

2023 for 2024 Denver Township Commercial Land Analysis per Acre & FF

Valuation M	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Front Value	Imprvmnts Land	Residual	Indicated LB Ratio	Net Acre	Price per Acre	Price per FF	Comments
Abstraction	04-30-400-021	5555 E 13 N	8/23/2021	\$184,900	No	485/3083	5.240	308	136175	\$48,725	0.2635	5.007	\$9,731	\$158	Barton
Abstraction	06-24-100-017	7132 N Wo	6/16/2021	\$175,000	No	484/920	0.937	216	166616	\$28,091	0.1605	0.796	\$35,290	\$129.98	Merrill
Abstraction	11-20-401-001	1970 N Eve	5/13/2022	\$175,000	Yes	488/7295	1.773	557	132909	\$42,091	0.2405	1.773	\$23,740	\$75.51	Wilcox
Abstraction	12-33-400-008	6977 E Bas	6/7/2021	\$134,000	No	484/33	6.000	350	97263	\$36,737	0.2742	5.735	\$6,406	\$104.96	Goodwell
Abstraction	15-29-300-006	3821 S Ever	12/28/2022	\$119,000	Yes	491/8305	4.041	299	95148	\$23,852	0.2004	4.041	\$5,902	\$79.85	Everett
Abstraction	16-24-100-017	7132 N Wo	6/16/2021	\$175,000	No	484/920	0.937	216	146909	\$28,091	0.1605	0.796	\$35,290	\$129.98	Big Prairie
Abstraction	16-27-256-022	3551 S Den	6/29/2022	\$75,000	No	489/3411	0.960	110	52644	\$22,356	0.2981	0.960	\$23,288	\$203.03	Big Prairie
								2,056		\$229,943		19.108	\$19,950	\$125.93	

Price Per Acre
Avg Price per Acre

\$12,034 Price Per FF
\$19,950 Avg Price per FF

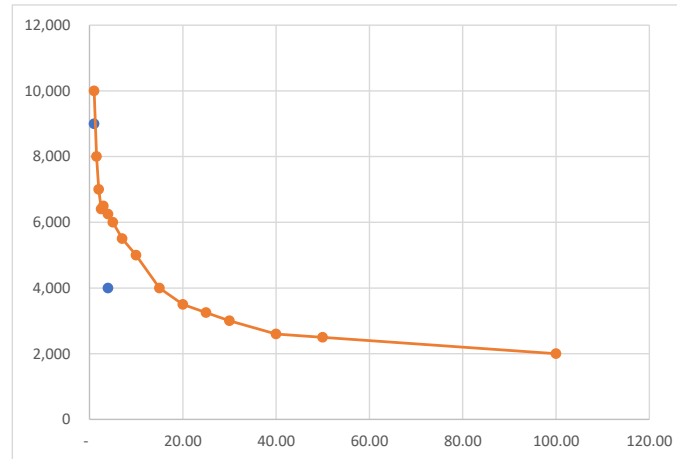
\$112
\$126

Use \$125 Per FF 2024

Will use \$10,000 for 1 acre, a slight increase from last year to mediate increase.

Due to limited data used Commercial/Industrial Property Data from 3/4 Northern jurisdictions within Newaygo County, using \$125 per FF. Did not change acreage table for Industrial, did increase Tillable rate to \$2,500, slight increase to mediate increase and more in line with acreage table.

Acre	2023 \$ per acre	2024 \$ per acre	BSA LV Setup
1.00	9,000	10,000	10,000 V
1.50		8,000	12,000 EX
2.00		7,000	14,000 M
2.50		6,400	16,000 EX
3.00		6,500	19,500 V
4.00	4,000	6,250	25,000 M
5.00		6,000	30,000 M
7.00		5,500	38,500 M
10.00		5,000	50,000 EX
15.00		4,000	60,000 EX
20.00		3,500	70,000 EX
25.00		3,250	81,250 EX
30.00		3,000	90,000 EX
40.00		2,600	104,000 EX
50.00		2,500	125,000 EX
100.00		2,000	200,000 EX



V= VERIFIED FROM DATA
EX= EXTRAPOLATED FROM CURVE
M= MODIFICATION OF VERIFIED DATA TO CURVE

	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Front	Imprvmnts Value	Land Residual	Indicated LB Ratio	Net Acre	Price per Acre	2022-2023
1 Acre	06-24-100-017	7132 N Wood	6/16/2021	\$175,000	No	484/920	0.937	216	166616	\$28,091	0.1605	0.796	\$35,290	
	16-24-100-017	7132 N Wood	6/16/2021	\$175,000	No	484/920	0.937	216	146909	\$28,091	0.1605	0.796	\$35,290	
	16-27-256-022	3551 S Den	6/29/2022	\$75,000	No	489/3411	0.960	110	52644	\$22,356	0.2981	0.960	\$23,288	
										\$78,538		2.552	\$30,775	
												Use	\$10,000	\$9,000
1.5 Acre												Use	\$8,000	
2 Acres	11-20-401-001	1970 N Eve	5/13/2022	\$175,000	Yes	488/7295	1.773	557	132909	\$42,091	0.2405	1.773	\$23,740	
												Use	\$7,000	
2.5 Acres														
3 Acres												Use	\$6,500	
4 Acres	15-29-300-006	3821 S Ever	12/28/2022	\$119,000	Yes	491/8305	4.041	299	95148	\$23,852	0.2004	4.041	\$5,902	\$4,000
												Use	\$6,250	
5 Acres	04-30-400-021	5555 E 13 N	8/23/2021	\$184,900	No	485/3083	5.240	308	136175	\$48,725	0.2635	5.007	\$9,731	
												Use	\$6,000	
7 Acres	12-33-400-008	6977 E Bas	6/7/2021	\$134,000	No	484/33	6.000	350	97263	\$36,737	0.2742	5.735	\$6,406	
												Use	\$5,500	
10 Acres												Use	\$5,000	
15 Acres												Use	\$4,000	
20 Acres												Use	\$3,500	
25 Acres												Use	\$3,250	
30 Acres												Use	\$3,000	
40 Acres												Use	\$2,600	
50 Acres												Use	\$2,500	
100 Acres												Use	\$2,000	

2023 for 2024 Village of Hesperia Site Analysis

Parcel Number	Sale Price	Adj. Sale \$	id. when Sc	sd/Adj. Salur.	Appraisand Residu	it. Land Vali	Site	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Actual Fron	Liber/Pagelate	Group	
09-31-100-017	\$144,500	\$144,500	\$36,100	24.98	\$88,891	\$60,529	\$12,000	1	120.0	181.5	0.50	0.50	\$504	\$121,058	120.00	486/6382,€	100 FT LOTS
09-31-162-002	\$239,900	\$239,900	\$113,100	47.14	\$242,732	\$9,168	\$12,000	1	260.0	100.0	0.60	0.60	\$35	\$15,357	260.00		100 FT LOTS
09-30-300-016	\$89,000	\$89,000	\$38,500	43.26	\$82,049	\$18,951	\$12,000	1	200.0	150.0	0.69	0.69	\$95	\$27,505	200.00		100 FT LOTS
09-30-350-009	\$3,050	\$3,050	\$6,000	196.72	\$12,000	\$3,050	\$12,000	1	132.0	188.0	0.57	0.57	\$23	\$5,351	132.00	485/5880	100 FT LOTS
09-30-356-006	\$115,000	\$115,000	\$43,200	37.57	\$106,619	\$28,481	\$12,000	1	198.0	346.5	0.79	0.53	\$144	\$36,143	198.00	483/8273	100 FT LOTS
09-30-356-007	\$48,000	\$48,000	\$25,800	53.75	\$58,182	\$1,818	\$12,000	1	115.5	173.3	0.46	0.46	\$16	\$3,961	115.50	487/3855	100 FT LOTS
09-30-358-003	\$144,000	\$144,000	\$63,700	44.24	\$136,185	\$19,815	\$12,000	1	132.0	173.3	0.53	0.53	\$150	\$37,743	132.00		100 FT LOTS
09-30-376-002	\$80,000	\$80,000	\$41,400	51.75	\$82,876	\$9,124	\$12,000	1	82.5	165.0	0.31	0.31	\$111	\$29,150	82.50	484/251	100 FT LOTS
09-30-376-003	\$149,500	\$149,500	\$50,800	33.98	\$111,796	\$49,704	\$12,000	1	132.0	165.0	0.50	0.50	\$377	\$99,408	132.00	485/4185	100 FT LOTS
\$200,640							9	1,372.0		4.94		\$146					
100 FT Lot Site							\$22,293			40,607.16							
Use							\$16,000										

Used \$16,000 for 100 FT Lots slighter lower than market data, this is an increase from last year value of \$12,000 to mediate increase.

Parcel Number	Sale Price	Adj. Sale \$	id. when Scsd	Adj. Salur.	Appraisand Residu	it. Land Vali	Site	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Actual Fron	Liber/Page	late Group	
09-31-103-003	\$125,000	\$125,000	\$47,800	38.24	\$102,265	\$30,835	\$8,100	1	60.5	148.5	0.21	0.21	\$510	\$149,684	60.50	489/681	60 FT LOTS
09-30-349-003	\$150,000	\$150,000	\$44,700	29.80	\$109,015	\$49,085	\$8,100	1	66.0	162.0	0.25	0.25	\$744	\$200,347	66.00	486/9497	60 FT LOTS
09-30-353-007	\$129,900	\$129,900	\$48,900	37.64	\$104,642	\$33,358	\$8,100	1	42.0	148.5	0.14	0.14	\$794	\$233,273	42.00		60 FT LOTS
09-30-360-006	\$91,400	\$91,400	\$32,700	35.78	\$83,979	\$15,521	\$8,100	1	78.3	115.5	0.21	0.21	\$198	\$74,981	78.25	487/9224	60 FT LOTS
09-30-364-003	\$32,000	\$32,000	\$19,900	62.19	\$39,795	\$305	\$8,100	1	66.0	173.0	0.26	0.26	\$5	\$1,164	66.00	484/1065	60 FT LOTS
\$129,104							5	312.8	1.06			\$413					
60 FT Lot Site							\$25,820.80		\$121,452.49								
Use							\$14,000										

Used \$14,000 for 60 FT Lots in line with market data, this is an increase from last year value of \$8,100.

Acreage Land Table

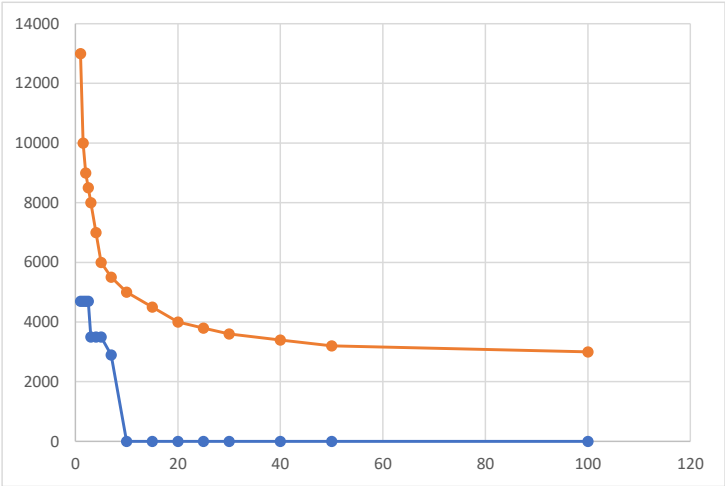
Slight increase to mediate increase

Acre	2023	2024	BS&A
1	4700	5000	5000
1.5	4700	4733	7100
2	4700	4750	9500
2.5	4700	4700	11750
3	3500	4000	12000
4	3500	3750	15000
5	3500	3200	16000
7	2900	3200	22400

2023 for 2024 Denver Township White River Land Analysis

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Sold. when Sold	Adj. Sal Cur.	Appraisal	Land Residual	st. Land Valu	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Land Table
09-23-200-015	04/11/22	\$205,000	WD	03-ARM'S	\$205,000	\$47,700	23.27	\$95,340	\$142,241	\$32,581	6.78	6.78	\$20,979	488/2269	WHITE RIVER
09-26-100-011	05/03/22	\$175,000	WD	03-ARM'S	\$175,000	\$62,400	35.66	\$131,694	\$78,979	\$35,673	8.27	8.27	\$9,550	488/5866	WHITE RIVER
09-29-300-010	08/29/22	\$100,000	WD	03-ARM'S	\$100,000	\$48,800	48.80	\$103,727	\$14,336	\$18,063	2.33	2.33	\$6,153	490/787	WHITE RIVER
09-30-200-005	09/13/21	\$255,800	WD	03-ARM'S	\$255,800	\$75,500	29.52	\$158,479	\$144,321	\$47,000	10.25	11.14	\$14,080	485/4935	WHITE RIVER
09-30-200-017	08/05/22	\$30,000	WD	03-ARM'S	\$30,000	\$12,300	41.00	\$25,462	\$13,691	\$9,153	1.13	1.13	\$12,116	489/7410	WHITE RIVER
Totals:		\$765,800			\$765,800	\$246,700		\$514,702	\$393,568	\$142,470	28.76	29.65			
						Sale. Ratio =:	32.21				Average		Average		
						Std. Dev. =>	9.91				per Net Ac	13,684.56	per SqFt=>		
											Use \$13,000 per Acre				

	2023	2024	BSA LV Setup
1	4700	13000	13000 v
1.5	4700	10000	15000 ex
2	4700	9000	18000 ex
2.5	4700	8500	21250 ex
3	3500	8000	24000 ex
4	3500	7000	28000 ex
5	3500	6000	30000 ex
7	2900	5500	38500 ex
10	0	5000	50000 ex
15	0	4500	67500 ex
20	0	4000	80000 ex
25	0	3800	95000 ex
30	0	3600	108000 ex
40	0	3400	136000 ex
50	0	3200	160000 ex
100	0	3000	300000 ex



Used \$13,000 an acre per analysis, while this seems to be a large increase. The FF and Acre valuing of these parcels were eliminated to ensure uniform and consistant value across land table.

2023 for 2024 Denver Twp Rural FF Kirchner Lake Analysis

Parcel Number	Sale Price	Adj. Sale \$	d. when Sod/Adj. Sur. Appraisal	and Residual	t. Land Val	Effec. Front	Total Acres	Land Table	Rate Group 1
09-07-100-016	\$45,900	\$45,900	\$18,800	40.96	\$43,630	\$45,900	\$43,630	125.0	10.01 RURAL ARE KIRCHNER LAKE
09-07-100-021	\$78,000	\$78,000	\$41,800	53.59	\$115,690	\$1,560	\$39,250	75.0	0.41 RURAL ARE KIRCHNER LAKE
						\$47,460	200.0		
							\$237.30		

Used \$165 for Kirchner Lake slighter lower than market data, this is a slight increase from last year value of \$150 to mediate increase.
No data avaialbe for Flanders Lake , will remain the same at \$200

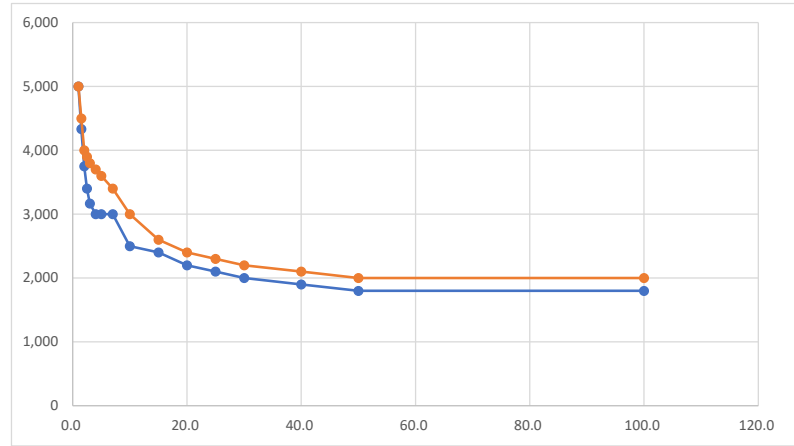
2023 for 2024 Denver Twp Rural FF Land Analysis

09-23-300-001	\$260,000	\$260,000	\$84,900	32.65	\$199,647	\$135,353	\$75,000	500.0	10.00 RURAL ARE RIVER 29 BAD
09-29-200-010	\$82,500	\$82,500	\$39,300	47.64	\$79,188	\$72,939	\$69,627	600.0	7.58 RURAL ARE RIVER 29 BAD
						\$208,292	1,100.0		
							\$189.36		

Used \$115 for River Bad slighter lower than market data, this is a slight increase from last year value of \$100 to mediate increase.
Used \$185 for River Good , this is a slight increase from last year value of \$175 to mediate increase.
Used \$40 FF for Creek, this is a slight increas from last year value of \$33 to mediate increase

2023 for 2024 Denver Twp Rural Land Analysis																
Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Parcels in Sale	Land Table
09-29-400-020	04/29/21	\$148,000	WD	03-ARM'S LE	\$148,000	\$44,100	29.80	\$88,227	\$64,123	\$4,350	0.0	0.0	0.97	0.97		RURAL AREAS
09-33-100-024	10/08/21	\$145,000	WD	03-ARM'S LE	\$145,000	\$37,300	25.72	\$79,835	\$69,465	\$4,300	0.0	0.0	1.00	1.00		RURAL AREAS
09-09-200-040	01/06/23	\$154,250	WD	03-ARM'S LE	\$154,250	\$30,000	19.45	\$64,110	\$95,470	\$5,330	0.0	0.0	1.11	1.32		RURAL AREAS
09-32-100-009	05/24/22	\$115,000	WD	03-ARM'S LE	\$115,000	\$33,400	29.04	\$71,612	\$48,808	\$5,420	0.0	0.0	1.30	1.30		RURAL AREAS
09-26-200-015	05/25/21	\$162,500	WD	03-ARM'S LE	\$162,500	\$52,200	32.12	\$104,479	\$64,041	\$6,020	0.0	0.0	1.34	1.34		RURAL AREAS
09-33-200-012	07/11/22	\$95,000	WD	03-ARM'S LE	\$95,000	\$17,200	18.11	\$36,520	\$64,350	\$5,870	0.0	0.0	1.43	1.43		RURAL AREAS
09-21-300-013	08/26/21	\$3,500	WD	03-ARM'S LE	\$3,500	\$3,100	88.57	\$6,110	\$3,500	\$6,110	0.0	0.0	1.52	1.52		RURAL AREAS
09-30-400-038	04/01/22	\$100,000	WD	03-ARM'S LE	\$100,000	\$48,900	48.90	\$97,778	\$9,222	\$7,000	0.0	0.0	1.75	1.75		RURAL AREAS
09-16-300-009	04/09/21	\$50,000	WD	03-ARM'S LE	\$50,000	\$22,900	45.80	\$45,828	\$11,672	\$7,500	0.0	0.0	2.00	2.00		RURAL AREAS
09-19-400-003	04/23/21	\$25,000	WD	03-ARM'S LE	\$25,000	\$13,600	54.40	\$27,213	\$4,887	\$7,100	0.0	0.0	2.00	2.00		RURAL AREAS
09-26-200-010	11/05/21	\$215,000	WD	03-ARM'S LE	\$215,000	\$73,600	34.23	\$157,467	\$64,593	\$7,060	0.0	0.0	2.00	2.00		RURAL AREAS
09-30-400-006	09/24/21	\$130,000	WD	03-ARM'S LE	\$130,000	\$41,400	31.85	\$88,443	\$48,797	\$7,240	0.0	0.0	2.03	1.89		RURAL AREAS
09-36-200-013	06/10/21	\$60,000	WD	03-ARM'S LE	\$60,000	\$10,400	17.33	\$20,755	\$46,385	\$7,140	0.0	0.0	2.04	2.04		RURAL AREAS
09-25-400-013	08/26/21	\$238,000	WD	03-ARM'S LE	\$238,000	\$95,900	40.29	\$205,303	\$40,197	\$7,500	0.0	0.0	2.28	2.28		RURAL AREAS
09-30-400-048	06/17/22	\$175,000	WD	03-ARM'S LE	\$175,000	\$0	0.00	\$144,660	\$30,340	\$0	0.0	0.0	2.62	2.62		RURAL AREAS
09-30-300-005	12/17/21	\$40,000	WD	03-ARM'S LE	\$40,000	\$0	0.00	\$8,980	\$40,000	\$8,980	0.0	0.0	2.74	2.74		RURAL AREAS
09-30-400-046	10/12/21	\$30,000	WD	03-ARM'S LE	\$30,000	\$6,000	20.00	\$12,000	\$30,000	\$12,000	0.0	0.0	4.00	4.00		RURAL AREAS
09-36-100-005	09/21/21	\$125,000	WD	03-ARM'S LE	\$125,000	\$39,400	31.52	\$83,511	\$55,439	\$13,950	0.0	0.0	5.00	5.00		RURAL AREAS
09-08-400-008	11/22/21	\$150,000	WD	03-ARM'S LE	\$150,000	\$68,300	45.53	\$145,368	\$23,022	\$18,390	0.0	0.0	6.63	6.63		RURAL AREAS
09-19-100-012	06/09/21	\$150,000	WD	03-ARM'S LE	\$150,000	\$55,700	37.13	\$111,445	\$59,915	\$21,360	0.0	0.0	7.57	7.57		RURAL AREAS
09-19-100-005	10/14/22	\$50,000	WD	20-MULTI PA	\$50,000	\$13,900	27.80	\$30,436	\$44,189	\$24,625	0.0	0.0	8.29	5.00	09-19-100-C	RURAL AREAS
09-18-400-031	05/05/21	\$339,900	WD	03-ARM'S LE	\$339,900	\$92,000	27.07	\$184,068	\$180,920	\$25,088	0.0	0.0	10.64	10.64		RURAL AREAS
09-26-100-019	03/30/23	\$75,000	WD	03-ARM'S LE	\$75,000	\$22,200	29.60	\$50,342	\$54,058	\$29,400	0.0	0.0	12.40	12.40		RURAL AREAS
09-33-300-020	06/30/22	\$100,700	WD	03-ARM'S LE	\$100,700	\$20,800	20.66	\$41,509	\$100,700	\$41,509	0.0	0.0	18.44	18.69		RURAL AREAS
09-24-300-009	08/02/21	\$215,000	WD	03-ARM'S LE	\$215,000	\$69,200	32.19	\$145,452	\$111,420	\$41,872	0.0	0.0	19.67	19.17		RURAL AREAS
09-18-200-020	05/19/21	\$295,000	WD	03-ARM'S LE	\$295,000	\$90,100	30.54	\$180,264	\$157,936	\$43,200	0.0	0.0	20.00	20.00		RURAL AREAS
09-18-200-020	05/24/22	\$312,000	WD	03-ARM'S LE	\$312,000	\$95,200	30.51	\$201,640	\$153,560	\$43,200	0.0	0.0	20.00	20.00		RURAL AREAS
09-29-400-017	07/19/21	\$80,000	WD	03-ARM'S LE	\$80,000	\$45,500	56.88	\$94,530	\$27,070	\$41,600	0.0	0.0	20.00	20.00		RURAL AREAS
09-07-400-016	06/24/22	\$309,900	WD	03-ARM'S LE	\$309,900	\$129,000	41.63	\$274,380	\$80,591	\$45,071	0.0	0.0	21.13	21.13		RURAL AREAS
09-32-100-012	12/15/22	\$60,000	WD	03-ARM'S LE	\$60,000	\$29,600	49.33	\$59,250	\$60,000	\$59,250	0.0	0.0	30.00	30.00		RURAL AREAS
09-01-300-006	09/09/22	\$170,000	WD	03-ARM'S LE	\$170,000	\$48,700	28.65	\$109,508	\$135,692	\$75,200	0.0	0.0	39.50	39.50		RURAL AREAS
09-13-100-001	08/24/22	\$249,900	WD	03-ARM'S LE	\$249,900	\$71,500	28.61	\$148,205	\$176,095	\$74,400	0.0	0.0	40.00	40.00		RURAL AREAS
09-27-200-001	11/14/22	\$299,900	WD	03-ARM'S LE	\$299,900	\$90,300	30.11	\$189,217	\$185,083	\$74,400	0.0	0.0	40.00	40.00		RURAL AREAS
09-06-300-011	06/23/22	\$172,000	WD	03-ARM'S LE	\$172,000	\$37,600	21.86	\$75,264	\$172,000	\$75,264	0.0	0.0	40.04	40.04		RURAL AREAS
09-34-300-007	05/07/21	\$150,000	WD	20-MULTI PA	\$150,000	\$53,500	35.67	\$71,132	\$150,000	\$71,132	0.0	0.0	49.99	25.47	09-34-300-C	RURAL AREAS
09-36-200-010	01/03/23	\$360,000	WD	20-MULTI PA	\$360,000	\$96,800	26.89	\$211,692	\$273,758	\$125,450	0.0	0.0	67.60	3.30	09-36-200-C	RURAL AREAS
09-31-400-001	02/04/22	#####	WD	20-MULTI PA	\$1,500,000	\$566,900	37.79	\$1,431,957	\$351,503	\$283,460	0.0	0.0	152.00	100.00	09-31-400-C	RURAL AREAS
Totals:		#####			\$7,050,550	#####		\$5,098,490	\$3,288,801	\$1,336,741	0.0		661.03	516.74		
							Sale. Ratio :	32.14					Average			
							Std. Dev. =>	15.51			#DIV/0!		per Net Acr	4,975.24		
													Used \$5,000 per Acre			

Values for Acreage Table			
Acre	2023	2024	BS&A
1.0	5,000	5,000	5,000 V
1.5	4,333	4,500	6,750 EX
2.0	3,750	4,000	8,000 V
2.5	3,400	3,900	9,750 EX
3.0	3,167	3,800	11,400 EX
4.0	3,000	3,700	14,800 M
5.0	3,000	3,600	18,000 M
7.0	3,000	3,400	23,800 M
10.0	2,500	3,000	30,000 M
15.0	2,400	2,600	39,000 M
20.0	2,200	2,400	48,000 M
25.0	2,100	2,300	57,500 EX
30.0	2,000	2,200	66,000 M
40.0	1,900	2,100	84,000 M
50.0	1,800	2,000	100,000 V
100.0	1,800	2,000	200,000 V



V= VERIFIED FROM DATA
EX= EXTRAPOLATED FROM CURVE
M= MODIFICATION OF VERIFIED DATA TO CURVE

Values for Acreage Table

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	sd. when Sold	sd./Adj. Sale	Cur. Appraisal	Land Residual	st. Land Value	effec. Fron	Depth	Net Acres	Total Acres	Dollars/Acre	Land Table
1.00 Ac		.50 - 1.05														
09-29-400-020	04/29/21	\$148,000	WD	03-ARM'S LE	\$148,000	\$44,100	29.80	\$88,227	\$64,123	\$4,350	0.0	0.0	0.97	0.97	\$66,106	RURAL AREAS
09-33-100-024	10/08/21	\$145,000	WD	03-ARM'S LE	\$145,000	\$37,300	25.72	\$79,835	\$69,465	\$4,300	0.0	0.0	1.00	1.00	\$69,465	RURAL AREAS
													1.97		\$67,811	
															Use \$5000	
1.50 Ac		1.06 - 1.55														
09-09-200-040	01/06/23	\$154,250	WD	03-ARM'S LE	\$154,250	\$30,000	19.45	\$64,110	\$95,470	\$5,330	0.0	0.0	1.11	1.32	\$86,009	RURAL AREAS
09-32-100-009	05/24/22	\$115,000	WD	03-ARM'S LE	\$115,000	\$33,400	29.04	\$71,612	\$48,808	\$5,420	0.0	0.0	1.30	1.30	\$37,545	RURAL AREAS
09-26-200-015	05/25/21	\$162,500	WD	03-ARM'S LE	\$162,500	\$52,200	32.12	\$104,479	\$64,041	\$6,020	0.0	0.0	1.34	1.34	\$47,792	RURAL AREAS
09-33-200-012	07/11/22	\$95,000	WD	03-ARM'S LE	\$95,000	\$17,200	18.11	\$36,520	\$64,350	\$5,870	0.0	0.0	1.43	1.43	\$45,000	RURAL AREAS
09-21-300-013	08/26/21	\$3,500	WD	03-ARM'S LE	\$3,500	\$3,100	88.57	\$6,110	\$3,500	\$6,110	0.0	0.0	1.52	1.52	\$2,303	RURAL AREAS
													6.70		\$41,219	
															Use \$4500	
2.00 Ac		1.56 - 2.05														
09-30-400-038	04/01/22	\$100,000	WD	03-ARM'S LE	\$100,000	\$48,900	48.90	\$97,778	\$9,222	\$7,000	0.0	0.0	1.75	1.75	\$5,270	RURAL AREAS
09-16-300-009	04/09/21	\$50,000	WD	03-ARM'S LE	\$50,000	\$22,900	45.80	\$45,828	\$11,672	\$7,500	0.0	0.0	2.00	2.00	\$5,836	RURAL AREAS
09-19-400-003	04/23/21	\$25,000	WD	03-ARM'S LE	\$25,000	\$13,600	54.40	\$27,213	\$4,887	\$7,100	0.0	0.0	2.00	2.00	\$2,444	RURAL AREAS
													5.75		\$4,484	
															Use \$4000	
2.5 Ac		2.06 - 2.55														
09-25-400-013	08/26/21	\$238,000	WD	03-ARM'S LE	\$238,000	\$95,900	40.29	\$205,303	\$40,197	\$7,500	0.0	0.0	2.28	2.28	\$17,630	RURAL AREAS
													2.28		\$17,630	
															Use \$3900	

3.00 Ac		2.56-3.5														
09-30-400-048	06/17/22	\$175,000	WD	03-ARM'S LE	\$175,000	\$0	0.00	\$144,660	\$30,340	\$0	0.0	0.0	2.62	2.62	\$11,580	RURAL AREAS
09-30-300-005	12/17/21	\$40,000	WD	03-ARM'S LE	\$40,000	\$0	0.00	\$8,980	\$40,000	\$8,980	0.0	0.0	2.74	2.74	\$14,599	RURAL AREAS
													5.36		\$13,123	
															Use \$3800	3167
4.00 Ac		3.56-4.50														
09-30-400-046	10/12/21	\$30,000	WD	03-ARM'S LE	\$30,000	\$6,000	20.00	\$12,000	\$30,000	\$12,000	0.0	0.0	4.00	4.00	\$7,500	RURAL AREAS
													4.00		\$7,500	
															Use \$3700	3000
5.00 Ac		4.56-6.50														
09-36-100-005	09/21/21	\$125,000	WD	03-ARM'S LE	\$125,000	\$39,400	31.52	\$83,511	\$55,439	\$13,950	0.0	0.0	5.00	5.00	\$11,088	RURAL AREAS
													5.00		\$11,088	
															Use \$3600	3000
7.00 Ac		6.56-8.99														
09-08-400-008	11/22/21	\$150,000	WD	03-ARM'S LE	\$150,000	\$68,300	45.53	\$145,368	\$23,022	\$18,390	0.0	0.0	6.63	6.63	\$3,472	RURAL AREAS
09-19-100-012	06/09/21	\$150,000	WD	03-ARM'S LE	\$150,000	\$55,700	37.13	\$111,445	\$59,915	\$21,360	0.0	0.0	7.57	7.57	\$7,915	RURAL AREAS
09-19-100-005	10/14/22	\$50,000	WD	20-MULTI PA	\$50,000	\$13,900	27.80	\$30,436	\$44,189	\$24,625	0.0	0.0	8.29	5.00	\$5,330	RURAL AREAS
													22.49		\$5,653	
															Use \$3400	3000
10.00 Ac		9.00-13.99														
09-18-400-031	05/05/21	\$339,900	WD	03-ARM'S LE	\$339,900	\$92,000	27.07	\$184,068	\$180,920	\$25,088	0.0	0.0	10.64	10.64	\$17,004	RURAL AREAS
09-26-100-019	03/30/23	\$75,000	WD	03-ARM'S LE	\$75,000	\$22,200	29.60	\$50,342	\$54,058	\$29,400	0.0	0.0	12.40	12.40	\$4,360	RURAL AREAS
													23.04		\$10,199	
															Use \$3000	2500
15.00 Ac		14.00-18.99														
09-33-300-020	06/30/22	\$100,700	WD	03-ARM'S LE	\$100,700	\$20,800	20.66	\$41,509	\$100,700	\$41,509	0.0	0.0	18.44	18.69	\$5,460	RURAL AREAS
													18.44		\$5,460	
															Use \$2600	2400
20.00 Ac		19.00-23.99														
09-24-300-009	08/02/21	\$215,000	WD	03-ARM'S LE	\$215,000	\$69,200	32.19	\$145,452	\$111,420	\$41,872	0.0	0.0	19.67	19.17	\$5,664	RURAL AREAS
09-18-200-020	05/19/21	\$295,000	WD	03-ARM'S LE	\$295,000	\$90,100	30.54	\$180,264	\$157,936	\$43,200	0.0	0.0	20.00	20.00	\$7,897	RURAL AREAS
09-18-200-020	05/24/22	\$312,000	WD	03-ARM'S LE	\$312,000	\$95,200	30.51	\$201,640	\$153,560	\$43,200	0.0	0.0	20.00	20.00	\$7,678	RURAL AREAS
09-29-400-017	07/19/21	\$80,000	WD	03-ARM'S LE	\$80,000	\$45,500	56.88	\$94,530	\$27,070	\$41,600	0.0	0.0	20.00	20.00	\$1,354	RURAL AREAS
09-07-400-016	06/24/22	\$309,900	WD	03-ARM'S LE	\$309,900	\$129,000	41.63	\$274,380	\$80,591	\$45,071	0.0	0.0	21.13	21.13	\$3,814	RURAL AREAS
													100.80		\$5,264	
															Use \$2400	2200
25.00 AC		24.00 - 28.99														
															Use \$2300	2100
30.00 Ac		29.00 - 38.99														
09-32-100-012	12/15/22	\$60,000	WD	03-ARM'S LE	\$60,000	\$29,600	49.33	\$59,250	\$60,000	\$59,250	0.0	0.0	30.00	30.00	\$2,000	RURAL AREAS
									\$60,000				30.00		\$2,000	
															Use \$2200	2000
40.00 Ac		39.00-48.99														
09-01-300-006	09/09/22	\$170,000	WD	03-ARM'S LE	\$170,000	\$48,700	28.65	\$109,508	\$135,692	\$75,200	0.0	0.0	39.50	39.50	\$3,435	RURAL AREAS
09-13-100-001	08/24/22	\$249,900	WD	03-ARM'S LE	\$249,900	\$71,500	28.61	\$148,205	\$176,095	\$74,400	0.0	0.0	40.00	40.00	\$4,402	RURAL AREAS
09-27-200-001	11/14/22	\$299,900	WD	03-ARM'S LE	\$299,900	\$90,300	30.11	\$189,217	\$185,083	\$74,400	0.0	0.0	40.00	40.00	\$4,627	RURAL AREAS
09-06-300-011	06/23/22	\$172,000	WD	03-ARM'S LE	\$172,000	\$37,600	21.86	\$75,264	\$172,000	\$75,264	0.0	0.0	40.04	40.04	\$4,296	RURAL AREAS
									\$668,870				159.54		\$4,192	
															Use \$2100	1900

50.00 Ac		49.00-94.99														
09-34-300-007	05/07/21	\$150,000	WD	20-MULTI PA	\$150,000	\$53,500	35.67	\$71,132	\$150,000	\$71,132	0.0	0.0	49.99	25.47	\$3,001	RURAL AREAS
09-36-200-010	01/03/23	\$360,000	WD	20-MULTI PA	\$360,000	\$96,800	26.89	\$211,692	\$273,758	\$125,450	0.0	0.0	67.60	3.30	\$4,050	RURAL AREAS
									\$423,758			117.59			\$3,604	
															Use \$2000	1800
100.00 Ac		95.00-120.00														
09-31-400-001	02/04/22	#####	WD	20-MULTI PA	\$1,500,000	\$566,900	37.79	\$1,431,957	\$351,503	\$283,460	0.0	0.0	152.00	100.00	\$2,313	RURAL AREAS
									\$351,503			152.00			\$2,313	
															Use \$2000	1800

2023 for 2024 Denver Twp Ag Land Analysys										
Parcel Number	Sale Date	Adj. Sale \$	sd. when Sol	sd/Adj. Sal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
05-08-200-002	10/15/21	\$97,500	\$43,700	44.82	\$97,500	\$97,500	39.00	40.00	\$2,500	BEAVER
05-18-100-001	04/28/21	\$500,000	\$209,000	41.80	\$500,000	\$483,978	195.78	160.69	\$2,554	BEAVER
05-18-300-002	01/07/22	\$30,000	\$15,000	50.00	\$30,000	\$31,503	13.80	13.80	\$2,174	BEAVER
09-31-400-001	02/04/22	\$1,500,000	\$566,900	37.79	\$351,503	\$283,460	152.00	100.00	\$2,313	DENVER
13-15-300-028	08/26/21	\$140,000	\$106,900	76.36	\$140,000	\$208,125	56.25	57.50	\$2,489	DAYTON
Totals:		\$2,267,500	\$941,500		\$1,119,003	\$1,104,566	456.83	371.99		
Average										
per Net Acre=>								2,449.48		
								Used \$2,150		

Due to lack of sales in Denver Township, also used data from neighboring jurisdictions within Newaygo County (data provided by Newaygo County equalization Dept.)

Requested data from Neighboring Township in Oceana County but did not receive.

Last year used \$2,000

