2024 CRYSTAL TOWNSHIP
 BACKLOT & OBSTRUCTED VIEW CATEGORIZED TOGETHER FOR 2024 ANALYSIS
 2024 ANALYZED 753
 2024 UTILIZED 700
 NO CHANGE FROM 2023

BACKLOTS 700
 2023 UTILIZED 700

OBSTRUCTED VIEW
 2023 UTILIZED 1100
 2024 UTILIZED 1100 SEE OBSTRUCTED VIEW STUDY