



Ottawa County[®]

Equalization

Economic Condition Factors
For 2024 Appraisal Studies

OTTAWA COUNTY EQUALIZATION										
1000/1001: AGRICULTURAL- GENERAL										
Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp \$	Res Bldg \$	Residual	Cost Manual	E.C.F	
70-12-36-200-001	9966 VAN BUREN ST	03/08/24	\$570,000	\$335,700	\$9,919	\$219,478	\$4,903	\$68,708	0.071	
70-06-07-300-008	17648 48TH AVE	08/28/23	\$500,000	\$440,235	\$9,844	\$10,410	\$39,511	\$195,808	0.202	
70-04-04-200-018	12250 WILSON	07/22/22	\$649,900	\$147,141	\$5,400	\$415,485	\$81,874	\$103,745	0.789	
70-13-36-300-006	5535 NEW HOLLAND	10/06/23	\$1,300,000	\$352,782	\$31,582	\$9,572	\$906,064	\$663,991	1.365	
70-17-31-100-004	9380 ADAMS ST	07/13/22	\$975,000	\$359,973	\$47,758	\$0	\$567,269	\$341,745	1.660	
70-06-03-300-008	18797 20TH AVE	01/19/23	\$510,500	\$150,984	\$10,748	\$274,640	\$74,128	\$42,889	1.728	
70-06-14-200-011	850 ROOSEVELT ST	10/06/23	\$365,000	\$196,907	\$0	\$139,567	\$28,526	\$13,954	2.044	
70-17-35-100-032	6094 ADAMS ST	04/30/22	\$625,000	\$512,817	\$3,394	\$0	\$108,789	\$57,736	1.884	
Totals:							\$1,811,064	\$1,488,577	1.217	
									Standard Deviation:	0.769
									Std Dev Factor:	2.000
									Std Dev Above ECF:	2.754
									Std Dev Below ECF:	(0.320)
									ECF Within Std Dev Range:	1.217
<i>Previous Year ECF:</i> 1.084									Adopted ECF:	1.217

**OTTAWA COUNTY EQUALIZATION
2003: COMMERCIAL- HOLLAND CITY DOWNTOWN**

Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp \$	Res Bldg \$	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF
70-16-29-426-030	205 COLUMBIA AVE	10/25/23	\$500,000	\$85,825	\$24,928	\$0	\$389,247	\$219,159	1.776	1,700	\$294.12
70-16-29-253-027	13 E 8TH ST	09/08/23	\$257,000	\$108,454	\$0	\$0	\$148,546	\$169,503	0.876	1,663	\$154.54
70-16-29-401-014	46 E 8TH ST	10/13/22	\$920,000	\$145,530	\$0	\$0	\$774,470	\$429,425	1.804	4,388	\$209.66
70-16-29-327-011	8 W 8TH ST	07/18/22	\$678,900	\$109,803	\$0	\$0	\$569,097	\$468,294	1.215	4,688	\$144.82
70-16-29-401-045	36 E 8TH ST	06/17/22	\$4,425,000	\$878,359	\$74,609	\$0	\$3,472,032	\$3,191,074	1.088	24,783	\$178.55
70-16-29-401-008	26 E 8TH ST	12/14/21	\$600,000	\$175,986	\$0	\$0	\$424,014	\$332,865	1.274	3,909	\$153.49

Totals: \$5,777,406 \$4,810,320 1.201
Standard Deviation: 0.375
Std Dev Factor: 2.000
Std Dev Above ECF: 1.952
Std Dev Below ECF: 0.450
ECF Within Std Dev Range: 1.201
Adopted ECF: 1.201

Previous Year ECF: 1.240

**OTTAWA COUNTY EQUALIZATION
2008: COMMERCIAL- OFFICE**

Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp \$	Res Bldg \$	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF	
70-03-15-382-021	118 W SAVIDGE ST	03/29/24	\$255,000	\$65,995	\$882	\$0	\$188,123	\$126,960	1.482	1,137	\$224.27	
70-16-33-400-063	593 HERITAGE CT	03/28/24	\$875,000	\$198,226	\$45,207	\$0	\$631,567	\$887,690	0.711	5,653	\$154.79	
70-18-09-100-029	3912 32ND AVE	03/28/24	\$3,900,000	\$750,000	\$144,054	\$0	\$3,005,946	\$2,294,543	1.310	11,432	\$241.15	
70-16-29-403-006	30 E 9TH ST	03/19/24	\$550,000	\$148,870	\$8,459	\$0	\$392,671	\$349,566	1.123	4,190	\$131.26	
70-16-29-403-005	24 E 9TH ST	03/19/24	\$300,000	\$58,604	\$15,069	\$0	\$226,327	\$187,145	1.209	1,768	\$169.68	
70-18-10-360-011	3208 24TH AVE	02/06/24	\$400,000	\$106,773	\$30,915	\$0	\$262,312	\$350,185	0.749	1,456	\$274.73	
70-16-28-474-004	529 E 16TH	01/05/24	\$260,000	\$94,999	\$11,709	\$0	\$153,292	\$297,732	0.515	2,460	\$105.69	
70-11-27-100-011	6343 BUTTERNUT DR	12/15/23	\$190,000	\$85,166	\$6,971	\$0	\$97,863	\$113,750	0.860	1,080	\$175.93	
70-14-23-100-066	1240 CHICAGO	12/01/23	\$585,000	\$282,549	\$44,593	\$0	\$257,858	\$368,171	0.700	3,830	\$152.74	
70-03-27-151-012	616 S BEECHTREE	10/17/23	\$260,000	\$88,250	\$8,217	\$0	\$163,533	\$177,490	0.921	2,760	\$94.20	
70-03-20-399-005	6 SHERMAN	08/09/23	\$2,200,000	\$1,240,980	\$25,167	\$0	\$933,853	\$928,429	1.006	6,316	\$348.32	
70-05-23-300-023	701 W RANDALL ST	08/01/23	\$950,000	\$257,662	\$66,350	\$0	\$625,988	\$857,625	0.730	8,400	\$113.10	
70-16-32-180-032	509 MICHIGAN AVE	07/27/23	\$270,000	\$106,309	\$11,428	\$0	\$152,263	\$183,078	0.832	1,978	\$136.50	
70-16-31-104-010	551 W 18TH ST	05/08/23	\$75,000	\$42,571	\$5,099	\$0	\$27,330	\$114,468	0.239	939	\$79.87	
70-16-31-104-009	549 W 18TH ST	05/08/23	\$160,000	\$42,571	\$5,338	\$0	\$112,091	\$178,365	0.628	1,597	\$100.19	
70-03-01-129-018	19084 N FRUITPORT RD	04/13/23	\$350,000	\$102,240	\$20,410	\$0	\$227,350	\$319,460	0.712	3,605	\$97.09	
70-17-19-102-043	126 E MAIN	04/11/23	\$375,000	\$97,740	\$0	\$0	\$277,260	\$226,955	1.222	1,725	\$217.39	
70-16-31-128-003	510 W 17TH ST	03/22/23	\$750,000	\$177,592	\$72,455	\$0	\$499,953	\$420,883	1.188	4,422	\$169.61	
70-07-22-200-004	11944 US-31	03/17/23	\$595,000	\$205,716	\$38,459	\$0	\$350,825	\$467,303	0.751	4,620	\$128.79	
70-16-32-183-039	533 MICHIGAN AVE	03/03/23	\$492,750	\$112,890	\$13,187	\$0	\$366,673	\$394,991	0.928	4,568	\$107.87	
70-16-18-400-043	610 BUTTERNUT	02/28/23	\$225,000	\$123,123	\$10,654	\$0	\$91,223	\$159,190	0.573	2,232	\$100.81	
70-16-19-228-002	445 BUTTERNUT	02/17/23	\$470,000	\$135,325	\$23,113	\$0	\$311,562	\$388,101	0.803	4,388	\$107.11	
70-03-24-200-027	14520 CLEVELAND ST	02/14/23	\$1,500,000	\$506,569	\$43,683	\$0	\$949,748	\$983,474	0.966	11,280	\$132.98	
70-16-24-400-082	400 ALLIED	12/27/22	\$1,100,000	\$244,265	\$43,155	\$0	\$812,580	\$932,695	0.871	9,541	\$115.29	
70-16-28-479-021	675 E 16TH ST	11/18/22	\$2,100,000	\$256,533	\$83,708	\$0	\$1,759,759	\$2,240,612	0.785	18,606	\$112.87	
70-17-17-400-042	8300 LOGISTIC DR	11/14/22	\$795,000	\$421,717	\$126,148	\$0	\$237,135	\$1,547,327	0.153	12,940	\$61.44	
70-16-08-300-069	187 RILEY	09/19/22	\$775,000	\$224,664	\$25,993	\$0	\$524,343	\$582,819	0.900	3,097	\$250.24	
70-16-13-300-025	10263 CHICAGO	09/06/22	\$462,500	\$143,664	\$20,046	\$0	\$298,790	\$326,779	0.914	2,880	\$160.59	
70-16-33-477-028	700 WAVERLY RD	06/30/22	\$10,300,000	\$664,640	\$316,285	\$0	\$9,319,075	\$8,738,919	1.066	62,704	\$164.26	
70-16-28-276-043	115 CLOVER	05/17/22	\$2,200,000	\$737,115	\$196,172	\$0	\$1,266,713	\$5,044,003	0.251	53,976	\$40.76	
70-03-21-302-009	427 N 6TH	05/16/22	\$170,000	\$49,397	\$0	\$0	\$120,603	\$136,434	0.884	2,445	\$69.53	
70-16-19-477-004	280 DOUGLAS	05/02/22	\$150,000	\$64,396	\$8,309	\$0	\$77,295	\$88,239	0.876	1,216	\$123.36	
70-03-20-432-007	201 WASHINGTON	04/29/22	\$875,000	\$387,742	\$3,149	\$0	\$484,109	\$730,983	0.662	9,078	\$96.39	
70-03-21-305-012	627 ELLIOTT	04/20/22	\$399,000	\$204,124	\$17,163	\$0	\$177,713	\$259,780	0.684	4,091	\$97.53	
70-16-33-400-064	607 HERITAGE CT	04/19/22	\$375,000	\$190,475	\$18,268	\$0	\$166,257	\$522,411	0.318	3,345	\$112.11	
70-10-24-300-053	11230 TALLMADGE WOODS DF	04/14/22	\$399,000	\$169,622	\$16,204	\$0	\$213,174	\$278,899	0.764	2,640	\$151.14	
Totals:							\$25,763,157	\$32,205,457	0.800			
Standard Deviation:									0.294			
Std Dev Factor:									1.500			
Std Dev Above ECF:									1.242			
Std Dev Below ECF:									0.358			
ECF Within Std Dev Range:									0.925			
Adopted ECF:									0.925			

Previous Year ECF: 0.869

OTTAWA COUNTY EQUALIZATION

2009: COMMERCIAL - RETAIL & SHOPPING CENTERS

Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp \$	Res Bldg \$	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF	
70-18-16-200-012	3097 24TH AVE	02/23/24	\$155,000	\$59,179	\$9,401	\$0	\$86,420	\$93,356	0.926	1,498	\$103.47	
70-14-13-200-017	7664 RIVERVIEW	02/01/24	\$1,000,000	\$228,142	\$52,044	\$0	\$719,814	\$818,291	0.880	17,832	\$56.08	
70-13-25-200-006	4812 PORT SHELDON	12/28/23	\$360,000	\$94,440	\$5,881	\$0	\$259,679	\$258,433	1.005	4,654	\$77.35	
70-16-29-176-004	98 RIVER AVE	12/13/23	\$115,000	\$50,467	\$3,909	\$0	\$60,624	\$53,191	1.140	1,320	\$87.12	
70-03-21-199-015	518 N BEACON	11/30/23	\$6,250,000	\$2,491,076	\$251,288	\$0	\$3,507,636	\$3,306,765	1.061	40,065	\$156.00	
70-14-15-200-007	1919 BALDWIN	10/30/23	\$578,000	\$255,416	\$47,765	\$0	\$274,819	\$274,944	1.000	5,782	\$99.97	
70-14-13-300-037	660 BALDWIN	10/05/23	\$1,650,000	\$434,892	\$64,398	\$0	\$1,150,710	\$1,089,130	1.057	13,000	\$126.92	
70-13-12-200-013	8445 48TH	09/28/23	\$235,000	\$55,708	\$5,005	\$0	\$174,287	\$128,275	1.359	1,440	\$163.19	
70-17-19-101-051	16 S ELM	07/10/23	\$612,500	\$297,550	\$1,890	\$0	\$313,060	\$306,873	1.020	7,032	\$87.10	
70-16-23-250-021	10500 CHICAGO	05/18/23	\$1,075,000	\$270,767	\$85,106	\$0	\$719,127	\$919,161	0.782	16,250	\$66.15	
70-16-16-377-012	2530 VAN OMMEN	04/26/23	\$675,000	\$189,484	\$29,085	\$0	\$456,431	\$336,153	1.358	6,240	\$108.17	
70-16-29-458-021	154 E 15TH ST	04/24/23	\$600,000	\$81,701	\$7,883	\$0	\$510,416	\$300,920	1.696	3,895	\$154.04	
70-09-23-300-104	6193 LAKE MICHIGAN DR	03/31/23	\$2,100,000	\$193,820	\$89,208	\$0	\$1,816,972	\$1,521,194	1.194	20,128	\$104.33	
70-16-16-300-029	12610 FELCH	03/14/23	\$2,185,000	\$329,942	\$105,108	\$0	\$1,749,950	\$2,050,792	0.853	44,135	\$49.51	
70-16-16-400-047	12386 FELCH	03/14/23	\$4,750,000	\$1,299,195	\$232,230	\$0	\$3,218,575	\$3,353,940	0.960	80,462	\$59.03	
70-17-18-357-023	111 E MAIN	02/28/23	\$465,000	\$36,771	\$0	\$0	\$428,229	\$423,412	1.011	4,590	\$101.31	
70-03-21-310-014	216 N 7TH	01/20/23	\$450,000	\$157,155	\$21,157	\$0	\$271,688	\$292,117	0.930	6,563	\$68.57	
70-16-20-301-007	176 W LAKEWOOD	01/20/23	\$350,000	\$96,087	\$9,076	\$0	\$244,837	\$255,628	0.958	5,005	\$69.93	
70-16-32-105-001	208 W 18TH ST	01/13/23	\$215,000	\$65,555	\$6,828	\$0	\$142,617	\$134,609	1.059	1,382	\$155.57	
70-17-19-102-012	136 E MAIN	12/28/22	\$625,000	\$137,790	\$331	\$0	\$486,879	\$495,888	0.982	9,496	\$65.82	
70-14-32-258-079	5340 PLAZA	12/16/22	\$1,421,000	\$344,344	\$56,901	\$0	\$1,019,755	\$710,010	1.436	9,200	\$154.46	
70-05-23-476-041	284 MAIN ST	11/30/22	\$139,000	\$28,589	\$73	\$0	\$110,338	\$150,460	0.733	2,003	\$69.40	
70-16-27-179-002	761 E 8TH ST	09/23/22	\$320,000	\$135,616	\$21,234	\$0	\$163,150	\$183,254	0.890	3,000	\$106.67	
70-03-33-201-002	1106 ROBBINS	09/23/22	\$1,850,000	\$305,452	\$97,916	\$0	\$1,446,632	\$1,353,617	1.069	22,806	\$81.12	
70-14-13-401-029	312 BALDWIN	09/09/22	\$2,225,000	\$400,640	\$57,486	\$0	\$1,766,874	\$1,278,704	1.382	13,329	\$166.93	
70-14-28-365-001	5775 BALSAM	08/31/22	\$1,090,000	\$289,120	\$63,360	\$0	\$737,520	\$907,243	0.813	22,080	\$49.37	
70-03-13-400-037	14721 CLEVELAND ST	07/27/22	\$209,900	\$83,769	\$15,295	\$0	\$110,836	\$148,868	0.745	1,452	\$144.56	
70-16-16-100-124	3006 WEST SHORE	06/29/22	\$2,700,000	\$396,568	\$229,705	\$0	\$2,073,727	\$2,780,624	0.746	27,296	\$98.92	
70-15-25-160-022	1130 OTTAWA BEACH RD	05/27/22	\$600,000	\$267,309	\$41,495	\$0	\$291,196	\$409,159	0.712	7,674	\$78.19	
70-14-32-258-088	3424 CHICAGO	05/13/22	\$5,200,000	\$273,582	\$57,358	\$0	\$4,869,060	\$3,525,244	1.381	24,678	\$210.71	
70-14-32-261-021	3501 KELLY	04/12/22	\$775,000	\$126,469	\$15,161	\$0	\$633,370	\$707,722	0.895	11,770	\$65.85	
Totals:							\$29,815,228	\$28,567,979	1.044			
									Standard Deviation:	0.238		
									Std Dev Factor:	2.000		
									Std Dev Above ECF:	1.520		
									Std Dev Below ECF:	0.567		
									ECF Within Std Dev Range:	1.037		
									Adopted ECF:	1.037		

Previous Year ECF: 1.030

OTTAWA COUNTY EQUALIZATION
2010: COMMERCIAL- MULTIPLE RESIDENTIAL & APARTMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp \$	Res Bldg \$	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF
70-16-27-470-019	1041 ABBEY CT	06/09/22	\$668,000	\$129,838	\$14,037	\$0	\$524,125	\$339,598	1.543	6,413	\$104.16
70-16-27-470-017	1061 ABBEY CT	06/21/22	\$675,000	\$128,994	\$14,068	\$0	\$531,938	\$353,109	1.506	6,130	\$110.11
70-16-13-456-004	210 W MCKINLEY	08/01/22	\$865,000	\$234,973	\$25,691	\$0	\$604,336	\$548,940	1.101	9,314	\$92.87
70-14-26-400-063	5955 8TH	12/15/22	\$8,400,000	\$947,447	\$187,735	\$0	\$7,264,818	\$4,901,624	1.482	83,862	\$100.16
70-09-22-400-073	6433 LAKE MICHIGAN DR	01/18/23	\$360,000	\$107,779	\$10,311	\$0	\$241,910	\$198,490	1.219	4,620	\$77.92
70-16-24-201-001	360 W MAIN	08/01/23	\$975,000	\$233,419	\$16,594	\$0	\$724,987	\$367,354	1.974	5,137	\$189.80
70-16-18-450-001	680 136TH	11/30/23	\$450,000	\$94,120	\$9,689	\$0	\$346,191	\$192,361	1.800	3,456	\$130.21
70-04-18-100-076	17574 144TH	01/05/24	\$1,875,000	\$216,428	\$112,571	\$0	\$1,546,001	\$1,123,899	1.376	26,352	\$71.15
70-10-01-400-031	13827 IRONWOOD DR	02/12/24	\$645,000	\$226,732	\$13,639	\$0	\$404,629	\$241,260	1.677	3,960	\$162.88
Totals:							\$12,188,935	\$8,266,634	1.474		
								Standard Deviation:	0.273		
								Std Dev Factor:	2.000		
								Std Dev Above ECF:	2.021		
								Std Dev Below ECF:	0.928		
								ECF Within Std Dev Range:	1.474		
								Adopted ECF:	1.474		

Previous Year ECF: 1.281

OTTAWA COUNTY EQUALIZATION

2011: COMMERCIAL- GARAGES & WAREHOUSE

Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp \$	Res Bldg \$	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF
70-16-16-377-010	2490 VAN OMMEN	02/29/24	\$600,000	\$170,484	\$46,200	\$0	\$383,316	\$301,636	1.271	9,040	\$66.37
70-14-24-100-003	768 CHICAGO	02/08/24	\$360,000	\$158,100	\$12,374	\$0	\$189,526	\$94,168	2.013	4,368	\$82.42
70-09-29-100-049	8616 LAKE MICHIGAN DR	12/01/23	\$250,000	\$197,088	\$14,817	\$0	\$38,095	\$167,893	0.227	5,920	\$42.23
70-16-16-200-048	12255 FELCH	11/20/23	\$2,250,000	\$294,948	\$106,558	\$0	\$1,848,494	\$1,109,386	1.666	15,000	\$150.00
70-06-30-100-011	15798 48TH AVE	09/18/23	\$496,500	\$167,554	\$29,227	\$0	\$299,719	\$256,115	1.170	4,800	\$103.44
70-05-25-400-006	48TH AVE	08/01/23	\$1,020,000	\$97,535	\$202,744	\$0	\$719,721	\$768,634	0.936	22,632	\$45.07
70-12-19-400-022	6702 BLAIR LN	07/25/23	\$300,000	\$117,089	\$47,589	\$0	\$135,322	\$97,936	1.382	1,392	\$215.52
70-16-36-200-024	719 96TH	05/31/23	\$1,335,000	\$353,664	\$190,332	\$0	\$791,004	\$730,639	1.083	10,000	\$133.50
70-14-23-250-027	828 CHICAGO	03/30/23	\$590,000	\$236,358	\$24,726	\$0	\$328,916	\$216,585	1.519	5,588	\$105.58
70-03-21-451-013	1107 COLUMBUS	03/24/23	\$537,500	\$150,306	\$23,380	\$0	\$363,814	\$277,752	1.310	6,120	\$87.83
70-16-13-398-010	401 W WASHINGTON	02/22/23	\$625,000	\$153,898	\$23,270	\$0	\$447,832	\$304,242	1.472	13,496	\$46.31
70-05-23-476-002	276 MAIN ST	01/03/23	\$50,000	\$22,423	\$0	\$0	\$27,577	\$36,824	0.749	2,000	\$25.00
70-14-23-250-063	971 ROSEWOOD	01/03/23	\$357,900	\$114,556	\$9,166	\$0	\$234,178	\$206,290	1.135	6,098	\$58.69
70-06-19-200-034	4330 CLEVELAND ST	12/20/22	\$600,000	\$88,997	\$7,034	\$0	\$503,969	\$402,917	1.251	13,200	\$45.45
70-04-16-200-023	12135 DICKINSON	12/08/22	\$350,000	\$223,469	\$11,502	\$0	\$115,029	\$119,801	0.960	6,652	\$52.62
70-16-16-200-048	12255 FELCH	11/17/22	\$1,750,000	\$294,948	\$106,558	\$0	\$1,348,494	\$1,109,386	1.216	15,000	\$116.67
70-14-32-328-017	5164 37TH	09/30/22	\$500,000	\$187,464	\$31,127	\$0	\$281,409	\$190,789	1.475	4,308	\$116.06
70-17-18-353-005	140 E HARRISON	09/01/22	\$149,900	\$81,170	\$6,171	\$0	\$62,559	\$73,317	0.853	1,372	\$109.26
70-16-22-450-012	11344 CHICAGO	07/25/22	\$330,000	\$188,293	\$17,064	\$0	\$124,643	\$157,206	0.793	4,140	\$79.71
70-09-27-226-021	6546 LAKE MICHIGAN DR	07/20/22	\$200,000	\$154,344	\$2,221	\$0	\$43,435	\$59,313	0.732	2,400	\$83.33
70-08-24-400-007	9625 LAKE MICHIGAN DR	07/01/22	\$425,000	\$97,176	\$5,902	\$0	\$321,922	\$169,253	1.902	4,000	\$106.25
70-13-23-400-031	6421 56TH	06/22/22	\$706,000	\$344,282	\$7,972	\$0	\$353,746	\$321,668	1.100	5,356	\$131.81
70-18-08-230-001	3364 QUINCY ST	06/16/22	\$3,144,000	\$436,739	\$164,598	\$0	\$2,542,663	\$2,467,529	1.030	42,500	\$73.98

Totals: \$11,505,383 \$9,639,280 1.194

Standard Deviation: 0.399

Std Dev Factor: 2.000

Std Dev Above ECF: 1.992

Std Dev Below ECF: 0.395

ECF Within Std Dev Range: 1.203

Adopted ECF: 1.203

Previous Year ECF: 1.119

**OTTAWA COUNTY EQUALIZATION
2012: COMMERCIAL- GENERAL**

Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp \$	Res Bldg \$	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF
70-14-23-250-064	914 CHICAGO	03/20/23	\$343,988	\$186,878	\$20,042	\$0	\$137,068	\$213,351	0.642	3,616	\$95.13
70-03-14-325-069	617 E SAVIDGE ST	01/24/23	\$700,000	\$193,549	\$74,174	\$0	\$432,277	\$612,929	0.705	7,806	\$89.67
70-16-04-100-008	12429 RANSOM	07/15/22	\$1,700,000	\$492,564	\$66,097	\$0	\$1,141,339	\$1,559,283	0.732	20,250	\$83.95
70-16-29-126-012	22 RIVER AVE	03/05/24	\$229,000	\$81,802	\$5,050	\$0	\$142,148	\$190,452	0.746	4,622	\$49.55
70-09-24-400-043	4965 LAKE MICHIGAN DR	05/31/23	\$1,800,000	\$331,500	\$115,743	\$0	\$1,352,757	\$1,590,890	0.850	26,426	\$68.11
70-09-23-300-090	6241 LAKE MICHIGAN DR	10/07/22	\$300,000	\$123,391	\$38,962	\$0	\$137,647	\$154,134	0.893	2,900	\$103.45
70-03-21-303-029	401 N 7TH	03/13/23	\$1,100,000	\$740,520	\$70,502	\$0	\$288,978	\$323,244	0.894	5,110	\$215.26
70-03-16-476-018	971 W SAVIDGE ST	12/19/22	\$1,450,000	\$806,976	\$82,028	\$0	\$560,996	\$598,043	0.938	7,200	\$201.39
70-03-15-382-012	116 S JACKSON ST	12/13/22	\$847,500	\$56,849	\$0	\$0	\$790,651	\$823,593	0.960	4,912	\$172.54
70-16-33-400-074	650 E 24TH ST	03/15/23	\$7,300,000	\$609,167	\$333,012	\$0	\$6,357,821	\$6,566,975	0.968	119,817	\$60.93
70-18-05-402-007	4155 32ND	03/10/23	\$6,090,000	\$1,642,154	\$508,140	\$0	\$3,939,706	\$3,904,621	1.009	61,981	\$98.26
70-16-18-125-060	850 BUTTERNUT	02/10/23	\$350,000	\$117,509	\$56,105	\$0	\$176,386	\$171,676	1.027	2,174	\$160.99
70-03-15-381-005	218 W SAVIDGE ST	03/03/23	\$169,000	\$40,095	\$0	\$0	\$128,905	\$123,377	1.045	1,475	\$114.58
70-15-35-320-025	1642 SOUTH SHORE DR	10/12/23	\$500,000	\$129,858	\$35,096	\$0	\$335,046	\$303,351	1.104	2,782	\$179.73
70-16-33-200-054	638 E 16TH ST	09/09/22	\$1,100,000	\$611,567	\$56,074	\$0	\$432,359	\$383,464	1.128	3,068	\$358.54
70-05-23-476-048	288 MAIN ST	03/01/24	\$250,000	\$34,475	\$0	\$0	\$215,525	\$185,470	1.162	2,450	\$102.04
70-14-22-360-005	2353 WILSHERE	10/16/23	\$325,000	\$136,413	\$49,870	\$0	\$138,717	\$118,929	1.166	140	\$2,321.43
70-17-20-200-026	8225 WESTPARK WAY	12/01/23	\$7,500,000	\$294,225	\$172,923	\$0	\$7,032,852	\$5,854,516	1.201	42,383	\$176.96
70-14-22-366-001	2141 PORT SHELDON	12/18/23	\$1,770,000	\$305,315	\$56,650	\$0	\$1,408,035	\$1,169,937	1.204	11,706	\$151.20
70-18-10-360-036	2371 RILEY ST	07/27/22	\$738,000	\$72,483	\$30,385	\$0	\$635,132	\$524,615	1.211	4,797	\$153.85
70-03-20-407-024	38 WASHINGTON	06/30/22	\$500,000	\$318,128	\$8,192	\$0	\$173,680	\$126,918	1.368	819	\$610.50
70-05-22-400-019	100 N 68TH AVE	10/26/22	\$2,600,000	\$415,604	\$132,747	\$0	\$2,051,649	\$1,421,770	1.443	10,362	\$250.92
70-09-23-400-097	5615 LAKE MICHIGAN DR	09/30/22	\$355,000	\$175,068	\$27,742	\$0	\$152,190	\$103,375	1.472	1,768	\$200.79
70-05-22-300-037	7193 ARTHUR ST	10/27/23	\$115,000	\$13,369	\$1,507	\$0	\$100,124	\$67,513	1.483	2,560	\$44.92
70-16-33-200-094	435 CENTURY LN	10/02/23	\$4,590,000	\$422,079	\$161,606	\$0	\$4,006,315	\$2,671,901	1.499	44,446	\$103.27
70-14-13-100-101	7763 COTTONWOOD	06/03/22	\$4,000,000	\$296,035	\$151,435	\$0	\$3,552,530	\$2,338,734	1.519	10,000	\$400.00
70-12-19-200-010	13871 BLAIR ST	05/06/22	\$525,000	\$196,460	\$155,817	\$0	\$172,723	\$112,198	1.539	1,280	\$410.16
70-16-16-131-001	3176 WEST SHORE	10/06/22	\$2,196,118	\$1,310,899	\$81,004	\$0	\$804,215	\$521,949	1.541	3,175	\$691.69
70-04-22-200-020	11270 CLEVELAND	04/24/23	\$450,000	\$219,065	\$35,982	\$0	\$194,953	\$125,965	1.548	4,800	\$93.75
70-16-13-430-003	320 N STATE	10/26/22	\$1,050,000	\$164,476	\$30,299	\$0	\$855,225	\$529,337	1.616	2,640	\$397.73
70-05-27-200-031	15652 68TH AVE	10/16/23	\$463,000	\$46,998	\$74,420	\$0	\$341,582	\$192,477	1.775	180	\$2,572.22
70-16-21-100-047	2288 NORTH PARK	12/18/23	\$1,275,000	\$479,694	\$82,171	\$0	\$713,135	\$392,983	1.815	3,644	\$349.89
70-09-25-100-080	5566 LAKE MICHIGAN DR	05/04/22	\$325,000	\$170,512	\$53,680	\$0	\$100,808	\$55,445	1.818	1,560	\$208.33
70-03-21-301-001	400 JACKSON	05/19/22	\$270,000	\$127,449	\$4,936	\$0	\$137,615	\$71,928	1.913	1,046	\$258.13
70-16-33-205-008	500 CENTURY LN	11/11/22	\$1,950,000	\$165,054	\$32,910	\$0	\$1,752,036	\$850,533	2.060	9,112	\$214.00
70-14-13-401-031	7550 COTTONWOOD	04/27/22	\$933,106	\$167,188	\$49,255	\$0	\$716,663	\$285,948	2.506	1,490	\$626.25
70-05-23-408-022	287 MAIN ST	06/10/22	\$475,000	\$96,590	\$385	\$0	\$378,025	\$137,506	2.749	2,804	\$169.40
70-16-16-131-001	3176 WEST SHORE	04/20/23	\$2,850,000	\$1,310,899	\$81,004	\$0	\$1,458,097	\$521,949	2.794	3,175	\$897.64
Totals:							\$43,445,910	\$35,901,281	1.210		
Standard Deviation:									0.531		
Std Dev Factor:									2.000		
Std Dev Above ECF:									2.272		
Std Dev Below ECF:									0.148		
ECF Within Std Dev Range:									1.170		
Adopted ECF:									1.170		

Previous Year ECF: 1.087

**OTTAWA COUNTY EQUALIZATION
2013: COMMERCIAL- MINI STORAGE FACILITIES**

Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp \$	Res Bldg \$	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF	
70-09-29-100-038	8454 LAKE MICHIGAN DR	04/22/22	\$600,000	\$450,241	\$57,029	\$0	\$92,730	\$439,360	0.211	20,624	\$29.09	
70-05-23-100-057	434 N 64TH AVE	09/19/22	\$1,105,000	\$505,259	\$35,072	\$0	\$564,669	\$471,044	1.199	19,200	\$57.55	
70-05-23-100-057	434 N 64TH AVE	06/16/23	\$1,200,000	\$505,259	\$35,072	\$0	\$659,669	\$471,044	1.400	19,200	\$62.50	
70-09-24-300-070	5280 EDGEWAY DR	06/11/21	\$3,700,000	\$868,048	\$350,439	\$0	\$2,481,513	\$1,292,403	1.920	48,045	\$77.01	
70-14-22-450-017	1778 CHICAGO	02/22/22	\$3,700,000	\$334,981	\$145,150	\$0	\$3,219,869	\$1,791,886	1.797	30,230	\$122.39	
70-17-08-300-032	3440 88TH AVE	07/14/23	\$6,387,500	\$752,360	\$377,049	\$0	\$5,258,091	\$2,774,097	1.895	97,932	\$65.22	
70-17-31-400-038	9237 OTTOGAN ST	07/01/21	\$600,000	\$115,549	\$71,513	\$0	\$412,938	\$412,308	1.002	18,796	\$31.92	
Totals:							\$12,689,479	\$7,652,141	1.658			
Standard Deviation:									0.614			
Std Dev Factor:									2.000			
Std Dev Above ECF:									2.887			
Std Dev Below ECF:									0.429			
ECF Within Std Dev Range:									1.746			
Adopted ECF:									1.746			
Previous Year ECF:		1.470										

OTTAWA COUNTY EQUALIZATION

3001: INDUSTRIAL- OVER 15,000 SQUARE FOOT

Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp \$	Res Bldg \$	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF
70-03-24-100-052	16685 150TH AVE	04/29/22	\$945,000	\$102,220	\$20,786	\$0	\$821,994	\$768,605	1.069	16,144	\$58.54
70-17-31-120-005	665 CONSTRUCTION CT	08/15/23	\$1,140,000	\$97,295	\$52,357	\$0	\$990,348	\$1,148,039	0.863	19,450	\$58.61
70-16-31-204-007	441 OTTAWA AVE	12/09/22	\$875,000	\$160,722	\$75,914	\$0	\$638,364	\$655,935	0.973	19,494	\$44.89
70-06-35-100-049	1245 COMSTOCK ST	01/20/23	\$1,425,000	\$564,113	\$127,084	\$0	\$733,803	\$906,223	0.810	20,712	\$68.80
70-14-21-441-003	6670 MARCAN	01/11/24	\$1,109,315	\$162,956	\$34,637	\$0	\$911,722	\$776,041	1.175	22,000	\$50.42
70-03-24-100-105	14851 MICHAEL LN	10/21/22	\$1,495,000	\$355,237	\$59,841	\$0	\$1,079,922	\$1,167,668	0.925	25,884	\$57.76
70-10-24-484-017	159 1ST CT	12/20/23	\$3,265,550	\$192,645	\$128,810	\$0	\$2,944,095	\$2,133,703	1.380	36,420	\$89.66
70-03-34-177-001	1729 AIRPARK	06/16/23	\$2,285,000	\$284,253	\$65,223	\$0	\$1,935,524	\$1,676,531	1.154	36,450	\$62.69
70-07-04-200-009	14324 172ND AVE	05/23/23	\$1,745,000	\$455,960	\$44,515	\$0	\$1,244,525	\$990,537	1.256	41,026	\$42.53
70-17-08-499-003	3331 80TH AVE	09/29/23	\$3,380,000	\$201,068	\$56,145	\$0	\$3,122,787	\$2,353,460	1.327	44,396	\$76.13
70-17-18-200-009	411 E ROOSEVELT	09/19/22	\$3,345,000	\$324,551	\$95,382	\$0	\$2,925,067	\$2,231,383	1.311	45,116	\$74.14
70-03-27-153-001	1501 MARION	06/27/23	\$1,450,000	\$210,389	\$63,384	\$0	\$1,176,227	\$1,224,165	0.961	49,924	\$29.04
70-14-22-347-004	2168 PINE RIDGE	01/26/24	\$6,110,000	\$316,825	\$101,724	\$0	\$5,691,451	\$4,295,943	1.325	54,184	\$112.76
70-16-28-201-007	507 CHICAGO	07/06/22	\$1,950,000	\$283,945	\$146,784	\$0	\$1,519,271	\$1,947,983	0.780	55,440	\$35.17
70-14-22-349-008	6655 CENTER INDUSTRIAL	12/29/23	\$3,000,000	\$462,474	\$145,591	\$0	\$2,391,935	\$2,418,936	0.989	56,740	\$52.87
70-16-31-401-008	611 OTTAWA AVE	11/30/22	\$2,500,000	\$294,019	\$115,330	\$0	\$2,090,651	\$1,906,175	1.097	72,069	\$34.69
70-16-05-400-039	4190 SUNNYSIDE	04/12/22	\$7,522,000	\$533,021	\$356,218	\$0	\$6,632,761	\$4,741,142	1.399	80,000	\$94.03
70-07-04-400-032	14000 172ND AVE	10/06/22	\$5,382,500	\$462,841	\$196,237	\$0	\$4,723,422	\$4,413,514	1.070	83,964	\$64.10
70-16-15-400-056	2530 KAMAR	09/29/23	\$5,970,000	\$568,338	\$166,386	\$0	\$5,235,276	\$4,531,785	1.155	92,518	\$64.53
70-03-09-100-064	17237 VAN WAGONER RD	05/11/23	\$4,200,000	\$585,461	\$164,641	\$0	\$3,449,898	\$4,560,573	0.756	125,831	\$33.38
70-03-33-425-002	1425 AERIAL VIEW	11/01/23	\$9,200,000	\$734,735	\$262,572	\$0	\$8,202,693	\$7,765,297	1.056	195,350	\$47.09
70-03-27-315-010	1250 S BEECHTREE	04/28/22	\$12,189,334	\$1,113,429	\$476,019	\$0	\$10,599,886	\$8,625,585	1.229	198,869	\$61.29
70-16-08-200-057	3601 JOHN F DONNELLY	01/03/23	\$33,250,000	\$1,676,697	\$1,143,351	\$0	\$30,429,952	\$22,386,623	1.359	389,744	\$85.31

Totals:	\$99,491,574	\$83,625,849	1.190
Standard Deviation:			0.200
Std Dev Factor:			2.200
Std Dev Above ECF:			1.629
Std Dev Below ECF:			0.751
ECF Within Std Dev Range:			1.190
Adopted ECF:			1.190

Previous Year ECF: 1.112

OTTAWA COUNTY EQUALIZATION

3002: INDUSTRIAL- UNDER 15,000 SQUARE FOOT

Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp \$	Res Bldg \$	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF
70-14-24-100-005	742 CHICAGO	12/29/23	\$300,000	\$116,772	\$6,683	\$0	\$176,545	\$92,008	1.919	4,222	\$71.06
70-03-16-254-004	536 OAK ST	06/03/22	\$300,000	\$40,549	\$4,470	\$0	\$254,981	\$142,954	1.784	6,168	\$48.64
70-16-21-375-005	376 ROOST	04/07/23	\$300,000	\$56,192	\$10,491	\$0	\$233,317	\$154,590	1.509	6,336	\$47.35
70-18-05-226-002	3566 HIGHLAND	12/15/22	\$1,330,000	\$197,809	\$33,701	\$0	\$1,098,490	\$706,679	1.554	12,000	\$110.83
70-17-08-499-010	3382 PRODUCTION CT	12/07/23	\$1,780,000	\$202,729	\$29,462	\$0	\$1,547,809	\$1,283,544	1.206	12,000	\$148.33
70-03-27-154-005	1626 MARION	05/22/23	\$475,000	\$57,165	\$18,916	\$0	\$398,919	\$380,515	1.048	13,241	\$35.87
70-16-17-310-003	170 MANUFACTURERS	12/19/22	\$1,100,000	\$76,385	\$50,387	\$0	\$973,228	\$515,542	1.888	13,650	\$80.59
70-17-18-300-069	260 N CHURCH	05/06/22	\$520,000	\$36,591	\$7,124	\$0	\$476,285	\$389,552	1.223	14,400	\$36.11
Totals:							\$5,159,574	\$3,665,384	1.408		
									Standard Deviation:	0.333	
									Std Dev Factor:	2.200	
									Std Dev Above ECF:	2.140	
									Std Dev Below ECF:	0.676	
									ECF Within Std Dev Range:	1.408	
									Adopted ECF:	1.408	

Previous Year ECF: 1.316

"2024 Residential ECF"

9/9/2024

Parcel Number	Owner	**	Date	Sale	Land & Imp	Bldg Sale	Bldg Appr	ECF
ABOVE THE GRAND RIVER								
13	70-01-14-400-006	DIETRICH TREVOR L	2	03/22/24	309,100	54,156	254,944	158.20%
13	70-01-32-300-041	PLUSKAT STEVEN-VANWINKLE M	2	09/11/23	258,000	27,966	230,034	135.05%
14	70-04-17-300-010	SHAFFER GRADY	2	06/16/23	265,000	58,249	206,751	110.54%
21	70-09-05-300-032	BARDEL DINA LYNN	2	08/09/23	329,900	51,827	278,073	150.47%
21	70-09-08-200-057	RODRIGUEZ JOSE-AURORA	2	12/27/23	440,000	65,888	374,112	104.40%
24	70-03-13-200-028	CALLAGHAN COURTNEY-CALLAGH	2	05/19/23	337,000	128,995	208,005	145.48%
25	70-10-02-200-025	JOHNSTON LUKE J-SARAH M	2	08/11/23	270,000	145,247	124,753	108.14%
25	70-10-13-300-046	MUILENBURG ELLIE	2	03/06/24	314,000	101,344	212,656	122.32%
26	70-06-19-400-036	VOSS RICHARD P-VICTORIA M	2	10/25/23	260,000	91,067	168,933	114.85%
26	70-06-27-200-014	BUMSTEAD DAVID-LINDA	2	07/13/23	239,900	57,854	182,046	106.04%
13	70-01-03-300-011	WASSENAAR THOMAS R-HAZEL V	1	07/29/22	260,000	48,931	211,069	123.84%
13	70-01-05-200-025	PATTON TRENT	1	06/28/22	165,000	51,312	113,688	90.42%
14	70-04-07-400-006	GOETZ ALYSSA-JORDAN	1	12/01/22	217,000	66,160	150,840	115.85%
14	70-04-16-100-012	ROSE TYLER -DANIELLE	1	07/26/22	245,000	58,886	186,114	120.24%
21	70-05-21-100-008	DELGADO JR VICTOR JONATHAN /	1	04/08/22	177,000	36,076	140,924	125.78%
21	70-09-06-400-047	SECHLER KALEN-CALIN	1	07/06/22	359,900	61,561	298,339	103.86%
24	70-03-03-400-074	RUNYON CORY A-BLACKFORD AM	1	06/15/22	182,500	59,768	122,732	107.85%
25	70-10-06-300-029	KAMPS JENNIFER M	1	04/22/22	285,000	113,164	171,836	119.89%
25	70-10-27-400-037	IN FRONT OF THE FARM LLC	1	01/04/23	290,000	94,113	195,887	111.08%
26	70-06-12-400-011	KOSTEN DANIEL-ALLISON	1	09/02/22	311,000	104,811	206,189	86.66%
26	70-06-17-100-010	KEEGSTRA JOSHUA	1	09/09/22	270,000	90,425	179,575	86.76%
BELOW THE GRAND RIVER								
11	70-09-21-100-037	BORST RUSSELL-SHANNON	2	07/27/23	240,000	100,456	139,544	126.50%
12	70-13-13-200-053	SCHUT TYLER	2	03/01/24	330,000	97,921	232,079	122.66%
15	70-14-25-400-020	GRAY ERICKA	2	04/10/23	316,500	120,767	195,733	113.40%
16	70-07-15-200-029	BENNINK BRENTON L-ZULARIAM	2	07/13/23	335,000	71,284	263,716	125.44%
17	70-11-13-200-003	ACOSTA ANA M & VANG TINNA	2	12/18/23	269,900	107,067	162,833	105.55%
18	70-18-02-300-009	PATER LEVI	2	06/06/23	361,000	115,750	245,250	101.65%
18	70-18-03-100-048	SUIDINSKI KURT D-SARA J	2	07/24/23	239,000	92,537	146,463	100.60%
19	70-12-23-400-012	MATTOX DUSTIN J &	2	10/27/23	377,000	111,781	265,219	134.39%
19	70-12-32-200-021	JAARSMAR MARC-KRISTINE	2	10/03/23	240,000	120,323	119,677	96.20%
22	70-11-13-200-006	GROENEWOUD SHERYL	2	01/04/24	244,900	87,144	157,756	109.27%
22	70-11-23-200-014	HERRINGTON CASEY A	2	08/10/23	320,000	149,274	170,726	114.34%
23	70-08-03-100-047	SCHAFFSNITZ GARRETT J-LAUREN	2	07/14/23	340,000	75,273	264,727	116.51%
23	70-08-06-200-087	KROLL DANE-MIRANDA J	2	07/10/23	275,000	80,442	194,558	109.48%
27	70-17-15-400-034	WALTERS NATHANIEL J-SOPHIA C	2	05/12/23	285,000	100,254	184,746	137.33%
27	70-17-27-400-011	MARTINEZ ALAN A-SABRIAH L	2	07/21/23	316,000	95,980	220,020	137.33%
11	70-09-21-300-010	DUNNEBACK SCOTT-PATRICIA	1	05/18/22	370,000	117,529	252,471	105.06%
12	70-13-22-400-014	RHODERICK TREL	1	07/07/22	240,000	95,561	144,439	114.04%
12	70-13-30-100-024	TENBROEKE CALEB J	1	12/27/22	233,000	91,367	141,633	128.66%
16	70-07-28-200-018	DYK DAVID M-KIMBERLY S	1	07/26/22	336,000	99,224	236,776	129.89%
17	70-16-05-200-005	NEESON BROCK	1	10/19/22	260,000	112,727	147,273	93.07%
18	70-18-13-100-002	BRADLEY PAUL W-ANDREA	1	07/27/22	360,000	158,707	201,293	102.58%
18	70-18-25-200-007	DEEWAARD JACOB W	1	05/04/22	300,000	114,715	185,285	101.15%
19	70-12-23-400-014	KOETJE DIRK-ERIN	1	08/19/22	350,000	107,331	242,669	115.12%
19	70-12-30-300-025	SCHREUR KYLE-ELIZABETH	1	06/30/22	303,000	103,799	199,201	96.15%
20	70-15-02-200-059	SCHOUT CALEB	1	11/18/22	297,500	125,271	172,229	115.97%
22	70-11-22-300-008	MESHKIN DEREK-KATIE	1	07/05/22	230,000	150,649	79,351	74.35%
23	70-08-17-200-012	STAGGS KEVIN G	1	04/08/22	244,000	83,474	160,526	128.83%
23	70-08-32-400-005	BAKER OWEN-LEAH	1	01/10/23	186,500	80,423	106,077	121.82%
27	70-17-26-400-014	KORNSTADT CODY-MORGAN	1	12/19/22	249,900	84,272	165,628	110.51%

** 1 = Old Sale, 2 = New Sale

Grand Total ALL Parcels \$9,615,398 \$8,441,840 113.90%

	#	Sale	Bldg Appr	ECF
Above the Grand	21	\$4,217,500	\$3,671,493	114.87%
Below the Grand	29	\$5,397,898	\$4,770,347	113.16%
TOTAL SALES	50	\$9,615,398	\$8,441,840	113.90%
Old sales	25	\$4,412,044	\$4,090,599	107.86%
New sales	25	\$5,203,354	\$4,351,241	119.58%
TOTAL	50	\$9,615,398	\$8,441,840	113.90%

Above the Grand	Use	115%
Below the Grand	Use	113%
Total		114%

(2014 STC MANUAL)
Primarily for Houses in County Agricultural Study

Higher ECF for new sales reflects change in depreciation estimation

Sale Dates
Year 1 Apr 1, 2022 - Mar 31, 2023
Year 2 Apr 1, 2023 - Mar 31, 2024

Last Years Values (2014 STC Manual)		
Above the Grand	Use	113%
Below the Grand	Use	113%
Total		113%

Statistical Mean	114.71%
Coefficient of Dispersion	11.14%
Price Related Differential	1.00711