

LAND ANALYSIS - OFF LAKE FAR - 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	Rate Group 1	
005-680-033-00	1910 WATERVIEW WAY	07/30/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$81,000	38.94	\$230,665	\$13,927	\$36,592	118.0	341.0	0.84	0.84	\$118	\$16,540	\$0.38	125.00	4035	2021R-11064		4010 OFF LAKE AVERAGE	FAR LAKE PROX	
005-370-008-00	9389 MERLE DR	04/27/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$52,400	43.67	\$140,230	\$21,701	\$41,931	135.3	142.5	0.72	0.72	\$160	\$30,140	\$0.69	220.00	4035	2021R-07241		4010 OFF LAKE AVERAGE	FAR LAKE PROX	
005-460-019-00	454 JEAN ST	11/05/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$44,100	33.92	\$138,208	\$20,981	\$29,189	94.1	120.2	0.34	0.34	\$223	\$61,709	\$1.42	150.20	4012	2022R-04003		4010 OFF LAKE AVERAGE	FAR LAKE PROX	
005-492-025-52	1113 S SENATOR RD	09/30/22	\$97,850	WD	03-ARM'S LENGTH	\$97,850	\$41,200	42.11	\$100,457	\$47,275	\$49,882	160.9	135.6	0.99	0.99	\$294	\$47,995	\$1.10	316.65	4012	2022R-11719		4010 OFF LAKE AVERAGE	FAR LAKE PROX	
005-370-012-00	9341 MERLE DR	01/25/23	\$139,500	WD	03-ARM'S LENGTH	\$139,500	\$51,800	37.13	\$137,369	\$45,817	\$43,686	140.9	161.0	0.82	0.82	\$325	\$55,943	\$1.28	221.60	4035	2023R-00790		4010 OFF LAKE AVERAGE	FAR LAKE PROX	
005-555-061-00	29 PARK AVE	08/22/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$58,800	40.55	\$158,006	\$34,019	\$47,025	99.0	66.0	0.15	0.15	\$344	\$226,793	\$5.21	99.00	4012	2022R-10354		4010 OFF LAKE AVERAGE	FAR LAKE PROX	
005-540-020-00	1451 S WALDRON RD	10/22/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$43,400	45.68	\$85,802	\$29,701	\$20,503	82.0	206.0	0.41	0.24	\$362	\$71,915	\$1.65	75.00	4012	2021R-15147	005-540-005-00	4010 OFF LAKE AVERAGE	FAR LAKE PROX	
005-557-119-00	115 ST JOHNS AVE	04/28/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$31,400	24.17	\$126,747	\$13,817	\$10,664	34.4	66.0	0.05	0.05	\$402	\$276,340	\$6.34	33.00	4012	2021R-07801		4010 OFF LAKE AVERAGE	FAR LAKE PROX	
005-370-010-00	9373 MERLE DR	04/19/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$30,500	27.23	\$92,060	\$48,146	\$28,206	91.0	152.0	0.38	0.38	\$529	\$125,380	\$2.88	110.00	4035	2022R-05274		4010 OFF LAKE AVERAGE	FAR LAKE PROX	
005-600-003-00	1894 STRAIT TOW BLVD	08/27/21	\$217,382	WD	03-ARM'S LENGTH	\$217,382	\$60,000	27.60	\$212,586	\$38,046	\$33,250	70.0	197.9	0.32	0.32	\$544	\$119,642	\$2.75	70.00	4012	2021R-12563		4010 OFF LAKE AVERAGE	FAR LAKE PROX	
005-680-007-00	1841 WATERVIEW WAY	05/09/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$48,300	28.41	\$144,642	\$57,009	\$31,651	102.1	155.0	0.47	0.47	\$558	\$121,296	\$2.78	132.00	4035	2022R-06643		4010 OFF LAKE AVERAGE	FAR LAKE PROX	
005-680-026-00	1830 LAKEWOOD DR	08/19/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$53,100	34.26	\$123,558	\$62,596	\$31,154	100.5	292.0	0.61	0.61	\$623	\$102,114	\$2.34	98.00	4035	2022R-10207		4010 OFF LAKE AVERAGE	FAR LAKE PROX	
005-460-013-00	459 JEAN ST	07/07/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$28,900	20.64	\$112,620	\$51,891	\$24,511	79.0	113.8	0.26	0.26	\$657	\$198,057	\$4.55	100.20	4012	2021R-10238		4010 OFF LAKE AVERAGE	FAR 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	FAR LAKE PROX	
005-557-119-00	115 ST JOHNS AVE	12/15/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$41,400	29.57	\$126,747	\$23,917	\$10,664	34.4	66.0	0.05	0.05	\$695	\$478,340	\$10.98	33.00	4012	2022R-14077		4010 OFF LAKE AVERAGE	FAR LAKE PROX	
005-480-005-00	333 HILL ST	10/01/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$38,700	28.67	\$110,304	\$66,496	\$41,800	88.0	90.0	0.18	0.18	\$756	\$365,363	\$8.39	88.00	4012	2021R-13957		4010 OFF LAKE AVERAGE	FAR LAKE PROX	
Totals:			\$2,310,632			\$2,310,632	\$744,000		\$2,179,551	\$641,552	\$510,471	1,525.6		7.10	6.93										
								Sale. Ratio =>	32.20					Average					Average						
								Std. Dev. =>	7.88					per FF=>	\$421	Average	per Net Acre=>	90,321.27	Average	per SqFt=>	\$2.07				

2024 CRYSTAL
OFF LAKE LAND TABLE
FAR PROXIMITY
2024 ANALYZED 421
2024 UTILIZED 310

2023 ANALYZED 317
2023 UTILIZED 310