

LAND ANALYSIS - RESIDENTIAL ACREAGE - 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	
005-025-011-60	4925 S MT HOPE RD	06/02/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$0	0.00	\$122,472	\$21,228	\$13,700	0.0	0.0	1.10	1.10	#DIV/0!	\$19,298	\$0.44	0.00	4001	2021R-08484		4001 RURAL RESIDENTIAL	402	
005-025-011-60	4925 S MT HOPE RD	12/22/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$51,800	38.37	\$122,472	\$26,228	\$13,700	0.0	0.0	1.10	1.10	#DIV/0!	\$23,844	\$0.55	0.00	4001	2023R-00001		4001 RURAL RESIDENTIAL	401	
005-033-014-52	5985 S CRYSTAL RD	04/08/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$0	0.00	\$130,639	\$15,861	\$16,500	0.0	0.0	2.00	2.00	#DIV/0!	\$7,931	\$0.18	0.00	4001	2022R-05031		4001 RURAL RESIDENTIAL	401	
005-022-007-30	3653 S MINER RD	02/10/23	\$135,000	QC	03-ARM'S LENGTH	\$135,000	\$35,800	26.52	\$95,967	\$55,533	\$16,500	0.0	0.0	2.00	2.00	#DIV/0!	\$27,767	\$0.64	0.00	4001	2023R-01208		4001 RURAL RESIDENTIAL	101	
005-010-008-11	9231 E COLBY RD	10/12/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$55,600	34.11	\$137,093	\$42,407	\$16,500	0.0	0.0	2.00	2.00	#DIV/0!	\$21,204	\$0.49	0.00	4001	2022R-11949		4001 RURAL RESIDENTIAL	402	
005-036-013-21	5575 S MT HOPE RD	12/07/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$230,021	\$2,359	\$17,380	0.0	0.0	2.22	2.22	#DIV/0!	\$1,063	\$0.02	0.00	4001			4001 RURAL RESIDENTIAL	401	
005-035-001-60	10979 E BEARDSLEY RD	09/30/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$101,600	32.25	\$319,485	\$13,495	\$17,980	0.0	0.0	2.37	2.37	#DIV/0!	\$5,694	\$0.13	0.00	4001	2021R-14391		4001 RURAL RESIDENTIAL	401	
005-021-006-00	3135 S CRYSTAL RD	05/20/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$79,500	34.57	\$181,230	\$67,270	\$18,500	0.0	0.0	2.50	2.50	#DIV/0!	\$26,908	\$0.62	0.00	4001	2022R-06557		4001 RURAL RESIDENTIAL	401	
005-036-019-20	5941 S MT HOPE RD	03/01/22	\$140,000	MLC	04-BUYERS INTEREST IN A LC	\$140,000	\$0	0.00	\$140,361	\$20,139	\$20,500	0.0	0.0	3.00	3.00	#DIV/0!	\$6,713	\$0.15	0.00	4001	2022R-02792		4001 RURAL RESIDENTIAL	401	
005-003-012-00	9473 E PAKES RD	06/04/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$65,900	31.38	\$180,495	\$50,005	\$20,500	0.0	0.0	3.00	3.00	#DIV/0!	\$16,668	\$0.38	0.00	4001	2021R-08538		4001 RURAL RESIDENTIAL	401	
005-003-017-41	9379 E SPENCER RD	07/27/21	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$28,000	27.05	\$69,238	\$54,787	\$20,525	0.0	0.0	3.01	3.01	#DIV/0!	\$18,202	\$0.42	0.00	4001	2021R-10827		4001 RURAL RESIDENTIAL	401	
005-011-006-20	10002 E PAKES RD	09/08/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$10,200	40.80	\$21,800	\$25,000	\$21,800	250.1	800.0	3.52	3.52	\$100	\$7,102	\$0.16	134.00	4035	2021R-13013		4001 RURAL RESIDENTIAL	401	
005-015-019-60	9091 E SIDNEY RD	02/06/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$50,200	50.20	\$114,500	\$11,410	\$25,910	0.0	0.0	4.97	4.97	#DIV/0!	\$2,296	\$0.05	0.00	4001	2023R-01106		4001 RURAL RESIDENTIAL	401	
005-034-006-02	5174 S BLACKMER RD	02/18/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$0	0.00	\$110,274	\$30,726	\$26,000	0.0	0.0	5.00	5.00	#DIV/0!	\$6,145	\$0.14	0.00	4001	2022R-02077		4001 RURAL RESIDENTIAL	401	
005-026-023-20	4724 S MT HOPE RD	04/29/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$62,800	35.08	\$158,416	\$46,584	\$26,000	0.0	0.0	5.00	5.00	#DIV/0!	\$9,317	\$0.21	0.00	4001	2021R-06923		4001 RURAL RESIDENTIAL	101	
005-009-017-00	1692 S CRYSTAL RD	08/17/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$74,100	32.93	\$219,903	\$31,137	\$26,040	0.0	0.0	5.02	5.02	#DIV/0!	\$6,203	\$0.14	0.00	4001	2022R-09897		4001 RURAL RESIDENTIAL	401	
005-019-015-03	3932 S SLOAN RD	08/02/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$64,700	34.97	\$180,737	\$31,483	\$27,220	0.0	0.0	5.61	5.61	#DIV/0!	\$5,612	\$0.13	0.00	4001	2021R-12320		4001 RURAL RESIDENTIAL	401	
005-004-008-04	8749 E PAKES RD	09/15/22	\$69,500	WD	03-ARM'S LENGTH	\$69,500	\$15,000	21.58	\$30,000	\$69,500	\$30,000	0.0	0.0	7.00	7.00	#DIV/0!	\$9,929	\$0.23	0.00	4001	2022R-10968		4001 RURAL RESIDENTIAL	401	
005-012-004-34	1145 RASHELLE DR	06/17/22	\$145,000	MLC	03-ARM'S LENGTH	\$145,000	\$54,200	37.38	\$129,514	\$46,126	\$30,640	0.0	0.0	7.48	7.48	#DIV/0!	\$6,167	\$0.14	0.00	4001	2022R-07582		4001 RURAL RESIDENTIAL	401	
005-010-007-10	1850 LAKEWOOD DR	10/06/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$28,800	57.60	\$61,998	\$25,602	\$37,600	0.0	0.0	11.50	11.50	#DIV/0!	\$2,226	\$0.05	0.00	4001	2022R-11873		4001 RURAL RESIDENTIAL	401	
005-018-004-22	2585 S SENATOR RD	06/01/22	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$86,700	43.13	\$199,359	\$43,561	\$41,920	0.0	0.0	13.30	13.30	#DIV/0!	\$3,275	\$0.08	0.00	4001	2022R-07154		4001 RURAL RESIDENTIAL	401	
005-009-009-50	1223 SWAN DR	12/14/21	\$80,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$80,000	\$28,300	35.38	\$47,200	\$80,000	\$47,200	0.0	0.0	1.18	20.00	#DIV/0!	\$67,739	\$1.56	0.00	4001	2022R-00265	005-620-018-00	4001 RURAL RESIDENTIAL	401	
005-008-027-00	7124 E PAKES RD	05/12/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$68,500	28.54	\$269,344	\$28,656	\$58,000	0.0	0.0	20.00	20.00	#DIV/0!	\$1,433	\$0.03	0.00	4001	2021R-07416		4001 RURAL RESIDENTIAL	401	
005-015-031-00	2703 S BOLLINGER RD	10/14/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$115,000	32.86	\$264,254	\$143,746	\$58,000	0.0	0.0	20.00	20.00	#DIV/0!	\$7,187	\$0.16	0.00	4001	2022R-12351		4001 RURAL RESIDENTIAL	401	
005-007-002-20	6800 E PAKES RD	11/19/21	\$387,000	QC	03-ARM'S LENGTH	\$387,000	\$122,500	31.65	\$323,583	\$124,273	\$60,856	0.0	0.0	21.02	21.02	#DIV/0!	\$5,912	\$0.14	0.00	4001	2021R-16608		4001 RURAL RESIDENTIAL	401	
005-003-008-41	9400 E SPENCER RD	07/23/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$108,200	30.91	\$281,900	\$133,100	\$65,000	0.0	0.0	22.50	22.50	#DIV/0!	\$5,916	\$0.14	0.00	4001	2021R-10954		4001 RURAL RESIDENTIAL	401	
005-022-001-00	3110 S BLACKMER	12/21/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$85,600	59.03	\$200,115	\$66,885	\$122,000	0.0	0.0	40.00	40.00	#DIV/0!	\$1,672	\$0.04	0.00	4001	2021R-17782		4001 RURAL RESIDENTIAL	401	
005-021-002-20	3492 S MINER RD	02/01/23	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$89,900	30.07	\$185,140	\$241,516	\$127,656	0.0	0.0	42.02	42.02	#DIV/0!	\$5,748	\$0.13	0.00	4001	2023R-01037		4001 RURAL RESIDENTIAL	401	
Totals:			\$5,052,000			\$5,052,000	\$1,482,900		\$4,527,510	\$1,548,617	\$1,024,127	250.1		259.42	278.24										
								Sale. Ratio =>	29.35			Average			Average			Average			Average			Average	
								Std. Dev. =>	16.28			per FF=>	\$6,193	Average	per Net Acre=>	5,969.51	Average	per SqFt=>	\$0.14						

2024 CRYSTAL TOWNSHIP
RURAL RESIDENTIAL LAND ANALYSIS

ACRES	VALUATION SET	DIFFERENCES	\$/ACRE
1	\$13,500	1000.00	\$13,500
1.5	\$14,500	2000.00	\$9,667
2	\$16,500	2000.00	\$8,250
2.5	\$18,500	2000.00	\$7,400
3	\$20,500	2500.00	\$6,833
4	\$23,000	3000.00	\$5,750
5	\$26,000	4000.00	\$5,200
7	\$30,000	4000.00	\$4,286
10	\$34,000	12000.00	\$3,400
15	\$46,000	12000.00	\$3,067
20	\$58,000	14000.00	\$2,900
25	\$72,000	19000.00	\$2,880
30	\$91,000	31000.00	\$3,033
40	\$122,000	28000.00	\$3,050
50	\$150,000	110000.00	\$3,000
100	\$260,000	(260000.00)	\$2,600