

**LAND ANALYSIS - DUCK/LOON LAKES - 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	Rate Group 1	
005-007-014-00	1243 S SENATOR RD	11/04/22	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$78,700	39.35	\$179,618	\$83,382	\$63,000	90.0	324.0	0.67	0.67	\$926	\$124,637	\$2.86	90.00	4035	2022R-13116	005-493-037-00	4035 DUCK LOON	401	LAKE FRONT	
005-010-009-00	9419 E COLBY RD	04/18/22	\$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$116,200	47.43	\$241,830	\$115,170	\$112,000	160.0	710.0	1.31	0.83	\$720	\$88,050	\$2.02	160.00	4035	2022R-05789	005-010-010-00	4035 DUCK LOON	401	LAKE FRONT	
005-010-041-00	9915 E COLBY RD	06/17/22	\$297,900	WD	03-ARM'S LENGTH	\$297,900	\$120,200	40.35	\$297,026	\$127,749	\$126,875	175.0	72.0	0.29	0.29	\$730	\$442,038	\$10.15	175.00	4035	2022R-07684		4035 DUCK LOON	401	LAKE FRONT	
005-200-002-00	1600 COLONEL POINT DR	11/23/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,000	38.18	\$43,500	\$55,000	\$43,500	60.0	100.0	0.14	0.14	\$917	\$398,551	\$9.15	60.00	4035	2022R-13390		4035 DUCK LOON	401	LAKE FRONT	
005-200-007-00	1640 COLONEL POINT DR	07/19/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$54,500	33.03	\$182,580	\$25,920	\$43,500	60.0	100.0	0.14	0.14	\$432	\$187,826	\$4.31	60.00	4035	2021R-10958		4035 DUCK LOON	401	LAKE FRONT	
005-680-017-00	1861 BEACH DR	10/28/21	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$106,800	29.18	\$393,999	\$113,618	\$141,617	195.3	210.0	0.91	0.91	\$582	\$124,718	\$2.86	208.00	4035	2021R-15547		4035 DUCK LOON	401	DL CHANNEL	
005-690-026-00	1512 SHEPARD ST	06/30/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$102,800	34.27	\$255,995	\$79,651	\$35,646	49.2	100.0	0.12	0.12	\$1,620	\$692,617	\$15.90	47.50	4035	2022R-08388		4035 DUCK LOON	401	LAKE FRONT	
<b>Totals:</b>			<b>\$1,628,900</b>			<b>\$1,628,900</b>	<b>\$600,200</b>		<b>\$1,594,548</b>	<b>\$600,490</b>	<b>\$566,138</b>	<b>789.5</b>		<b>3.57</b>	<b>3.09</b>											
								<b>Sale. Ratio =&gt;</b>	<b>36.85</b>					<b>Average</b>		<b>Average</b>		<b>Average</b>								
								<b>Std. Dev. =&gt;</b>	<b>5.92</b>					<b>per FF=&gt;</b>	<b>\$761</b>	<b>per Net Acre=&gt;</b>	<b>168,298.77</b>	<b>per SqFt=&gt;</b>	<b>\$3.86</b>							

2024 CRYSTAL TOWNSHIP  
 DUCK LOON  
 LAND ANALYSIS  
 CHANNEL AND LAKEFRONT GROUPED TOGETHER  
 2024 ANALYZED 761  
 2024 UTILIZED 725  
  
 2023 ANALYZED 741  
 2023 UTILIZED 725

OUTLIER

005-015-014-00	9570 E COLBY RD	12/17/21	\$220,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$220,000	\$51,900	23.59	\$181,938	\$118,587	\$80,525	44.0	495.0	1.83	0.50	\$2,695	\$64,802	\$1.49	44.00	4035	2022R-00171	005-015-004-00	4035 DUCK LOON	401	LAKE FRONT
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