

**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	Efec. 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
005-007-027-03	850 N SHORE DR	06/07/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$40,500	27.00	\$27,706	\$135,994	\$13,700	172.0	310.0	1.10	1.15	\$791	\$123,631	\$2.84	0.00	4004	2021R-08523		4003 NORTH, NW & EAST LAKE	401	WATERFRONT
005-007-033-00	1218 N SHORE DR	05/20/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$94,300	31.43	\$114,704	\$289,507	\$104,211	61.3	48.0	0.08	0.09	\$4,723	\$3,446,512	\$79.12	100.00	4004	2021R-07812	005-520-015-00	4003 NORTH, NW & EAST LAKE	402	WATERFRONT
005-007-034-00	1233 N SHORE DR	06/27/22	\$780,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$780,000	\$319,700	40.99	\$858,538	\$49,802	\$128,340	64.2	75.0	0.13	0.13	\$776	\$374,451	\$8.60	77.00	4004	2022R-07898	005-520-017-00	4003 NORTH, NW & EAST LAKE	401	WATERFRONT
005-007-038-00	1247 N SHORE DR	10/15/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$109,400	24.04	\$342,565	\$211,588	\$99,153	45.1	55.0	0.05	0.05	\$4,695	\$3,918,296	\$89.95	43.00	4005	2021R-14567		4003 NORTH, NW & EAST LAKE	401	WATERFRONT
005-007-877-03	6524 SPINNAKER	09/09/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$159,000	30.00	\$492,675	\$198,568	\$161,243	73.3	185.0	0.30	0.30	\$2,709	\$668,579	\$15.35	70.00	4004	2021R-12870		4003 NORTH, NW & EAST LAKE	401	WATERFRONT
005-008-021-00	486 N SHORE DR	09/21/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$140,000	33.73	\$345,802	\$206,202	\$137,004	62.3	190.0	0.22	0.22	\$3,311	\$945,881	\$21.71	50.00	4004	2022R-11156		4003 NORTH, NW & EAST LAKE	401	WATERFRONT
005-230-024-00	409 N SHORE DR - SOLD TWICE	12/30/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$124,300	27.62	\$414,702	\$149,122	\$113,824	51.7	64.0	0.08	0.08	\$2,882	\$1,841,012	\$42.26	50.00	4004	2022R-00565		4003 NORTH, NW & EAST LAKE	401	WATERFRONT
005-230-024-00	409 N SHORE DR - SOLD TWICE	05/26/22	\$450,000	MLC	04-BUYERS INTEREST IN A LC	\$450,000	\$149,900	33.31	\$414,702	\$149,122	\$113,824	51.7	64.0	0.08	0.08	\$2,882	\$1,841,012	\$42.26	50.00	4004	2022R-06735		4003 NORTH, NW & EAST LAKE	401	WATERFRONT
005-561-015-50	233 N SHORE DR - VACANT LAKE ACCESS/BEACI	10/01/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$4,300	28.67	\$14,515	\$15,000	\$14,515	13.2	5.0	0.00	0.00	\$1,137	\$15,000,000	\$344.35	8.00	4004	2021R-13955		4003 NORTH, NW & EAST LAKE	402	WATERFRONT
<b>Totals:</b>			<b>\$3,545,000</b>			<b>\$3,545,000</b>	<b>\$1,141,400</b>		<b>\$3,025,909</b>	<b>\$1,404,905</b>	<b>\$885,814</b>	<b>594.8</b>		<b>2.05</b>	<b>2.10</b>										
							<b>Sale. Ratio =&gt;</b>	<b>32.20</b>			<b>Average</b>		<b>Average</b>				<b>Average</b>								
							<b>Std. Dev. =&gt;</b>	<b>4.93</b>			<b>per FF=&gt;</b>	<b>\$2,362</b>		<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>685,653.98</b>		<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$15.74</b>					

2024 CRYSTAL TOWNSHIP  
 NORTH, NORTHWEST, AND EAST CRYSTAL LAKE  
 2024 ANALYZED 2362  
 2024 UTILIZED 2200  
  
 2023 ANALYZED  
 2023 UTILIZED 2200