

**LAND ANALYSIS - OFF LAKE AVERAGE - 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		
005-007-017-00	1099 S SENATOR RD	09/30/22	\$21,200	WD	03-ARM'S LENGTH	\$21,200	\$13,000	61.32	\$29,821	\$6,879	\$15,500	50.0	100.0	0.12	0.12	\$138	\$59,817	\$1.37	50.00	4012	2022R-11683		4010 OFF LAKE AVERAGE	402	AVG LAKE PROX		
005-007-021-50	1779 NORWEST TACK DR	06/02/22	\$21,000	WD	03-ARM'S LENGTH	\$21,000	\$12,000	57.14	\$24,841	\$21,000	\$24,841	80.1	188.2	0.35	0.35	\$262	\$60,694	\$1.39	80.00	4012	2022R-07188		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX		
005-009-009-50	1223 SWAN DR	02/03/23	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$52,600	40.46	\$106,773	\$130,000	\$106,773	157.3	230.2	21.18	20.00	\$826	\$6,138	\$0.14	223.54	4001	2023R-01300	005-620-018-00	4010 OFF LAKE AVERAGE	401	AVG LAKE PROX		
005-015-013-00	9468 E COLBY RD	10/03/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,900	39.08	\$111,044	\$46,956	\$38,000	80.0	155.0	0.29	0.29	\$587	\$164,758	\$3.78	80.00	4035	2022R-11621		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX		
005-280-018-00	2710 QUARTERLINE ST	01/02/23	\$55,000	LC		\$55,000	\$21,800	39.64	\$53,745	\$16,755	\$15,500	50.0	100.0	0.12	0.12	\$335	\$145,696	\$3.34	50.00	4012	2023R-11814		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX		
005-280-031-00	2710 CRAWFORD ST	09/01/21	\$25,000	QC	03-ARM'S LENGTH	\$25,000	\$9,900	39.60	\$25,019	\$15,481	\$15,500	50.0	100.0	0.12	0.12	\$310	\$134,617	\$3.09	50.00	4012	2021R-12508		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX		
005-280-078-00	2640 LANSING ST	06/14/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$38,300	28.37	\$121,441	\$49,184	\$35,625	75.0	100.0	0.17	0.17	\$656	\$285,953	\$6.56	75.00	4012	2022R-07508		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX		
005-300-005-00	1283 S WALDRON RD	11/29/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$48,200	43.82	\$128,069	\$9,614	\$27,683	89.3	120.0	0.33	0.33	\$108	\$29,045	\$0.67	120.00	4012	2021R-16526		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX		
005-370-002-00	1672 CHERYL LOU DR	08/05/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$39,000	22.16	\$139,550	\$66,213	\$29,763	96.0	220.0	0.51	0.51	\$690	\$131,115	\$3.01	100.00	4035	2022R-09523		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX		
<b>Totals:</b>			<b>\$793,200</b>			<b>\$793,200</b>	<b>\$281,700</b>		<b>\$740,303</b>	<b>\$362,082</b>	<b>\$309,185</b>	<b>727.8</b>		<b>23.17</b>	<b>21.98</b>												
								Sale. Ratio =>	<b>35.51</b>					Average				Average				Average					
								Std. Dev. =>	<b>12.26</b>					per FF=>	<b>\$498</b>			per Net Acre=>	<b>15,630.56</b>			per SqFt=>	<b>\$0.36</b>				

2024 CRYSTAL  
OFF LAKE AVERAGE TABLE  
AVG PROXIMITY  
2024 ANALYZED 498  
2024 UTILIZED 475  
  
2023 ANALYZED 500  
2023 UTILIZED 475

005-280-109-00	2542 ITHACA ST	11/11/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$36,300	24.20	\$101,612	\$72,138	\$23,750	50.0	90.0	0.10	0.10	\$1,443	\$700,369	\$16.08	50.00	4004	2021R-15963		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX
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