

LAND ANALYSIS - AGRICULTURAL - 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
005-004-002-01	S CRYSTAL RD	09/07/22	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$149,800	47.11	\$299,655	\$318,000	\$299,655	0.0	0.0	70.34	70.34	#DIV/0!	\$4,521	\$0.10	0.00	4000	2022R-10963		4000 AGRICULTURAL
005-023-010-02	3587 S BLACKMER RD	12/20/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$212,900	38.71	\$425,880	\$550,000	\$425,880	0.0	0.0	94.64	94.64	#DIV/0!	\$5,811	\$0.13	0.00	4000	2023R-00299		4000 AGRICULTURAL
005-027-010-00	4752 S BOLLINGER RD	11/22/22	\$240,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$240,000	\$90,000	37.50	\$180,000	\$240,000	\$180,000	0.0	0.0	40.00	40.00	#DIV/0!	\$6,000	\$0.14	0.00	4000	2022R-13432	005-034-007-00	4000 AGRICULTURAL
005-028-008-00	8392 E MUSKRAT RD	04/29/22	\$241,550	WD	03-ARM'S LENGTH	\$241,550	\$128,500	53.20	\$257,716	\$159,334	\$175,500	0.0	0.0	40.00	40.00	#DIV/0!	\$3,983	\$0.09	0.00	4000	2022R-05886		4000 AGRICULTURAL
005-032-010-00	5752 S CRYSTAL RD	02/01/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$85,500	38.86	\$171,000	\$220,000	\$171,000	0.0	0.0	40.00	40.00	#DIV/0!	\$5,500	\$0.13	0.00	4000	2023R-01414		4000 AGRICULTURAL
002-008-002-01	BLOOMER TOWNSHP	12/22/22	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$187,500		\$187,500	\$187,500				24.65	24.65		\$7,606						
002-004-001-50/005-00	BLOOMER TOWNSHP	03/02/23	\$369,050	WD	03-ARM'S LENGTH	\$369,050	\$369,050		\$369,050	\$369,050				63.10	63.10		\$5,849						
002-007-008-00	BLOOMER TOWNSHP	05/10/21	\$401,700	WD	03-ARM'S LENGTH	\$401,700	\$401,700		\$401,700	\$401,700				75.35	75.35		\$5,331						
002-005-008-12/00/007-002-10	BLOOMER TOWNSHP	09/27/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000			\$270,000	\$270,000				68.64	68.64		\$3,934						
Totals:			\$2,797,800			\$2,797,800	\$1,624,950		\$2,562,501	\$2,715,584	\$1,252,035	0.0		516.72	516.72								
							Sale. Ratio =>	58.08			Average			Average			Average						
							Std. Dev. =>	6.83			per FF=>	#DIV/0!		per Net Acre=>	5,255.43		per SqFt=>	\$0.12					

2024 CRYSTAL TOWNSHIP

AGRICULTURAL LAND

2024 ANALYZED	5255
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2024 UTILIZED	5250
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2024 COUNTY UTILIZED	5500
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2023 UTILIZED 4500 PER ACRE

LAND ANALYSIS - BACKLOTS - 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	ASSESSOR NOTES	
005-007-878-20	6561 SPINNAKER	04/06/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$30,300	86.57	\$62,575	\$35,000	\$61,828	88.3	289.4	0.57	0.57	\$396	\$61,947	\$1.42	85.00	4012	2022R-05006		4003 NORTH, NW & EAST LAKE	402	OBSTRUCTED VIEW/BACKLOT	
005-007-878-21	6559 SPINNAKER	05/06/22	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$30,300	70.47	\$85,368	\$43,000	\$84,621	98.6	267.7	0.56	0.56	\$436	\$76,923	\$1.77	91.00	4012	2022R-06905		4003 NORTH, NW & EAST LAKE	402	OBSTRUCTED VIEW/BACKLOT	
005-007-878-22	6531 SPINNAKER	08/16/21	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$23,100	53.72	\$77,252	\$43,000	\$76,505	95.2	275.0	0.57	0.57	\$452	\$74,913	\$1.72	91.00	4012	2021R-12049		4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW/BACKLOT	
005-007-878-23	6515 SPINNAKER	04/30/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,500	102.00	\$84,096	\$25,000	\$80,991	101.6	282.6	0.67	0.67	\$246	\$37,425	\$0.86	103.00	4012	2021R-07325		4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW/BACKLOT	
005-008-042-10	2 SUNSET BLVD	03/17/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$80,600	31.00	\$223,136	\$94,193	\$57,329	81.9	122.8	0.28	0.28	\$1,150	\$336,404	\$7.72	110.61	4012	2023R-03037		4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW/BACKLOT	
005-230-017-00	410 N SHORE DR	01/14/22	\$248,000	MLC	04-BUYERS INTEREST IN A LC	\$248,000	\$72,900	29.40	\$262,603	\$56,685	\$71,288	64.8	100.0	0.16	0.16	\$875	\$352,081	\$8.08	70.00	4004	2022R-01306		4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW/BACKLOT	
005-280-070-00	2621 LANSING ST	07/15/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$48,200	24.72	\$145,426	\$84,574	\$35,000	50.0	100.0	0.12	0.12	\$1,691	\$735,426	\$16.88	50.00	4004	2022R-08682		4004 SOUTH & SOUTHEAST LAKE	401	OBSTRUCTED VIEW/BACKLOT	
005-280-076-00	2630 LANSING ST	01/09/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,900	46.36	\$162,779	\$12,221	\$35,000	50.0	100.0	0.12	0.12	\$244	\$106,270	\$2.44	50.00	4004	2023R-00361		4004 SOUTH & SOUTHEAST LAKE	401	BACKLOT	
005-520-006-00	1230 N SHORE DR	09/07/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$56,800	24.80	\$165,801	\$126,158	\$62,959	57.2	71.4	0.11	0.11	\$2,204	\$1,126,411	\$25.86	75.50	4012	2021R-13847		4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW/BACKLOT	
005-551-002-00	10 SUNSET BLVD	09/30/22	\$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$140,900	43.35	\$352,128	\$134,833	\$161,961	170.4	154.0	0.70	0.70	\$791	\$192,619	\$4.42	198.00	4012	2022R-11573	005-551-060-00, 005-552-054-00	4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW/BACKLOT	
005-590-008-00	436 N SHORE DR	07/02/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$57,200	49.74	\$142,817	\$32,432	\$60,249	54.8	100.0	0.12	0.12	\$592	\$282,017	\$6.47	50.00	4004	2021R-10012		4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW/BACKLOT	
Totals:			\$1,658,000			\$1,658,000	\$630,700		\$1,763,981	\$687,096	\$787,731	912.8		3.96	3.96											
								Sale. Ratio =>	38.04					Average												
								Std. Dev. =>	25.65					per FF=>	\$753				Average							
														per Net Acre=>	173,334.01				Average							
																			per SqFt=>	\$3.98						

2024 CRYSTAL TOWNSHIP	
BACKLOT & OBSTRUCTED VIEW CATEGORIZED TOGETHER FOR 2024 ANALYSIS	
2024 ANALYZED	753
2024 UTILIZED	700
NO CHANGE FROM 2023	
BACKLOTS	700
2023 UTILIZED	700
OBSTRUCTED VIEW	
2023 UTILIZED	1100
2024 UTILIZED	1100 SEE OBSTRUCTED VIEW STUDY

LAND ANALYSIS - DUCK/LOON LAKES - 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	
005-007-014-00	1243 S SENATOR RD	11/04/22	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$78,700	39.35	\$179,618	\$83,382	\$63,000	90.0	324.0	0.67	0.67	\$926	\$124,637	\$2.86	90.00	4035	2022R-13116	005-493-037-00	4035 DUCK LOON	401	LAKE FRONT	
005-010-009-00	9419 E COLBY RD	04/18/22	\$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$116,200	47.43	\$241,830	\$115,170	\$112,000	160.0	710.0	1.31	0.83	\$720	\$88,050	\$2.02	160.00	4035	2022R-05789	005-010-010-00	4035 DUCK LOON	401	LAKE FRONT	
005-010-041-00	9915 E COLBY RD	06/17/22	\$297,900	WD	03-ARM'S LENGTH	\$297,900	\$120,200	40.35	\$297,026	\$127,749	\$126,875	175.0	72.0	0.29	0.29	\$730	\$442,038	\$10.15	175.00	4035	2022R-07684		4035 DUCK LOON	401	LAKE FRONT	
005-200-002-00	1600 COLONEL POINT DR	11/23/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,000	38.18	\$43,500	\$55,000	\$43,500	60.0	100.0	0.14	0.14	\$917	\$398,551	\$9.15	60.00	4035	2022R-13390		4035 DUCK LOON	401	LAKE FRONT	
005-200-007-00	1640 COLONEL POINT DR	07/19/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$54,500	33.03	\$182,580	\$25,920	\$43,500	60.0	100.0	0.14	0.14	\$432	\$187,826	\$4.31	60.00	4035	2021R-10958		4035 DUCK LOON	401	LAKE FRONT	
005-680-017-00	1861 BEACH DR	10/28/21	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$106,800	29.18	\$393,999	\$113,618	\$141,617	195.3	210.0	0.91	0.91	\$582	\$124,718	\$2.86	208.00	4035	2021R-15547		4035 DUCK LOON	401	DL CHANNEL	
005-690-026-00	1512 SHEPARD ST	06/30/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$102,800	34.27	\$255,995	\$79,651	\$35,646	49.2	100.0	0.12	0.12	\$1,620	\$692,617	\$15.90	47.50	4035	2022R-08388		4035 DUCK LOON	401	LAKE FRONT	
Totals:			\$1,628,900			\$1,628,900	\$600,200		\$1,594,548	\$600,490	\$566,138	789.5		3.57	3.09											
								Sale. Ratio =>	36.85	Average				Average	Average				Average							
								Std. Dev. =>	5.92	per FF=>				\$761	per Net Acre=>				168,298.77	per SqFt=>				\$3.86		

2024 CRYSTAL TOWNSHIP

DUCK LOON

LAND ANALYSIS

CHANNEL AND LAKEFRONT GROUPED TOGETHER

2024 ANALYZED761

2024 UTILIZED725

2023 ANALYZED741

2023 UTILIZED725

OUTLIER																									
005-015-014-00	9570 E COLBY RD	12/17/21	\$220,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$220,000	\$51,900	23.59	\$181,938	\$118,587	\$80,525	44.0	495.0	1.83	0.50	\$2,695	\$64,802	\$1.49	44.00	4035	2022R-00171	005-015-004-00	4035 DUCK LOON	401	LAKE FRONT

LAND ANALYSIS - BACKLOTS - 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	Effic. 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	ASSESSOR NOTES
005-007-027-03	850 N SHORE DR	06/07/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$40,500	27.00	\$27,706	\$135,994	\$13,700	172.0	310.0	1.10	1.15	\$791	\$123,631	\$2.84	0.00	4004	2021R-08523		4003 NORTH, NW & EAST LAKE	401	WATERFRONT
005-007-033-00	1218 N SHORE DR	05/20/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$94,300	31.43	\$114,704	\$289,507	\$104,211	61.3	48.0	0.08	0.09	\$4,723	\$3,446,512	\$79.12	100.00	4004	2021R-07812	005-520-015-00	4003 NORTH, NW & EAST LAKE	402	WATERFRONT
005-007-034-00	1233 N SHORE DR	06/27/22	\$780,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$780,000	\$319,700	40.99	\$858,538	\$49,802	\$128,340	64.2	75.0	0.13	0.13	\$776	\$374,451	\$8.60	77.00	4004	2022R-07898	005-520-017-00	4003 NORTH, NW & EAST LAKE	401	WATERFRONT
005-007-038-00	1247 N SHORE DR	10/15/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$109,400	24.04	\$342,565	\$211,588	\$99,153	45.1	55.0	0.05	0.05	\$4,695	\$3,918,296	\$89.95	43.00	4005	2021R-14567		4003 NORTH, NW & EAST LAKE	401	WATERFRONT
005-007-877-03	6524 SPINNAKER	09/09/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$159,000	30.00	\$492,675	\$198,568	\$161,243	73.3	185.0	0.30	0.30	\$2,709	\$668,579	\$15.35	70.00	4004	2021R-12870		4003 NORTH, NW & EAST LAKE	401	WATERFRONT
005-008-021-00	486 N SHORE DR	09/21/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$140,000	33.73	\$345,802	\$206,202	\$137,004	62.3	190.0	0.22	0.22	\$3,311	\$945,881	\$21.71	50.00	4004	2022R-11156		4003 NORTH, NW & EAST LAKE	401	WATERFRONT
005-230-024-00	409 N SHORE DR - SOLD TWICE	12/30/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$124,300	27.62	\$414,702	\$149,122	\$113,824	51.7	64.0	0.08	0.08	\$2,882	\$1,841,012	\$42.26	50.00	4004	2022R-00565		4003 NORTH, NW & EAST LAKE	401	WATERFRONT
005-230-024-00	409 N SHORE DR - SOLD TWICE	05/26/22	\$450,000	MLC	04-BUYERS INTEREST IN A LC	\$450,000	\$149,900	33.31	\$414,702	\$149,122	\$113,824	51.7	64.0	0.08	0.08	\$2,882	\$1,841,012	\$42.26	50.00	4004	2022R-06735		4003 NORTH, NW & EAST LAKE	401	WATERFRONT
005-561-015-50	233 N SHORE DR - VACANT LAKE ACCESS/BEACI	10/01/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$4,300	28.67	\$14,515	\$15,000	\$14,515	13.2	5.0	0.00	0.00	\$1,137	\$15,000,000	\$344.35	8.00	4004	2021R-13955		4003 NORTH, NW & EAST LAKE	402	WATERFRONT
Totals:			\$3,545,000			\$3,545,000	\$1,141,400		\$3,025,909	\$1,404,905	\$885,814	594.8		2.05	2.10										
									Sale. Ratio >=	32.20					Average										
									Std. Dev. >=	4.93					Average										
															per FF>=										

LAND ANALYSIS - OBSTRUCTED VIEW ONLY - 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	ASSESSOR NOTES		
005-008-042-10	2 SUNSET BLVD	03/17/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$80,600	31.00	\$223,136	\$94,193	\$57,329	81.9	122.8	0.28	0.28	\$1,150	\$336,404	\$7.72	110.61	4012	2023R-03037		4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW/BACKLOT		
005-230-017-00	410 N SHORE DR	01/14/22	\$248,000	MLC	04-BUYER'S INTEREST IN A LC	\$248,000	\$72,900	29.40	\$262,603	\$56,685	\$71,288	64.8	100.0	0.16	0.16	\$875	\$352,081	\$8.08	70.00	4004	2022R-01306		4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW/BACKLOT		
005-280-070-00	2621 LANSING ST	07/15/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$48,200	24.72	\$145,426	\$84,574	\$35,000	50.0	100.0	0.12	0.12	\$1,691	\$735,426	\$16.88	50.00	4004	2022R-08682		4004 SOUTH & SOUTHEAST LAKE	401	OBSTRUCTED VIEW/BACKLOT		
005-520-006-00	1230 N SHORE DR	09/07/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$56,800	24.80	\$165,801	\$126,158	\$62,959	57.2	71.4	0.11	0.11	\$2,204	\$1,126,411	\$25.86	75.50	4012	2021R-13847		4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW/BACKLOT		
005-551-002-00	10 SUNSET BLVD	09/30/22	\$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$140,900	43.35	\$352,128	\$134,833	\$161,961	170.4	154.0	0.70	0.70	\$791	\$192,619	\$4.42	198.00	4012	2022R-11573	005-551-060-00, 005-552-054-00	4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW/BACKLOT		
005-590-008-00	436 N SHORE DR	07/02/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$57,200	49.74	\$142,817	\$32,432	\$60,249	54.8	100.0	0.12	0.12	\$592	\$282,017	\$6.47	50.00	4004	2021R-10012		4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW/BACKLOT		
Totals:			\$1,372,000			\$1,372,000	\$456,600		\$1,291,911	\$528,875	\$448,786	479.1		1.48	1.48												
								Sale. Ratio =>	33.28					Average		Average		Average									
								Std. Dev. =>	10.35					per FF=>	\$1,104	per Net Acre=>	356,625.08		per SqFt=>	\$8.19							

2024 CRYSTAL TOWNSHIP
OBSTRUCTED VIEW
2024 ANALYZED 1104
2024 UTILIZED 1100

OBSTRUCTED VIEW
2023 UTILIZED 1100

LAND ANALYSIS - OFF LAKE AVERAGE - 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	
005-007-017-00	1099 S SENATOR RD	09/30/22	\$21,200	WD	03-ARM'S LENGTH	\$21,200	\$13,000	61.32	\$29,821	\$6,879	\$15,500	50.0	100.0	0.12	0.12	\$138	\$59,817	\$1.37	50.00	4012	2022R-11683		4010 OFF LAKE AVERAGE	402	AVG LAKE PROX	
005-007-021-50	1779 NORWEST TACK DR	06/02/22	\$21,000	WD	03-ARM'S LENGTH	\$21,000	\$12,000	57.14	\$24,841	\$21,000	\$24,841	80.1	188.2	0.35	0.35	\$262	\$60,694	\$1.39	80.00	4012	2022R-07188		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX	
005-009-009-50	1223 SWAN DR	02/03/23	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$52,600	40.46	\$106,773	\$130,000	\$106,773	157.3	230.2	21.18	20.00	\$826	\$6,138	\$0.14	223.54	4001	2023R-01300	005-620-018-00	4010 OFF LAKE AVERAGE	401	AVG LAKE PROX	
005-015-013-00	9468 E COLBY RD	10/03/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,900	39.08	\$111,044	\$46,956	\$38,000	80.0	155.0	0.29	0.29	\$587	\$164,758	\$3.78	80.00	4035	2022R-11621		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX	
005-280-018-00	2710 QUARTERLINE ST	01/02/23	\$55,000	LC		\$55,000	\$21,800	39.64	\$53,745	\$16,755	\$15,500	50.0	100.0	0.12	0.12	\$335	\$145,696	\$3.34	50.00	4012	2023R-11814		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX	
005-280-031-00	2710 CRAWFORD ST	09/01/21	\$25,000	QC	03-ARM'S LENGTH	\$25,000	\$9,900	39.60	\$25,019	\$15,481	\$15,500	50.0	100.0	0.12	0.12	\$310	\$134,617	\$3.09	50.00	4012	2021R-12508		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX	
005-280-078-00	2640 LANSING ST	06/14/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$38,300	28.37	\$121,441	\$49,184	\$35,625	75.0	100.0	0.17	0.17	\$656	\$285,953	\$6.56	75.00	4012	2022R-07508		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX	
005-300-005-00	1283 S WALDRON RD	11/29/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$48,200	43.82	\$128,069	\$9,614	\$27,683	89.3	120.0	0.33	0.33	\$108	\$29,045	\$0.67	120.00	4012	2021R-16526		4010 OFF LAKE AVERAGE	401	AVG 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	401	AVG LAKE PROX	
Totals:			\$793,200			\$793,200	\$281,700		\$740,303	\$362,082	\$309,185	727.8		23.17	21.98											
							Sale. Ratio ==>	35.51					Average													
							Std. Dev. ==>	12.26					Average													
													per Net Acre==>	15,630.56												

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	Efec. 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 =>			Average						Average							
								Std. Dev. =>			per FF=>						per Net Acre=>							
																	90,321.27							
																			\$2.07					

2024 CRYSTAL	
OFF LAKE LAND TABLE	
FAR PROXIMITY	
2024 ANALYZED	421
2024 UTILIZED	310
2023 ANALYZED	317
2023 UTILIZED	310

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										
								Std. Dev. =>	16.28					Average										
														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

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	Effic. 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	
Totals:			\$2,347,000			\$2,347,000	\$777,200		\$2,051,361	\$1,008,050	\$712,411	337.7		0.80	0.57									
								Sale. Ratio =>	33.11	Average				Average					Average					
								Std. Dev. =>	10.10	per FF=>				\$2,985	per Net Acre=>				1,255,354.92	per SqFt=>				\$28.82

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

LAND ANALYSIS - TOWN - CRYSTAL TOWNSHIP, MONTCALM COUNTY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Astd. when Sold	Astd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. 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								
							Std. Dev. =>		23.77			per FF=>	\$299	per Net Acre=>	82,785.87		per SqFt=>	\$1.90							

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