

LAND ANALYSIS - OBSTRUCTED VIEW ONLY - 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	
005-008-042-10	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	
005-520-006-00	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:			\$1,372,000			\$1,372,000	\$456,600		\$1,291,911	\$528,875	\$448,786	479.1		1.48	1.48											
								Sale. Ratio =>	33.28									Average								
								Std. Dev. =>	10.35					Average	\$1,104					Average						
														per FF=>	356,625.08					per SqFt=>						

2024 CRYSTAL TOWNSHIP
OBSTRUCTED VIEW
2024 ANALYZED 1104
2024 UTILIZED 1100

OBSTRUCTED VIEW
2023 UTILIZED 1100