

LAND ANALYSIS - TOWN - 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		
005-016-043-00	503 S MAIN ST	09/29/21	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$73,200	28.05	\$236,217	\$53,481	\$28,698	104.4	132.0	0.50	0.50	\$512	\$106,962	\$2.46	165.00	4025	2021R-14001		4025 TOWN	401	FRONT FOOT		
005-103-004-00	223 S MAIN ST	06/24/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,700	46.71	\$81,496	\$6,654	\$18,150	66.0	132.0	0.20	0.20	\$101	\$33,270	\$0.76	66.00	4025	2022R-07946		4025 TOWN	401	FRONT FOOT		
005-138-010-00	W STEFFEY ST	08/12/22	\$8,500	WD	03-ARM'S LENGTH	\$8,500	\$8,200	96.47	\$15,052	\$8,500	\$15,052	54.7	103.3	0.13	0.13	\$155	\$64,885	\$1.49	55.25	4025	2022R-09901		4025 TOWN	402	FRONT FOOT		
005-109-007-00	113 N MILL	04/02/21	\$16,000	WD	03-ARM'S LENGTH	\$16,000	\$8,700	54.38	\$28,020	\$16,000	\$23,949	87.1	264.0	0.40	0.40	\$184	\$40,000	\$0.92	66.00	4025	2021R-05717		4025 TOWN	401	FRONT FOOT		
005-132-006-00	2951 S SHORE DR	06/30/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$57,400	38.27	\$141,505	\$30,009	\$21,514	86.1	101.0	0.32	0.32	\$349	\$93,196	\$2.14	139.00	4025	2022R-08176	005-132-005-00	4025 TOWN	401	FRONT FOOT		
005-139-001-01	628 S GROVE ST	08/02/22	\$20,000	QC	03-ARM'S LENGTH	\$20,000	\$5,700	28.50	\$12,445	\$20,000	\$12,445	45.3	70.5	0.08	0.08	\$442	\$240,964	\$5.53	51.25	4025	2022R-10753		4025 TOWN	401	FRONT FOOT		
005-160-044-01	S SHORE DR	05/15/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$7,300	36.50	\$20,073	\$20,000	\$20,073	73.0	101.0	0.23	0.23	\$274	\$86,207	\$1.98	100.00	4025	2021R-08886		4025 TOWN	402	FRONT FOOT		
Totals:			\$545,500			\$545,500	\$193,200		\$534,808	\$154,644	\$139,881	516.5		1.87	1.87												
								Sale. Ratio =>	35.42									Average			Average			Average			\$1.90
								Std. Dev. =>	23.77									per FF=>	\$299	Average	per Net Acre=>	82,785.87	Average	per SqFt=>			
2024 CRYSTAL TOWNSHIP																											
TOWN LAND ANALYSIS																											
2024 ANALYZED 299																											
2024 UTILIZED 275																											
*USED SAME AS 2023 - NO CHANGE IN LAND VALUE																											
2023 ANALYZED																											
2023 UTILIZED 275																											
VACANT - BRUSH COVERED																											
005-138-010-00	W STEFFEY ST	08/12/22	\$8,500	WD	03-ARM'S LENGTH	\$8,500	\$8,200	96.47	\$15,052	\$8,500	\$15,052	54.7	103.3	0.13	0.13	\$155	\$64,885	\$1.49	55.25	4025	2022R-09901		4025 TOWN	402	FRONT FOOT		
OUTLIER																											
005-134-003-00	832 S MAIN ST	02/28/22	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$34,900	21.54	\$104,841	\$87,138	\$29,979	109.0	115.0	0.53	0.53	\$799	\$163,486	\$3.75	202.00	4025	2022R-03803		4025 TOWN	401	FRONT FOOT		
005-150-002-00	410 S MAIN ST	04/26/22	\$141,002	WD	03-ARM'S LENGTH	\$141,002	\$31,000	21.99	\$106,451	\$52,701	\$18,150	66.0	132.0	0.20	0.20	\$799	\$263,505	\$6.05	66.00	4025	2022R-05904		4025 TOWN	401	FRONT FOOT		