

**LAND ANALYSIS - SOUTH, SOUTHEAST, AND WEST CRYSTAL LAKE - 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	
005-160-004-00	2815 S SHORE DR	10/19/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$69,800	53.69	\$159,806	\$68,469	\$98,275	39.3	88.0	0.08	0.08	\$1,742	\$845,296	\$19.41	40.00	4004	2021R-14755		4004 SOUTH & SOUTHEAST LAKE	
005-400-001-00	1999 STRAIT TOW BLVD	03/28/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$244,700	31.57	\$733,034	\$182,381	\$140,415	56.2	75.0	0.13	0.13	\$3,247	\$1,361,052	\$31.25	82.50	4005	2022R-04331		4005 WEST LAKE	
005-530-014-00	2267 COVE TRAIL	07/08/21	\$412,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$412,000	\$129,700	31.48	\$365,943	\$166,105	\$120,048	47.1	111.0	0.13	0.13	\$3,528	\$1,307,913	\$30.03	50.00	4004	2021R-09909	005-018-047-00	4004 SOUTH & SOUTHEAST LAKE	
005-530-027-00	2309 COVE TRAIL	10/07/22	\$565,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$565,000	\$150,700	26.67	\$338,047	\$385,860	\$158,907	117.3	205.0	0.35	0.12	\$3,290	\$1,099,316	\$25.24	150.00	4004	2022R-11801	005-018-044-00	4004 SOUTH & SOUTHEAST LAKE	
005-570-020-00	2611 S SHORE DR	10/07/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$76,500	45.00	\$182,963	\$82,694	\$95,657	38.3	54.0	0.06	0.06	\$2,161	\$1,476,679	\$33.90	45.00	4004	2021R-15193		4004 SOUTH & SOUTHEAST LAKE	
005-570-025-00	2661 S SHORE DR	07/01/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$105,800	35.86	\$271,568	\$122,541	\$99,109	39.6	47.0	0.05	0.05	\$3,091	\$2,269,278	\$52.10	50.00	4004	2022R-08751		4004 SOUTH & SOUTHEAST LAKE	
<b>Totals:</b>			<b>\$2,347,000</b>			<b>\$2,347,000</b>	<b>\$777,200</b>		<b>\$2,051,361</b>	<b>\$1,008,050</b>	<b>\$712,411</b>	<b>337.7</b>		<b>0.80</b>	<b>0.57</b>									
							<b>Sale. Ratio =&gt;</b>	<b>33.11</b>			<b>Average</b>		<b>Average</b>			<b>Average</b>								
							<b>Std. Dev. =&gt;</b>	<b>10.10</b>			<b>per FF=&gt;</b>	<b>\$2,985</b>	<b>per Net Acre=&gt;</b>	<b>1,255,354.92</b>		<b>per SqFt=&gt;</b>	<b>\$28.82</b>							

2024 CRYSTAL TOWNSHIP  
 SOUTH, SOUTHEAST, AND WEST CRYSTAL LAKE  
 LAND ANALYSIS  
 2024 ANALYZED 2985 PER FF  
 2024 UTILIZED 2550 PER FF  
  
 2023 ANALYZED 2667 PER FF  
 2023 UTILIZED 2500 PER FF  
  
 CHANNEL LOTS UTILIZED 1,100  
 NO CHANGE FROM LAST YEAR  
 NOTE: CHANNEL VALUED SAME AS OBSTRUCTED VIEW

OUTLIERS, OVER 6,000 PER FRONT FOOT

005-630-026-00	1965 STRAIT TOW BLVD	11/21/22	\$925,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$925,000	\$225,100	24.34	\$686,211	\$342,831	\$104,042	44.3	100.0	0.12	0.12	\$7,744	\$2,981,139	\$68.44	50.00	4005	2022R-13294	005-600-025-00	4005 WEST LAKE
005-400-005-00	2011 STRAIT TOW BLVD	07/23/21	\$529,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$529,000	\$117,200	22.16	\$346,670	\$289,137	\$106,807	41.9	77.0	0.09	0.09	\$6,903	\$3,285,648	\$75.43	55.00	4005	2021R-10875	005-400-030-00	4005 WEST LAKE

ISLAND

005-017-046-00	2483 CRYSTAL ISLAND SMALL	11/23/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$32,000	58.18	\$62,997	\$55,000	\$61,488	49.2	80.0	0.11	0.11	\$1,118	\$500,000	\$11.48	60.00	4004	2021R-16528		4004 SOUTH & SOUTHEAST LAKE
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