



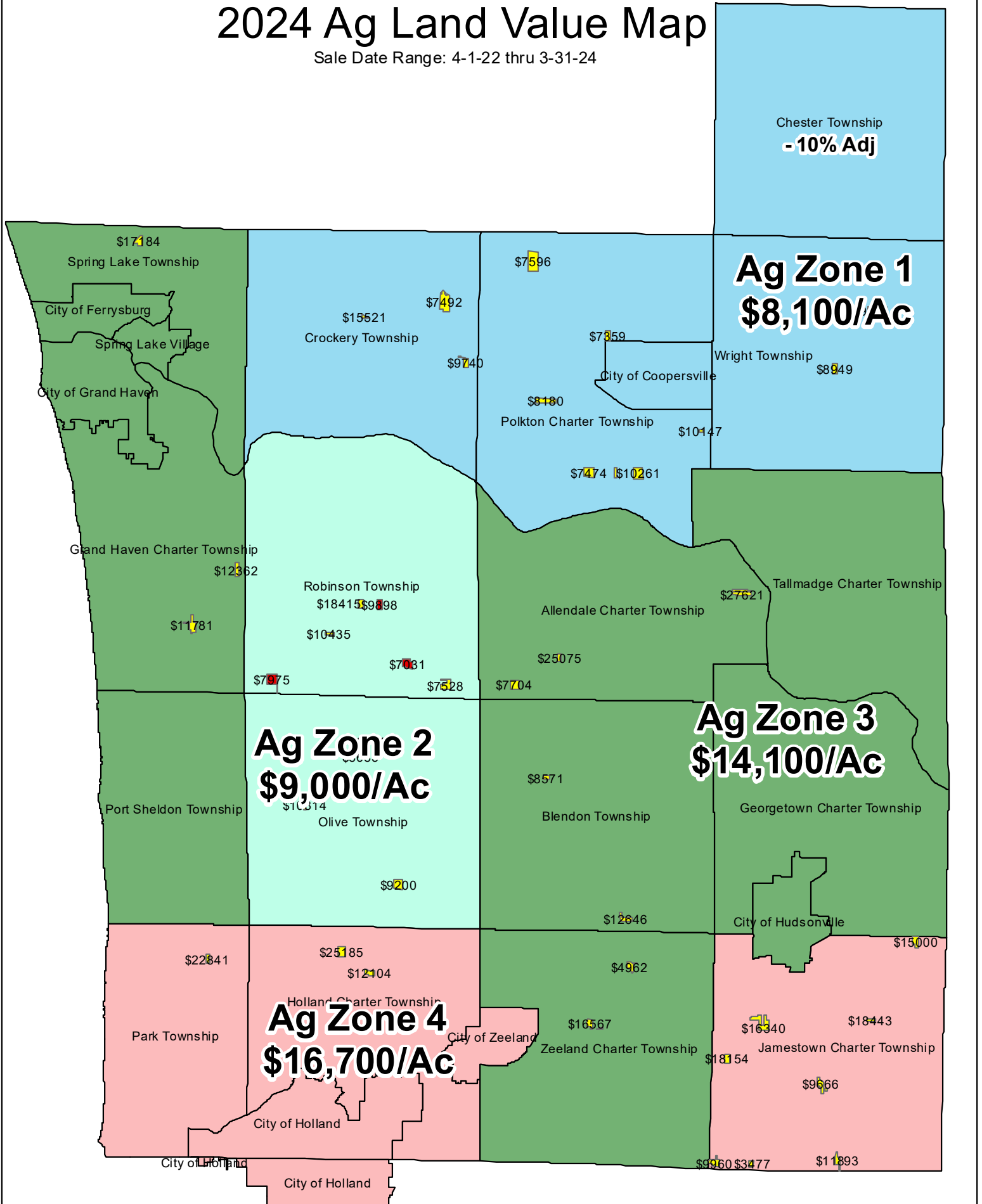
Ottawa County[®]

Equalization

Land Value Analysis
For 2024 Appraisal Studies

2024 Ag Land Value Map

Sale Date Range: 4-1-22 thru 3-31-24



Chester Township
- 10% Adj

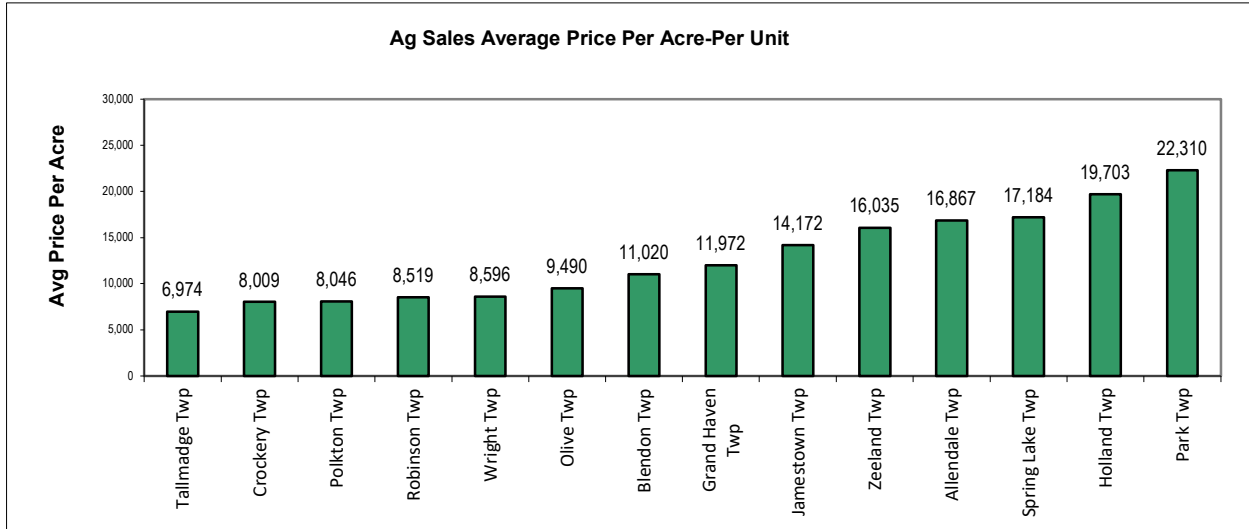
**Ag Zone 1
\$8,100/Ac**

**Ag Zone 2
\$9,000/Ac**

**Ag Zone 3
\$14,100/Ac**

**Ag Zone 4
\$16,700/Ac**

**Ottawa County
Agricultural Vacant Sales**
4/01/2022-3/31/2024



<u>Unit</u>	<u>Average \$/Acre</u>	<u># of Sales</u>	<u>Range</u>		<u>Unit</u>	<u>Average \$/Acre</u>	
			<u>Low</u>	<u>High</u>			
11	16,867	7	7,704	27,621	13	Chester Twp	
12	11,020	3	8,571	12,646	15	Georgetown Twp	
13		0	----	----	22	Port Sheldon Twp	
14	8,009	3	7,492	15,521	25	Tallmadge Twp	6,974
15		0	----	----	14	Crockery Twp	8,009
16	11,972	2	11,781	12,362	21	Polkton Twp	8,046
17	19,703	2	12,104	25,185	23	Robinson Twp	8,519
18	14,172	8	3,477	18,443	26	Wright Twp	8,596
19	9,490	4	8,685	10,814	19	Olive Twp	9,490
20	22,310	2	22,179	22,841	12	Blendon Twp	11,020
21	8,046	8	7,063	10,852	16	Grand Haven Twp	11,972
22		0	----	----	18	Jamestown Twp	14,172
23	8,519	6	7,031	18,415	27	Zeeland Twp	16,035
24	17,184	1	----	----	11	Allendale Twp	16,867
25	6,974	1	----	----	24	Spring Lake Twp	17,184
26	8,596	3	6,130	9,804	17	Holland Twp	19,703
27	16,035	7	4,962	70,060	20	Park Twp	22,310
Total	10,668	57	3,477	70,060			

<u>Area</u>	<u>Units</u>	<u>Selected \$/Acre</u>	<u># of Sales</u>	<u>Range</u>		<u>Average \$/Acre</u>
				<u>Low</u>	<u>High</u>	
Ag Zone 1		\$8,100	14	\$6,130	\$15,521	\$8,093
	GU's: 13,14,21,26,44					
Ag Zone 2		\$9,000	10	\$7,031	\$18,415	\$8,903
	GU's: 19 & 23					
Ag Zone 3		\$14,100	16	\$6,974	\$70,060	\$14,086
	GU's: 11,12,15,16,22,24,25,27					
Ag Zone 4		\$16,700	12	\$3,477	\$25,185	\$16,722
	GU's: 17,18,20,65,79					

Note: (Average From Overall Summary Line on Sales List), (Total \$/Total AC) from Sales List used on above chart

Ottawa County

Agricultural Vacant Sales

04/01/2022-03/31/2024

Listed by Area

Unit	Street Name	Parcel #	Sale Date	Sale Price	Acres	\$/Acre	Aq Aff	Adj	Adj Sale Price	Adj \$/Acre
AG Zone 1										
14	State Rd	70-04-12-300-021	8/26/2022	\$540,000	72.08	\$ 7,492			\$540,000	\$7,492
14	Fitzgerald	70-04-24-200-006	10/5/2022	\$209,900	21.55	\$ 9,740			\$209,900	\$9,740
14	120th Ave	70-04-15-100-004	2/10/2023	\$70,000	4.51	\$ 15,521			\$70,000	\$15,521
21	68th	70-05-15-300-009	5/18/2022	\$2,318,870	315.12	\$ 7,359			\$2,318,870	\$7,359
21	Arthur St	70-05-29-200-002	8/10/2022	\$656,000	80.20	\$ 8,180			\$656,000	\$8,180
21	Garfield & 48th	70-05-36-200-005	9/20/2022	\$1,480,000	145.85	\$ 10,147			\$1,480,000	\$10,147
21	Taft St	70-05-05-300-002	11/21/2022	\$930,000	122.43	\$ 7,596			\$930,000	\$7,596
21	6415 Leonard Rd	70-09-03-200-006	12/15/2023	\$135,000	12.44	\$10,852			\$135,000	\$10,852
21	Hayes St	70-09-04-200-002	8/28/2023	\$300,000	40.14	\$ 7,474			\$300,000	\$7,474
21	Hayes & 60th	70-09-02-100-001	12/14/2023	\$1,516,000	147.75	\$ 10,261			\$1,516,000	\$10,261
21	56th	70-05-14-200-001	9/12/2023	\$2,765,000	391.46	\$ 7,063	Yes		\$2,765,000	\$7,063
26	Cleveland St	70-06-22-100-010	5/18/2022	\$720,000	80.46	\$8,949	No		\$720,000	\$8,949
26	Roosevelt St	70-06-11-300-019	8/18/2023	\$260,000	26.52	\$9,804			\$260,000	\$9,804
26	24th Ave	70-06-15-300-021	3/2/2024	\$150,000	24.47	\$6,130	-		\$150,000	\$6,130

Zone 1 Ag Sales	
Total Price	\$11,980,770
Total Acres	1,480.47
Total \$/Ac	\$8,093
Use:	\$8,100
Last Year:	\$7,000
% Change:	15.71%

14	Sales	Sub-Total	\$12,050,770	1,484.98	\$8,115	(Total \$/Total AC)	\$11,980,770	\$8,093	(Adj Total \$/Total AC)
				106.07	\$9,040	Average		\$8,542	Average
					19.09%	COD		15.31%	COD

AG Zone 2										
19	116th Ave	70-12-10-100-003	5/6/2022	\$200,000	19.77	\$ 10,116			\$200,000	\$10,116
19	120th Ave	70-12-09-400-039	11/6/2023	\$35,000	4.03	\$ 8,685			\$35,000	\$8,685
19	Tyler St	70-12-17-300-010	5/16/2023	\$100,000	9.25	\$ 10,814			\$100,000	\$10,814
19	112th Ave	70-12-27-400-006	10/9/2023	\$680,000	73.91	\$ 9,200			\$680,000	\$9,200
23	112th Ave	70-08-35-100-009	4/21/2022	\$234,000	33.28	\$ 7,031	Yes		\$234,000	\$7,031
23	104th Ave	70-08-36-300-021	5/20/2022	\$238,800	31.72	\$ 7,528	No		\$238,800	\$7,528
23	Fillmore St	70-08-31-400-001	4/27/2022	\$315,658	39.58	\$ 7,975	Yes		\$315,658	\$7,975
23	11775 Lake Michigan Dr	70-08-22-300-002	9/23/2022	\$195,000	19.70	\$ 9,898	Yes		\$195,000	\$9,898
23	11161 120th Ave	70-08-21-400-004	5/12/2023	\$525,000	28.51	\$ 18,415			\$525,000	\$18,415
23	128th, Winans & 120th	70-08-28-100-013	8/29/2023	\$410,000	39.29	\$ 10,435			\$410,000	\$10,435

Zone 2 Ag Sales	
Total Price	\$2,408,458
Total Acres	270.53
Total \$/Ac	\$8,903
Use:	\$9,000
Last Year:	\$9,000
% Change:	0.00%

10	Sales	Sub-Total	\$2,933,458	299.04	\$ 9,810	(Total \$/Total AC)	\$2,408,458	\$8,903	(Adj Total \$/Total AC)
				29.90	\$ 10,010	Average		\$9,076	Average
					19.46%	COD		12.45%	COD

AG Zone 3										
11	56th Ave	70-09-24-300-017	5/30/2022	\$800,000	33.94	\$ 23,571	Yes		\$800,000	\$23,571
11	10617 56th Ave	70-09-26-400-013	9/19/2022	\$405,000	29.03	\$ 13,951	Yes		\$405,000	\$13,951
11	7965 Pierce St	70-09-28-300-013	11/18/2022	\$250,000	9.97	\$ 25,075			\$250,000	\$25,075
11	11907 40th Ave	70-10-19-200-021	11/29/2022	\$180,000	19.87	\$ 9,059			\$180,000	\$9,059
11	8926 Pierce St	70-09-31-400-024	12/6/2023	\$300,000	38.94	\$ 7,704			\$300,000	\$7,704
11	11847 40th Ave	70-10-19-200-018	11/13/2023	\$852,108	30.85	\$ 27,621			\$852,108	\$27,621
12	8300 Polk St	70-13-17-200-009	12/5/2022	\$306,000	35.70	\$ 8,571			\$306,000	\$8,571
12	Barry St	70-13-34-400-030	12/16/2022	\$383,550	30.33	\$ 12,646			\$383,550	\$12,646
12	48th Ave	70-13-01-200-030	9/21/2023	\$441,848	36.64	\$ 12,059			\$441,848	\$12,059
16	Buchanan St	70-07-13-400-016	12/27/2022	\$244,400	19.77	\$ 12,362			\$244,400	\$12,362
16	M-45	70-07-26-200-052	4/17/2023	\$475,000	40.32	\$ 11,781			\$475,000	\$11,781
24	Hickory St	70-03-03-100-055	12/21/2022	\$1,990,386	115.83	\$ 17,184			\$1,990,386	\$17,184
25	Lake Michigan Dr	70-10-23-300-041	2/16/2023	\$550,000	78.86	\$ 6,974			\$550,000	\$6,974
27	Felch St	70-17-16-200-022	5/25/2022	\$360,000	21.73	\$ 16,567			\$360,000	\$16,567
27	68th Ave	70-17-15-100-066	8/2/2022	\$110,000	3.44	\$ 31,977			\$110,000	\$31,977
27	84th Ave	70-17-17-200-033	9/21/2022	\$695,000	9.92	\$ 70,060			\$695,000	\$70,060
27	64th Ave	70-17-03-400-019	7/18/2023	\$13,000	2.62	\$ 4,962			\$13,000	\$4,962
27	2964 68th Ave	70-17-15-200-006	1/9/2024	\$553,700	31.22	\$ 17,735			\$553,700	\$17,735
27	2780 72nd Ave	70-17-15-300-002	1/17/2024	\$84,000	7.49	\$ 11,215			\$84,000	\$11,215
27	Adams	70-17-34-100-027	2/15/2024	\$199,800	12.43	\$ 16,074			\$199,800	\$16,074

Zone 3 Ag Sales	
Total Price	\$8,388,792
Total Acres	595.54
Total \$/Ac	\$14,086
Use:	\$14,100
Last Year:	\$12,000
% Change:	17.50%

20	Sales	Sub-Total	\$9,193,792	608.90	\$ 15,099	(Total \$/Total AC)	\$8,388,792	\$14,086	(Adj Total \$/Total AC)
				30.45	\$ 17,857	Average		\$14,173	Average
					49.85%	COD		34.98%	COD

AG Zone 4									
17	12466 Ransom St	70-16-04-300-010	7/28/2022	\$750,000	29.78	\$ 25,185		\$750,000	\$25,185
17	120th Ave	70-16-10-100-049	11/21/2023	\$260,000	21.48	\$ 12,104		\$260,000	\$12,104
18	4480 Byron Rd	70-18-19-100-016	6/3/2022	\$392,500	21.62	\$ 18,154		\$392,500	\$18,154
18	Jackson St	70-18-01-100-049	7/28/2022	\$399,450	26.63	\$ 15,000		\$399,450	\$15,000
18	3756 Riley St	70-18-17-100-034	12/30/2022	\$985,000	60.28	\$ 16,340		\$985,000	\$16,340
18	Perry St	70-18-21-400-034	8/30/2023	\$462,510	47.85	\$ 9,666		\$462,510	\$9,666
18	48th Ave	70-18-31-300-028	2/20/2024	\$25,000	2.51	\$ 9,960		\$25,000	\$9,960
18	150 40th Ave	70-18-32-300-011	8/7/2023	\$50,000	14.38	\$ -3,477		\$50,000	\$3,477
18	Ottogan St	70-18-34-300-021	9/22/2023	\$284,000	23.88	\$ 11,893		\$284,000	\$11,893
18	16th Ave	70-18-14-100-025	3/27/2024	\$180,000	9.76	\$ 18,443		\$180,000	\$18,443
20	152nd Ave	70-15-02-400-040	5/5/2022	\$275,000	12.04	\$ 22,841		\$275,000	\$22,841
20	James St	70-15-15-400-021	1/31/2023	\$1,075,000	48.47	\$ 22,179		\$1,075,000	\$22,179

Zone 4 Ag Sales	
Total Price	\$5,088,460
Total Acres	304.30
Total \$/Ac	\$16,722
Use:	\$16,700
Last Year:	\$16,500
% Change:	1.21%

12 Sales Sub-Total \$5,138,460 318.68 \$ 16,124 (Total \$/Total AC) \$5,088,460 \$16,722 (Adj Total \$/Total AC)

Ottawa County		Agricultural Vacant Sales		04/01/2022-03/31/2024		Listed by Local Unit							
4/01/2022-3/31/2024													
Unit	Street Name	Parcel #	Sale Date	Sale Price	Acres	\$/Acre	Ag Aff	Zoning	Irrigation	Tile	Paved Roads	Description	Comments
11	Allendale Twp		Zone 3										
11	56th Ave	70-09-24-300-017	5/30/2022	\$800,000	33.94	\$ 23,571	Yes	Ag	No	No	Yes	Crops, Old Bldg, No Influence on Sale	
11	10617 56th Ave	70-09-26-400-013	9/19/2022	\$405,000	29.03	\$ 13,951	Yes	Ag	No	No	Yes	Crops, Level	
11	7965 Pierce St	70-09-28-300-013	11/18/2022	\$250,000	9.97	\$ 25,075		Ag	No	No	Yes	Crops, Level	
11	11907 40th Ave	70-10-19-200-021	11/29/2022	\$180,000	19.87	\$ 9,059		Ag	No	No	No	Crops, Level	
11	8926 Pierce St	70-09-31-400-024	12/6/2023	\$300,000	38.94	\$ 7,704		Ag				Wooded, Land-locked	
11	11847 40th Ave	70-10-19-200-018	11/13/2023	\$852,108	30.85	\$ 27,621		Ag				Level, Zoned AG, Sold to Adj Mobile Home Park	
11	Pierce	70-09-31-200-025	12/6/2023	\$1,201,002	73.84	\$ 16,265	\$ -	Ag		0.00	\$ -	0 Split into: -029,-030,-031,-032,-028 excluded	
7	Sales		Sub-Total	\$3,988,110	236.44	\$ 16,867		(Total \$/Total AC)					
					33.78	\$ 17,607		Average					
12	Blendon Twp		Zone 3										
12	8300 Polk St	70-13-17-200-009	12/5/2022	\$306,000	35.70	\$ 8,571		Ag				Tilled / Multi parcel -17-200-015	
12	Barry St	70-13-34-400-030	12/16/2022	\$383,550	30.33	\$ 12,646		Ag				Tilled/Mostly Rear Land	
12	48th Ave	70-13-01-200-030	9/21/2023	\$441,848	36.64	\$ 12,059	\$ -	Ag		0.00	\$ -	460000-18152 for Pl Bldg & LI	
3	Sales		Sub-Total	\$1,131,398	102.67	\$ 11,020							
					34.22	\$ 11,092							
13	Chester Twp		Zone 1										
0	Sales		Sub-Total	\$0	0.00	#DIV/0!		(Total \$/Total AC)					
						#DIV/0!		Average					
14	Crockery Twp		Zone 1										
14	State Rd	70-04-12-300-021	8/26/2022	\$540,000	72.08	\$ 7,492	\$ -	AG-1				Tillable & Low & Wet	
14	Fitzgerald	70-04-24-200-006	10/5/2022	\$209,900	21.55	\$ 9,740	\$ -	AG-1				1/2 Tillable & 1/2 Wooded	
14	120th Ave	70-04-15-100-004	2/10/2023	\$70,000	4.51	\$ 15,521	\$ -	AG-1				Woods & Some Tillable	
3	Sales		Sub-Total	\$749,900	93.63	\$ 8,009		(Total \$/Total AC)					
					46.82	\$ 8,616		Average					
15	Georgetown Twp		Zone 3										
						\$ -							
0	Sales		Sub-Total	\$0	0.00	#DIV/0!		(Total \$/Total AC)					
						#DIV/0!		Average					
16	Grand Haven Twp		Zone 3										
16	Buchanan St	70-07-13-400-016	12/27/2022	\$244,400	19.77	\$ 12,362		AG				Blueberries & NV Shed-Family	
16	M-45	70-07-26-200-052	4/17/2023	\$475,000	40.32	\$ 11,781		AG				Future Homes? Sand&Pines	
2	Sales		Sub-Total	\$719,400	60.09	\$ 11,972		(Total \$/Total AC)					
					30.05	\$ 12,071		Average					
17	Holland Twp		Zone 4										
17	12466 Ransom St	70-16-04-300-010	7/28/2022	\$750,000	29.78	\$ 25,185		Ag				Development Potential	
17	120th Ave	70-16-10-100-049	11/21/2023	\$260,000	21.48	\$ 12,104		R-2A				Med Density Res	
2	Sales		Sub-Total	\$1,010,000	51.26	\$ 19,703		(Total \$/Total AC)					

Ottawa County		Agricultural Vacant Sales		04/01/2022-03/31/2024		Listed by Local Unit													
						25.63	\$ 18,644		Average										
18	Jamestown Twp		Zone 4																
18	4480 Byron Rd	70-18-19-100-016	6/3/2022	\$392,500	21.62	\$ 18,154	\$ -	AR											Tilled/small patch of woods in one corner
18	Jackson St	70-18-01-100-049	7/28/2022	\$399,450	26.63	\$ 15,000	\$ -	AR											Tilled
18	3756 Riley St	70-18-17-100-034	12/30/2022	\$985,000	60.28	\$ 16,340	\$ -	AR											Tilled
18	Perry St	70-18-21-400-034	8/30/2023	\$462,510	47.85	\$ 9,666	\$ -	AR											Includes -28-100-022, -30990 for pl barn
18	48th Ave	70-18-31-300-028	2/20/2024	\$25,000	2.51	\$ 9,960	\$ -	AR											Small tilled piece added to larger parcel
18	150 40th Ave	70-18-32-300-011	8/7/2023	\$50,000	14.38	\$ 3,477	\$ -	AR											low/wet, pond/wetlands on north side
18	Ottogan St	70-18-34-300-021	9/22/2023	\$284,000	23.88	\$ 11,893	\$ -	AR											Most tilled
18	16th Ave	70-18-14-100-025	3/27/2024	\$180,000	9.76	\$ 18,443	\$ -	AR											Tilled
8	Sales		Sub-Total	\$2,728,460	192.53	\$ 14,172		(Total \$/Total AC)											
						27.50	\$ 14,208	Average											
19	Olive Twp		Zone 2																
19	116th Ave	70-12-10-100-003	5/6/2022	\$200,000	19.77	\$ 10,116		-											
19	120th Ave	70-12-09-400-039	11/6/2023	\$35,000	4.03	\$ 8,685		Ag											tilled, corn
19	Tyler St	70-12-17-300-010	5/16/2023	\$100,000	9.25	\$ 10,814		Ag											tilled, corn
19	112th Ave	70-12-27-400-006	10/9/2023	\$680,000	73.91	\$ 9,200		Ag											also 70-12-34-200-001
4	Sales		Sub-Total	\$1,015,000	106.96	\$ 9,490		(Total \$/Total AC)											
						26.74	\$ 9,704	Average											
20	Park Twp		Zone 4																
20	152nd Ave	70-15-02-400-040	5/5/2022	\$275,000	12.04	\$ 22,841	\$ -	Agr	0.00	\$ -									0 blueberries
20	James St	70-15-15-400-021	1/31/2023	\$1,075,000	48.47	\$ 22,179	\$ -	Agr	0.00	\$ -									0 Mostly tilled, some woods
2	Sales		Sub-Total	\$1,350,000	60.51	\$ 22,310		(Total \$/Total AC)											
						30.26	\$ 22,510	Average											
21	Polkton Twp		Zone 1																
21	68th	70-05-15-300-009	5/18/2022	\$2,318,870	315.12	\$ 7,359		Ag	0.00	\$ -	\$ -								Crops (also -15-300-007 thru -010, -28-100-002 & -009, -29-300-003)
21	Arthur St	70-05-29-200-002	8/10/2022	\$656,000	80.20	\$ 8,180		Ag	0.00	\$ -	\$ -								*Confidential, Land Locked (also -200-003)
21	Garfield & 48th	70-05-36-200-005	9/20/2022	\$1,480,000	145.85	\$ 10,147		Ag	0.00	\$ -	\$ -								Crops, -011 is Imp. (also -008, -011, & -200-010)
21	Taft St	70-05-05-300-002	11/21/2022	\$930,000	122.43	\$ 7,596		Ag	0.00	\$ -									0 Crops, -002 is Imp. (also -003 & -004)
21	6415 Leonard Rd	70-09-03-200-006	12/15/2023	\$135,000	12.44	\$ 10,852		Ag	0.00	\$ -	\$ -								Crops
21	Hayes St	70-09-04-200-002	8/28/2023	\$300,000	40.14	\$ 7,474		Ag	0.00	\$ -	\$ -								Crops
21	Hayes & 60th	70-09-02-100-001	12/14/2023	\$1,516,000	147.75	\$ 10,261		Ag	0.00	\$ -	\$ -								Crops (Also; 100-002 & 100-005)
21	56th	70-05-14-200-001	9/12/2023	\$2,765,000	391.46	\$ 7,063	x	Ag	0.00	\$ -	x								10x MP (imp; 14-200-001 & 13-300-001),(vac;13-100-003,004,005,009,011,300-
8	Sales		Sub-Total	\$10,100,870	1255.39	\$ 8,046		(Total \$/Total AC)											
						156.92	\$ 8,616	Average											
22	Port Sheldon		Zone 3																
0	Sales		Sub-Total	\$0	0.00	#DIV/0!		(Total \$/Total AC)											

Ottawa County		Agricultural Vacant Sales		04/01/2022-03/31/2024		Listed by Local Unit							
				#DIV/0!	#DIV/0!		Average						
23	Robinson Twp		Zone 2										
23	112th Ave	70-08-35-100-009	4/21/2022	\$234,000	33.28	\$ 7,031	Yes	AG	No	No	No	No	Level, Some Trees
23	104th Ave	70-08-36-300-021	5/20/2022	\$238,800	31.72	\$ 7,528	No	AG	No	No	No	No	Level, Wooded
23	Fillmore St	70-08-31-400-001	4/27/2022	\$315,658	39.58	\$ 7,975	Yes	AG	No	No	Yes	Yes	Level, Crops, Negotiated \$ w/ Seller
23	11775 Lake Michigan	70-08-22-300-002	9/23/2022	\$195,000	19.70	\$ 9,898	Yes	AG	No	No	No	No	Level, Crops, Land Locked
23	11161 120th Ave	70-08-21-400-004	5/42/2023	\$525,000	28.51	\$ 18,415		AG					(Also 027) Blueberries, 10x12 Shed
23	128th, Winans & 120t	70-08-28-100-013	8/29/2023	\$410,000	39.29	\$ 10,435		AG					Also -014, 15, 16, 17, 18, 19(10x10Shed)
6	Sales		Sub-Total	\$1,393,458	163.57	\$ 8,519		(Total \$/Total AC)					
					32.71	\$ 8,574		Average					
24	Spring Lake Twp		Zone 3										
24	Hickory St	70-03-03-100-055	12/21/2022	\$1,990,386	115.83	\$ 17,184		AG/R-1					400-001,-008,-015,10-100-017&-049,10-200-003
1	Sales		Sub-Total	\$1,990,386	115.83	\$ 17,184		(Total \$/Total AC)					
					115.83	\$ 17,184		Average					
25	Tallmadge Twp		Zone 3										
25	Lake Michigan Dr	70-10-23-300-041	2/16/2023	\$550,000	78.86	\$ 6,974		Ag	No	No	Yes	Yes	Crops, Level, Some Woods
1	Sales		Sub-Total	\$550,000	78.86	\$ 6,974		(Total \$/Total AC)					
					78.86	\$ 6,974		Average					
26	Wright Twp		Zone 1										
26	Cleveland St	70-06-22-100-010	5/18/2022	\$720,000	80.46	\$ 8,949	No	Ag	No	No	Yes	Yes	Crops, (Also -100-011 & -027)
26	Roosevelt St	70-06-11-300-019	8/18/2023	\$260,000	26.52	\$ 9,804		Ag					Crops
26	24th Ave	70-06-15-300-021	3/2/2024	\$150,000	24.47	\$ 6,130	\$ -	Ag		0.00	\$ -	\$ -	0 Crops
3	Sales		Sub-Total	\$1,130,000	131.45	\$ 8,596		(Total \$/Total AC)					
					43.82	\$ 8,294		Average					
27	Zeeland Twp		Zone 3										
27	Felch St	70-17-16-200-022	5/25/2022	\$360,000	21.73	\$ 16,567	\$ -	Ag		0.00	\$ -	\$ -	0 Crops, Fam. Sale, Adj. Res Hse.
27	68th Ave	70-17-15-100-066	8/2/2022	\$110,000	3.44	\$ 31,977	\$ -	Ag		0.00	\$ -	\$ -	0 Sale for Res Lot & Pt. Rd Access
27	84th Ave	70-17-17-200-033	9/21/2022	\$695,000	9.92	\$ 70,060	\$ -	Ind		0.00	\$ -	\$ -	0 NV House?? - Verify in Person
27	64th Ave	70-17-03-400-019	7/18/2023	\$13,000	2.62	\$ 4,962	\$ -	Ag		0.00	\$ -	\$ -	0 Split/Comb N Vac Piece
28	2964 68th Ave	70-17-15-200-006	1/9/2024	\$553,700	31.22	\$ 17,735	\$ -	Ag		0.00	\$ -	\$ -	0 Crops, Level
29	2780 72nd Ave	70-17-15-300-002	1/17/2024	\$84,000	7.49	\$ 11,215	\$ -	Ag		0.00	\$ -	\$ -	0 Crops, Level
30	Adams	70-17-34-100-027	2/15/2024	\$199,800	12.43	\$ 16,074	\$ -	Ag		0.00	\$ -	\$ -	0 Crops, Level. Also: -300-015
7	Sales		Sub-Total	\$1,210,500	75.49	\$ 16,035		(Total \$/Total AC)					
					15.10	\$ 13,311		Average					
Overall Summary - Agricultural Sales													
52	Sales		Sub-Total	\$ 29,067,482	2724.68	\$ 10,668		(Total \$/Total AC)					
					Average	52.40	\$ 12,186	Average					
Overall Summary - Qualified Agricultural Sales Only													
5	Sales		Sub-Total	\$ 1,949,658	155.53	\$ 12,536		(Total \$/Total AC)					
					Average	31.11	\$ 10,405	Average					
Overall Summary -Non Qualified Agricultural Sales Only													
47	Sales		Sub-Total	\$ 27,117,824	2569.15	\$ 10,555		(Total \$/Total AC)					
					Average	54.66	\$ 12,155	Average					

Ottawa County Agricultural Vacant Sales 04/01/2021-03/31/2023 Support for Adjustments

Crockery - Use analysis performed by Ottawa County Assessing Division

Chester - Ag Zone 1

Sales with Ag Affidavits	Aggregate Mean \$/Acre	Mean \$/Acre
Chester Twp	#DIV/0!	#DIV/0!
Other	\$ 8,115	\$ 9,040
Computed Adj=	#DIV/0!	#DIV/0!
	Use -10% Adj	

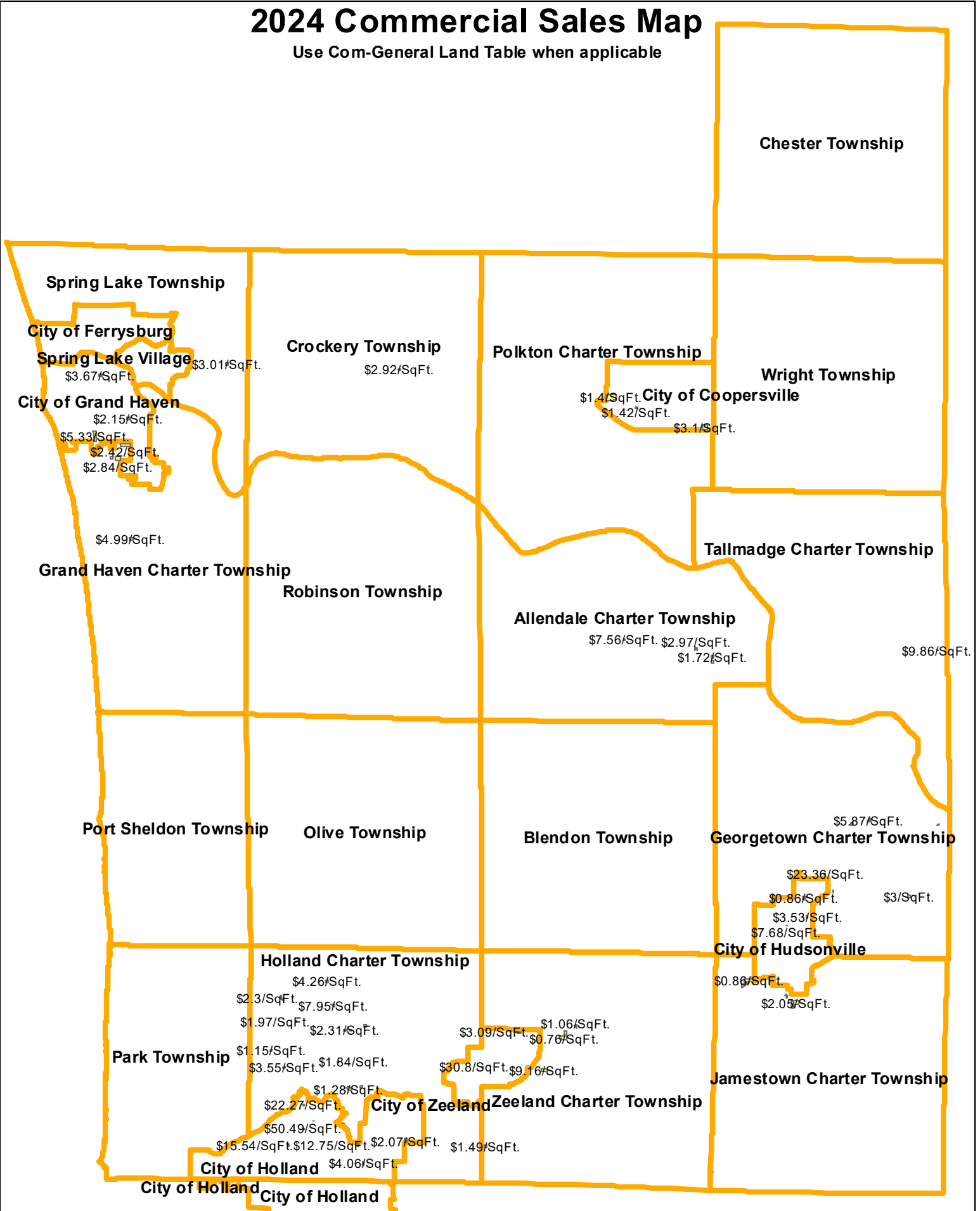
Inconclusive results. Continue with historic -10% adjustment.

Olive Twp - Ag Zone 2 - NO LONGER APPLICABLE

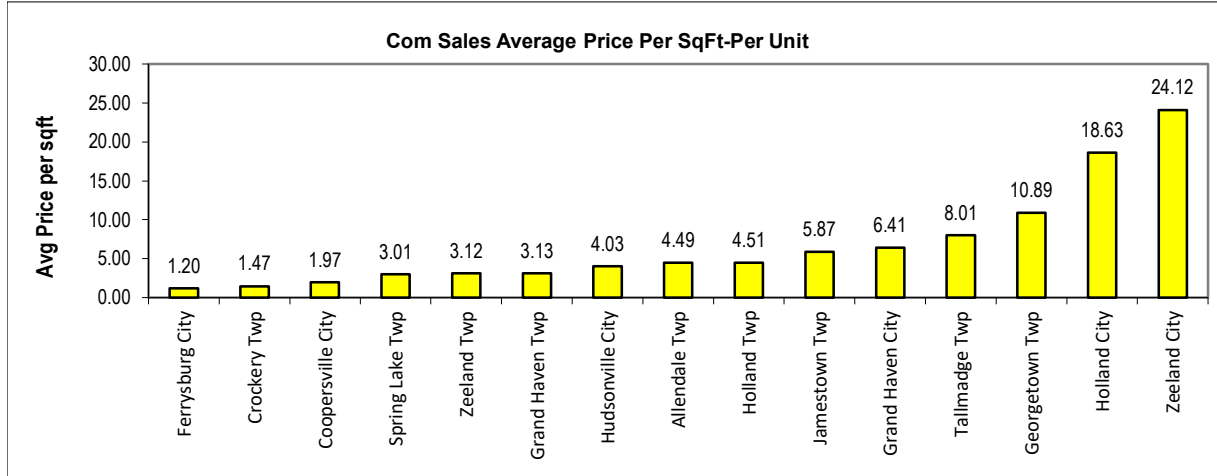
Ottawa County		Muck Vacant Sales		04/01/2022-03/31/2024											
Unit	Street Name	Parcel #	Sale Date	Sale Price	Time Adj	Adj Price	Acres	\$/Acre	Ag Aff	Zoning	Irrigation	Tile	Paved Roads	Description	Comments
25	Linden	70-10-32-200-009	6/23/2014	\$194,225	26.50%	\$245,695	46.09	\$ 5,331	No	Rur-Pres				Wooded Low By River	
27		70-17-10-200-021	8/12/2014	\$152,000	26.00%	\$191,520	20.95	\$ 9,142		Ag				Muck	
27	Quincy St	70-17-10-200-021	8/12/2014	\$152,000	26.00%	\$191,520	20.95	\$ 9,142	\$-	Ag				Muck	
15		70-14-33-200-005	3/27/2015	\$200,000	24.25%	\$248,500	39.89	\$ 6,230		Ag				Muck (Also 400-041, 400-061, & 34-300-0	
27	4073 64th Ave	70-17-03-400-005	3/2/2017	\$70,000	18.25%	\$82,775	9.23	\$ 8,968	No	Ag	No	No	Yes	Muck	
27		70-17-01-200-054	3/13/2018	\$48,000	15.25%	\$55,320	5.50	\$ 10,058		Ag				Muck	
15		70-14-29-300-042	7/13/2018	\$100,000	14.25%	\$114,250	15.49	\$ 7,376		Ag & R1B				Muck -042 In Hudsonville City	
15		70-14-33-200-033	7/26/2018	\$88,400	14.25%	\$100,997	14.00	\$ 7,214		Ag				(also -007, -008)	
27	Quincy St	70-17-03-400-007	7/11/2019	\$54,000	11.25%	\$60,075	6.59	\$ 9,116		Ag				Muck - (\$76k less \$22k bldgs)	
15	36th Ave	70-14-29-200-012	8/11/2020	\$355,000	8.00%	\$383,400	37.16	\$ 10,318	Yes	Ag	No	Yes	Yes	Muck (Also -045, & -055)	
15		70-14-11-300-019	12/29/2020	\$312,099	7.00%	\$333,946	31.36	\$ 10,649		RR				Muck, Also 14-100-020, -37901 for Ag Bl	
11	Sales		Sub-Total	\$ 667,099		\$ 717,346	68.52	\$ 10,469		(Total \$/Total AC)					
							25.04	\$ 10,483		Average					
							Use:	\$ 10,500							

2024 Commercial Sales Map

Use Com-General Land Table when applicable



**Ottawa County
Commercial Vacant Sales
4/01/2022-3/31/2024**



<u>Unit</u>	<u>Average \$/sqft</u>	<u># of Sales</u>	<u>Range</u>		<u>Unit</u>	<u>Average \$/sqft</u>
			<u>Low</u>	<u>High</u>		
11	4.49	5	1.72	7.56	51	1.20
12		0	----	----	14	1.47
13		0	----	----	44	1.97
14	1.47	3	0.91	0.91	24	3.01
15	10.89	6	3.00	23.36	27	3.12
16	3.13	7	2.22	4.99	16	3.13
17	4.51	18	1.15	11.31	72	4.03
18	5.87	5	0.86	11.33	11	4.49
19		0	----	----	17	4.51
20		0	----	----	18	5.87
21		0	----	----	58	6.41
22		0	----	----	25	8.01
23		0	----	----	15	10.89
24	3.01	1	----	----	65	18.63
25	8.01	2	6.17	9.86	79	24.12
26		0	----	----	23	
27	3.12	4	0.76	9.16	20	
44	1.97	3	1.42	1.42	12	
51	1.20	1	----	----	13	
58	6.41	5	2.15	14.55	19	
65	18.63	7	2.07	50.49	21	
72	4.03	3	0.86	0.86	22	
79	24.12	3	38.48	38.48	26	
Total	7.05	73	0.76	50.49		

Note: (Average From Overall Summary Line on Sales List), (Total \$/Total AC) from Sales List used on above chart

**Ottawa County
Commercial Vacant Sales
4/01/2022-3/31/2024**

Unit	Street Name	Parcel #	Sale Date	Sale Price	Acres	\$/Acre	Sq Ft	\$/Sq Ft	Zoning	Comments
11 Allendale Twp										
11	48th Ave	70-09-25-200-068	05/09/22	\$ 460,000	2.61	\$ 176,001	113,849	4.04	PUD	Level, Wooded
11	52nd Ave	70-09-25-200-076	05/13/22	\$ 215,000	1.66	\$ 129,518	72,310	2.97	Res,Ag	Level, Corner
11	Avery Ave	70-09-22-475-016	06/14/22	\$ 99,900	0.30	\$ 329,209	13,218	7.56	Res,Ag	Level, Wooded
11	Lake Michigan Dr	70-10-24-400-074	02/02/23	\$ 490,000	1.82	\$ 268,620	79,459	6.17	Res,Ag	Level, Land Lock, Also Imp; -07
11	48th Ave	70-09-25-200-013	03/07/24	\$ 200,000	2.67	\$ 74,796	116,477	1.72	Res,Ag	Level, Clear
5	Sales		Sub-Total	\$1,464,900			395,314			
							3.71		(Total \$/Total Sqft)	
							4.49		Average	4.49
12 Blendon Twp										
0	Sales		Sub-Total	\$0			0			
							#DIV/0!		(Total \$/Total Sqft)	
							#DIV/0!		Average	#DIV/0!
13 Chester Twp										
0	Sales		Sub-Total	\$0			0			
									(Total \$/Total Sqft)	
									Average	#DIV/0!
14 Crockery Twp										
14	112th	70-04-22-200-025	05/26/22	\$350,000	8.80	\$ 39,795	383,116	0.91	0	House-NV-I-96 Frontage
14	112th	70-04-22-200-021	05/26/22	\$250,000	9.87	\$ 25,319	430,112	0.58	0	NV-Shed
14	Cleveland	70-04-22-200-016	08/16/23	\$185,000	1.46	\$ 127,075	63,416	2.92	C-1	
3	Sales		Sub-Total	\$785,000			876,644			
							0.90		(Total \$/Total Sq (Total \$/Total Sqft))	
							1.47		Average	1.47
									Average	
15 Georgetown Twp										
15	6069 8th Ave	70-14-26-200-074	07/08/22	\$ 350,000	2.68	\$ 130,541	116,791	3.00	0	
15	2320 Chicago Dr	70-14-27-100-117	12/05/22	\$ 45,000	0.18	\$ 247,422	7,923	5.68	0	Triangle piece combined to anc
15	2556 Port Sheldon St	70-14-21-400-080	04/10/23	\$ 240,000	0.24	\$ 1,017,460	10,275	23.36	CS	Demoed House & Buyer owns ;
15	1675 Baldwin St	70-14-15-279-046	09/15/23	\$ 925,000	3.62	\$ 255,847	157,489	5.87	SFR	church demoed after sale, new
15	7537 20th Ave	70-14-15-327-024	09/20/23	\$ 600,000	1.99	\$ 301,380	86,721	6.92	0	
15	241 Church St	70-14-13-401-028	02/15/24	\$ 575,000	0.64	\$ 894,536	28,000	20.54	CS	Corner Church St & Main St
6	Sales		Sub-Total	\$2,735,000			407,199			
							6.72		(Total \$/Total Sqft)	
							10.89		Average	10.89

Ottawa County
Commercial Vacant Sales
4/01/2022-3/31/2024

Unit	Street Name	Parcel #	Sale Date	Sale Price	Acres	\$/Acre	Sq Ft	\$/Sq Ft	Zoning	Comments	
16	Grand Haven Twp										
16	Ferris St & US-31	70-07-10-300-001	05/06/22	\$ 529,900	2.44	\$ 217,217	106,265	4.99	C-1	Tore Bldg Down, Future WESC	
16	15065 Beacon Blvd	70-03-33-100-023	05/13/22	\$ 200,000	1.97	\$ 101,707	85,658	2.33	C-2	NV Houses	
16	172nd	70-03-33-200-083	06/15/22	\$ 755,000	5.58	\$ 135,413	242,870	3.11	RR	NVBldgs,also 70-03-33-200-08	
16	17049 Comstock	70-03-33-200-085	06/15/22	\$ 1,020,000	8.25	\$ 123,580	359,535	2.84	PUD	Adj to Piper Lakes	
16	15123 168th Ave	70-03-33-200-068	06/24/22	\$ 900,000	8.55	\$ 105,263	372,438	2.42	C-1	NV-Structures-future Apt Bldgs	
16	Ferris St	70-07-10-100-038	08/05/22	\$ 173,000	1.79	\$ 96,848	77,812	2.22	C-1	Wooded	
16	M-45 & US-31	70-07-26-100-051	04/18/24	\$ 1,600,000	9.18	\$ 174,219	400,048	4.00	C-2	Includes -052,-053 & -054	
7	Sales		Sub-Total	\$5,177,900			1,644,625				
							3.15			(Total \$/Total Sqft)	
							3.13			Average	
										3.13	
17	Holland Twp										
17	Felch St	70-16-16-400-081	05/13/22	\$ 759,450	5.06	\$ 150,166	220,301	3.45	OS&C-3	After sale -096 & -097	
17	Panther Dr	70-16-08-300-045	05/16/22	\$ 37,500	0.44	\$ 85,996	18,995	1.97	OS	0	
17	674 E Lakewood	70-16-21-400-006	5/24/22	\$ 285,000	1.40	\$ 203,518	61,000	4.67	Ind&C	Houses demolished in 2022	
17	US31 & Greenly	70-16-09-100-017	6/24/22	\$ 1,612,500	4.65	\$ 346,465	202,735	7.95	C-3	0	
17	136th Ave	70-16-07-200-044	7/19/22	\$ 400,000	3.99	\$ 100,284	173,746	2.30	R-1	0	
17	Riley St	70-16-16-100-130	7/21/22	\$ 325,000	3.23	\$ 100,562	140,779	2.31	C-3	Rear Land	
17	Riley & 120th	70-16-09-400-028	11/28/22	\$ 370,000	2.07	\$ 178,677	90,203	4.10	C-1	Corner Lot	
18	909 BLACK RIVER DR	70-16-25-474-003	1/31/23	\$ 200,000	1.45	\$ 138,122	63,075	3.17	Highway	0	
19	414 E 8th St	70-16-28-328-003	2/28/23	\$ 97,000	0.20	\$ 492,462	8,580	11.31	C-3	NV-Garage& See listing fine pri	
20	Butternut	70-16-18-330-051	4/11/23	\$ 32,000	0.64	\$ 50,153	27,793	1.15	C-2	Rear Land w/access to Buttern	
21	James St	70-16-16-300-052	4/13/23	\$ 92,000	1.15	\$ 80,043	50,067	1.84	C-2	Rear Land-No Rd Ftg	
22	Coolidge Ave	70-16-28-298-029	5/31/23	\$ 115,000	0.36	\$ 320,654	15,622	7.36	C-2	NV-asphalt from adjacent-min	
23	500 Baypark Dr	70-16-21-330-009	9/26/23	\$ 300,000	5.39	\$ 55,612	234,985	1.28	PUD	Ireg Shaped Parcel	
24	410 E 8th Street	70-16-28-328-002	11/3/23	\$ 85,000	0.20	\$ 431,538	8,580	9.91	C-3	House demolished March 2024	
25	4095 128th Ave	70-16-05-400-012	11/21/23	\$ 325,000	1.75	\$ 185,665	76,250	4.26	C-2	NV-Barn	
26	Adams	70-16-36-232-006	12/13/23	\$ 450,000	3.05	\$ 147,617	132,790	3.39	C-3	0	
27	Butternut	70-16-19-200-020	12/14/23	\$ 210,000	1.36	\$ 154,610	59,166	3.55	C-2	Also, 12,602SF Asphalt Parkin	
28	N Wellness Dr	70-16-16-200-065	2/22/24	\$ 335,000	1.06	\$ 314,945	46,334	7.23	OS	0	
18	Sales		Sub-Total	\$6,030,450			1,631,002				
							3.70			(Total \$/Total Sqft)	
							4.51			Average	
										4.51	

**Ottawa County
Commercial Vacant Sales
4/01/2022-3/31/2024**

Unit	Street Name	Parcel #	Sale Date	Sale Price	Acres	\$/Acre	Sq Ft	\$/Sq Ft	Zoning	Comments
18 Jamestown Twp										
18	3944 32nd Ave	70-18-09-100-050	06/02/22	\$ 1,040,000	11.63	\$ 89,453.18	506437	\$ 2.05	CPD	Mostly rear land, access from 3
18	3830 32nd Ave	70-18-09-100-021	07/08/22	\$ 750,000	2.74	\$ 274,048.51	119212	\$ 6.29	CPD	CONFIDENTIAL
18	4029 32nd Ave	70-18-05-499-013	08/10/22	\$ 600,000	1.56	\$ 383,665.39	68122	\$ 8.81	C-2	Meijer Outlot
18	4114 Ransom St	70-18-06-400-029	04/05/23	\$ 120,000	3.20	\$ 37,544.01	139229	\$ 0.86	AR PD	Split from adj parcel added to 4
18	4021 32nd Ave	70-18-05-499-016	01/18/24	\$ 600,000	1.22	\$ 493,638.85	52946	\$ 11.33	C-3	Meijer Outlot
5	Sales		Sub-Total	<u><u>\$3,110,000</u></u>			<u><u>885,946</u></u>			
							3.51		(Total \$/Total Sqft)	
							5.87		Average	5.87
19 Olive Twp										
0	Sales		Sub-Total	<u><u>\$0</u></u>			<u><u>0</u></u>			
							#DIV/0!		(Total \$/Total Sqft)	
							#DIV/0!		Average	0.00
20 Park Twp										
0	Sales		Sub-Total	<u><u>\$0</u></u>			<u><u>0</u></u>			
							#DIV/0!		(Total \$/Total Sqft)	
							#DIV/0!		Average	0.00
21 Polkton Twp										
0	Sales		Sub-Total	<u><u>\$0</u></u>			<u><u>\$0</u></u>			
							#DIV/0!		(Total \$/Total Sqft)	
							#DIV/0!		Average	0.00
22 Port Sheldon										
0	Sales		Sub-Total	<u><u>\$0</u></u>			<u><u>0</u></u>			
							#DIV/0!		(Total \$/Total Sqft)	
							#DIV/0!		Average	0.00
23 Robinson Twp										
0	Sales		Sub-Total	<u><u>\$0</u></u>			<u><u>0</u></u>			
							#DIV/0!		(Total \$/Total Sqft)	
							#DIV/0!		Average	0.00

**Ottawa County
Commercial Vacant Sales**

4/01/2022-3/31/2024

Unit	Street Name	Parcel #	Sale Date	Sale Price	Acres	\$/Acre	Sq Ft	\$/Sq Ft	Zoning	Comments
24 Spring Lake Twp										
24	Cleveland	70-03-13-300-070	08/02/23	\$ 337,500	2.58	\$ 131,060	112,174	3.01	MU	Tree Removal & Fill After Sale
1	Sales		Sub-Total	\$337,500			112,174			
							3.01		(Total \$/Total Sqft)	
							3.01		Average	3.01
25 Tallmadge Twp										
25	Lake Michigan Dr	70-10-24-400-074	02/03/23	\$ 490,000	1.82	\$ 268,620	79,459	6.17	Ag,Res	Wooded, Land Locked
25	240 Lake Michigan Dr	70-10-25-200-036	07/13/23	\$ 245,000	0.57	\$ 429,465	24,850	9.86	Ag	Level
2	Sales		Sub-Total	\$735,000			104,309			
							7.05		(Total \$/Total Sqft)	
							8.01		Average	8.01
26 Wright Twp										
0	Sales		Sub-Total	\$0			0			
							#DIV/0!		(Total \$/Total Sqft)	
							#DIV/0!		Average	0.00
27 Zeeland Twp										
27	80th Ave	70-17-16-100-013	05/11/22	\$735,000	22.08	\$ 33,288	961,805	0.76	Ag	Also; -015. Res & Ag for Fut. C
27	84th Ave	70-17-20-200-029	10/07/22	\$2,200,000	5.51	\$ 399,062	240,143	9.16	Res, Ag	Level
27	Adams St	70-17-31-100-024	01/12/23	\$200,000	3.09	\$ 64,728	134,593	1.49	Ag,Com	Level, Clear
27	Bohl Rd	70-17-09-300-024	01/17/23	\$100,000	2.16	\$ 46,327	94,027	1.06	Ag,Res	Split from Imp. Is Vac.
4	Sales		Sub-Total	\$3,235,000			1,430,567			
							2.26		(Total \$/Total Sqft)	
							3.12		Average	3.12
44 Coopersville City										
44	275 68th Ave	70-05-22-300-044	07/21/22	\$1,715,700	28.09	\$ 61,085	1,223,465	1.40	PUD	Vacant Flat
44	640 E Gateway	70-05-25-200-024	07/28/22	\$1,275,750	9.45	\$ 134,994	411,662	3.10	PUD	Vacant Flat
44	80 N 64th Ave	70-05-23-300-034	02/29/24	\$100,000	1.62	\$ 61,663	70,642	1.42	PUD	Vacant Flat
3	Sales		Sub-Total	\$3,091,450			1,705,768			
							1.81		(Total \$/Total Sqft)	
							1.97		Average	1.97

**Ottawa County
Commercial Vacant Sales
4/01/2022-3/31/2024**

Unit	Street Name	Parcel #	Sale Date	Sale Price	Acres	\$/Acre	Sq Ft	\$/Sq Ft	Zoning	Comments
51 Ferrysburg City										
51	VanWagoner&174th	70-03-09-300-070	02/29/24	\$ 255,000	4.87	\$ 52,358	\$ 212,152	1.20	0	Trees cleared after sale
1	Sales		Sub-Total	\$255,000			212,152			
							1.20			(Total \$/Total Sqft)
							1.20			Average
										1.20
58 Grand Haven City										
58	Waverly	70-03-28-152-019	06/21/22	\$ 175,000	0.63	\$ 276,217	27,598	6.34	TI	SqFt from Arc GIS Taxable Ar
58	1021 Jackson St	70-03-21-199-021	09/12/22	\$ 900,000	1.42	\$ 633,633	61,872	14.55	Comm	Some low & wet
58	715 Robbins Rd	70-03-28-352-001	10/05/22	\$ 2,105,000	9.06	\$ 232,268	394,776	5.33	OS	NV Asph
58	Adams Ave	70-03-21-100-013	08/24/23	\$ 750,000	4.69	\$ 160,021	204,161	3.67	PD	Site Condos-Inc -014,-015&-0
58	811 S Beechtree	70-03-28-279-013	07/19/23	\$ 299,900	3.20	\$ 93,798	139,275	2.15	OS	House Demod,Some Wetlands
5	Sales		Sub-Total	\$4,229,900			827,681			
							5.11			(Total \$/Total Sqft)
							6.41			Average
										6.41
65 Holland City										
65	Country Club&Adams	70-16-26-300-016	11/22/22	\$390,000	4.33	\$ 90,028	188,702	2.07	NMU	0
65	254 River Ave	70-16-29-330-027	03/13/23	\$1,310,000	0.60	\$ 2,199,406	25,945	50.49		0
65	670 E 24th St	70-16-33-400-068	06/30/23	\$380,000	2.15	\$ 176,673	93,692	4.06	CMU	0
65	431 Washington	70-16-32-103-025	04/06/23	\$110,000	0.16	\$ 676,971	7,078	15.54	C-1	New House 3-28-24 field visit
65	180 College Ave	70-16-29-253-014	10/25/23	\$22,500	0.02	\$ 1,012,500	968	23.24	F	0
65	594 E 16th St	70-16-33-200-105	02/17/22	\$1,132,560	2.04	\$ 555,443	88,820	12.75	CMU	Built Mister Car Wash after 202
65	22 River Ave	70-16-29-126-012	03/05/24	\$229,000	0.24	\$ 969,977	10,284	22.27	F	NV-Laudrymat Bldg
7	Sales		Sub-Total	\$3,574,060			415,488			
							8.60			(Total \$/Total Sqft)
							18.63			Average
										18.63
72 Hudsonville City										
72	6090 Balsam Dr	70-14-28-100-042	08/10/23	\$260,000	6.90	\$ 37,664	300,704	0.86	0	Includes 70-14-28-300-034
72	2977 Van Buren St	70-14-28-300-023	07/18/23	\$120,000	0.78	\$ 153,741	34,000	3.53	0	Includes 70-14-28-300-024
72	5410 School Ave	70-14-32-276-061	02/21/23	\$135,000	0.40	\$ 334,638	17,573	7.68	0	NV for current improvements/tc
3	Sales		Sub-Total	\$515,000			352,277			
							1.46			(Total \$/Total Sqft)
							4.03			Average
										4.03

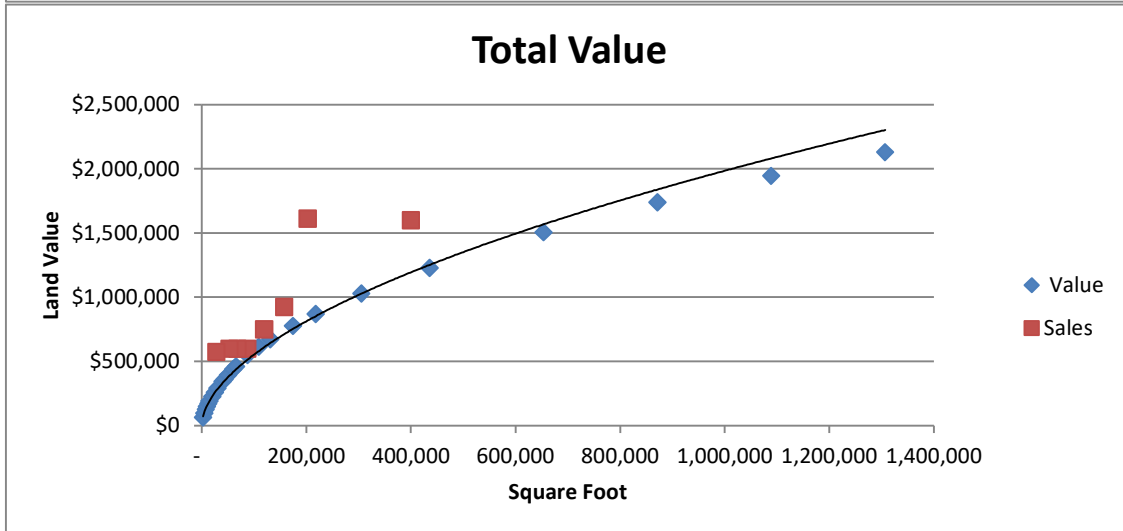
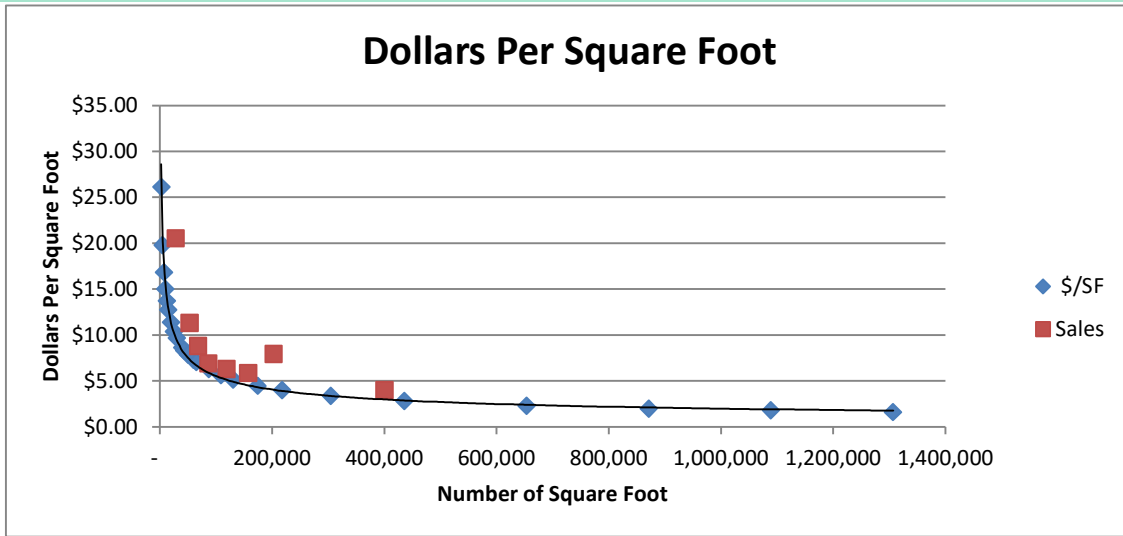
**Ottawa County
Commercial Vacant Sales**

4/01/2022-3/31/2024

<u>Unit</u>	<u>Street Name</u>	<u>Parcel #</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Acres</u>	<u>\$/Acre</u>	<u>Sq Ft</u>	<u>\$/Sq Ft</u>	<u>Zoning</u>	<u>Comments</u>
79	<u>Zeeland City</u>									
79	9 East Main	70-17-18-356-060	05/03/23	\$718,000	0.54	\$ 1,341,679	23,311	30.80	C-2	Tore Bldg Down after sale
79	650 N Fairview	70-17-18-200-065	10/20/23	\$255,000	1.90	\$ 134,511	82,579	3.09	I-1	0
79	3 E Main	70-17-18-356-059	01/05/24	\$300,000	0.18	\$ 1,676,135	7,797	38.48	0	Corner Lot-Abated
3	Sales		Sub-Total	<u>\$1,273,000</u>			<u>113,687</u>			
							11.20		(Total \$/Total Sqft)	
							24.12		Average	24.12
<u>Overall Summary</u>										
73			Sub-Total	<u>\$36,364,160</u>			<u>11,051,417</u>		3.29	(Total \$/Total Sqft)
									7.05	Average

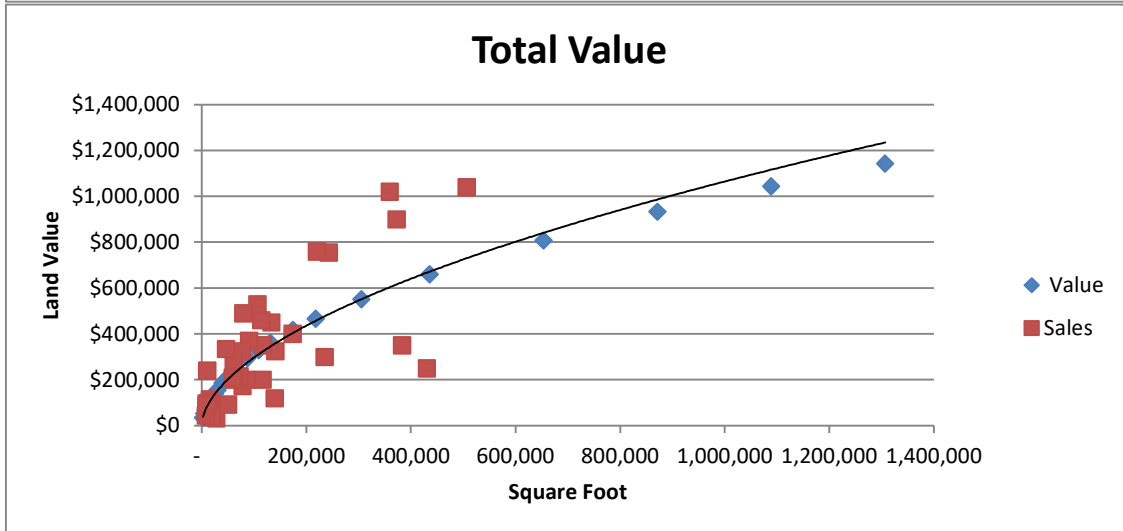
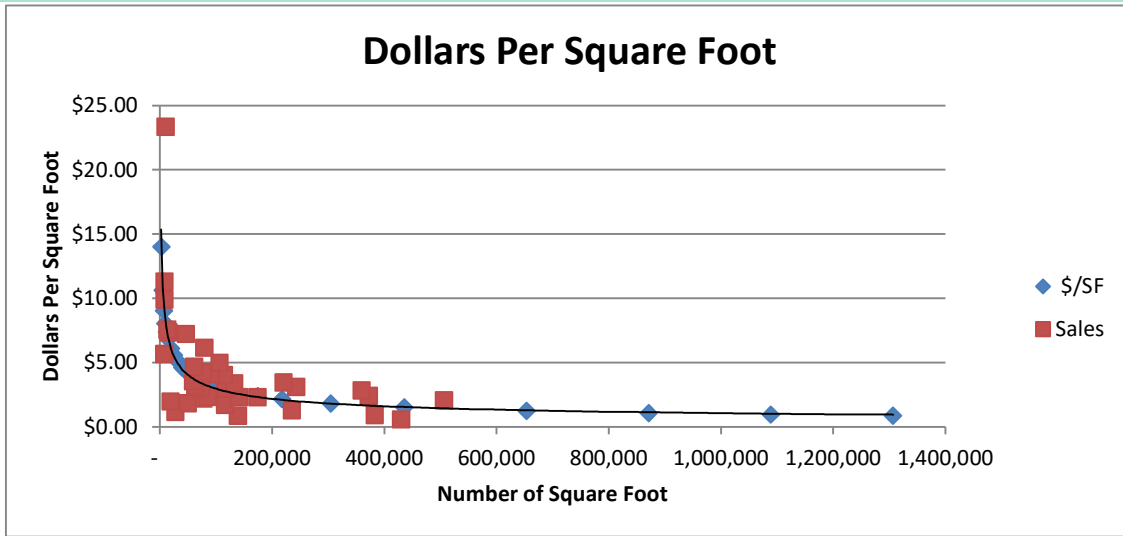
OTTAWA COUNTY EQUALIZATION

COMMERCIAL LAND RATES - HIGH					
Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$26.13	0.06	\$1,138,161	\$65,321	
5,000	\$19.80	0.11	\$862,565	\$99,009	
7,500	\$16.84	0.17	\$733,424	\$126,278	
10,000	\$15.01	0.23	\$653,702	\$150,069	
12,500	\$13.73	0.29	\$597,882	\$171,569	
15,000	\$12.76	0.34	\$555,832	\$191,402	
20,000	\$11.37	0.46	\$495,414	\$227,463	
25,000	\$10.40	0.57	\$453,110	\$260,049	
30,000	\$9.67	0.69	\$421,242	\$290,111	
40,000	\$8.62	0.92	\$375,453	\$344,769	
43,560	\$8.33	1.00	\$362,865	\$362,865	
50,000	\$7.88	1.15	\$343,393	\$394,161	
60,000	\$7.33	1.38	\$319,241	\$439,727	
65,340	\$7.08	1.50	\$308,538	\$462,806	
87,120	\$6.31	2.00	\$275,000	\$550,000	
108,900	\$5.65	2.50	\$245,967	\$614,919	
130,680	\$5.15	3.00	\$224,537	\$673,610	
174,240	\$4.46	4.00	\$194,454	\$777,817	
217,800	\$3.99	5.00	\$173,925	\$869,626	
304,920	\$3.37	7.00	\$146,994	\$1,028,956	
435,600	\$2.82	10.00	\$122,984	\$1,229,837	
653,400	\$2.31	15.00	\$100,416	\$1,506,237	
871,200	\$2.00	20.00	\$86,963	\$1,739,253	
1,089,000	\$1.79	25.00	\$77,782	\$1,944,544	
1,306,800	\$1.63	30.00	\$71,005	\$2,130,141	
1,742,400	\$1.41	40.00	\$61,492	\$2,459,675	
2,178,000	\$1.26	50.00	\$55,000	\$2,750,000	
4,356,000	\$0.89	100.00	\$38,891	\$3,889,087	

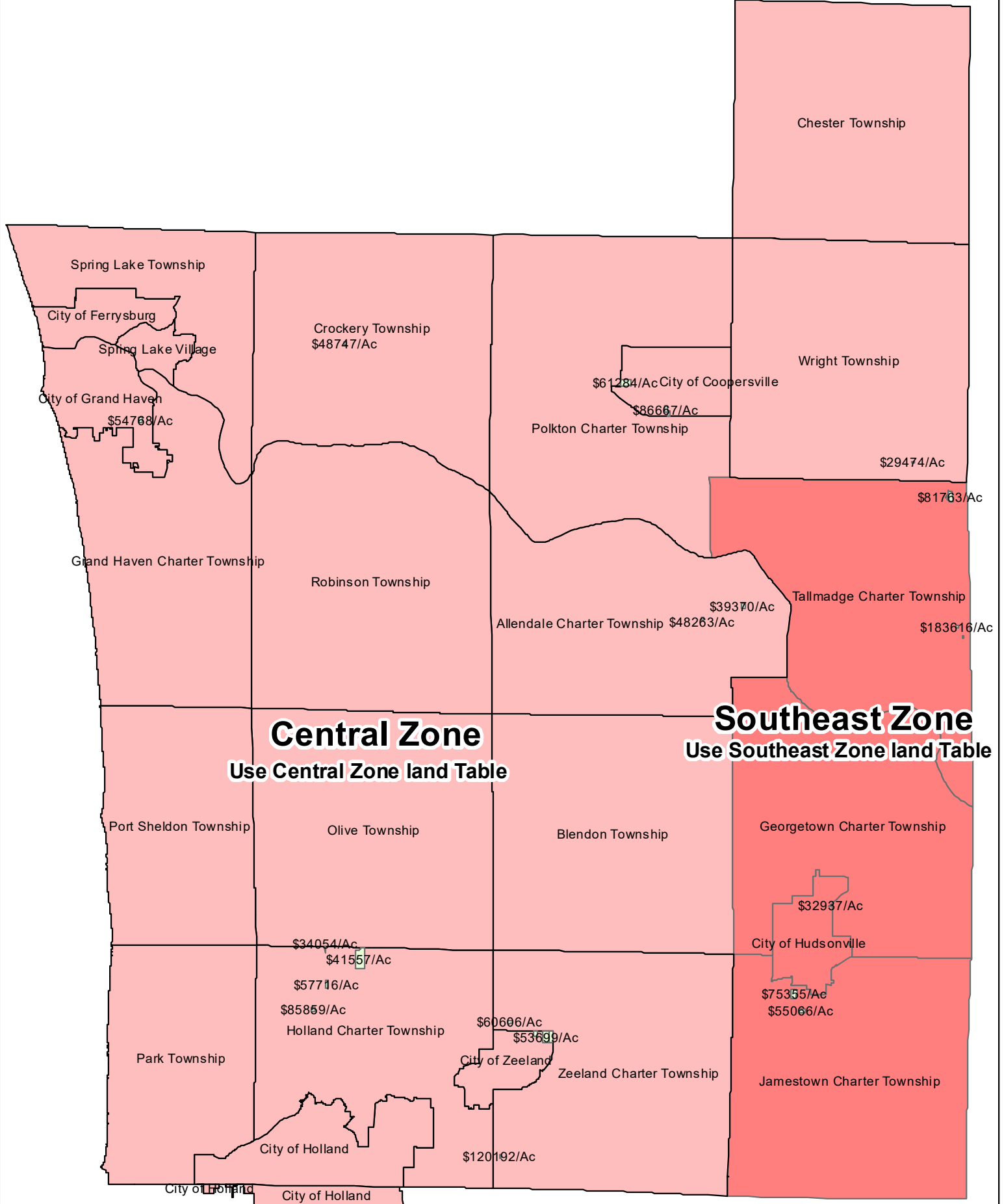


OTTAWA COUNTY EQUALIZATION

COMMERCIAL LAND RATES - GENERAL					
Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$14.01	0.06	\$610,468	\$35,036	
5,000	\$10.62	0.11	\$462,649	\$53,105	
7,500	\$9.03	0.17	\$393,382	\$67,731	
10,000	\$8.05	0.23	\$350,622	\$80,492	
12,500	\$7.36	0.29	\$320,682	\$92,023	
15,000	\$6.84	0.34	\$298,128	\$102,661	
20,000	\$6.10	0.46	\$265,722	\$122,003	
25,000	\$5.58	0.57	\$243,032	\$139,481	
30,000	\$5.19	0.69	\$225,939	\$155,605	
40,000	\$4.62	0.92	\$201,379	\$184,921	
43,560	\$4.47	1.00	\$194,627	\$194,627	
50,000	\$4.23	1.15	\$184,184	\$211,414	
60,000	\$3.93	1.38	\$171,230	\$235,853	
65,340	\$3.80	1.50	\$165,488	\$248,233	
87,120	\$3.39	2.00	\$147,500	\$295,000	
108,900	\$3.03	2.50	\$131,928	\$329,820	
130,680	\$2.76	3.00	\$120,433	\$361,300	
174,240	\$2.39	4.00	\$104,298	\$417,193	
217,800	\$2.14	5.00	\$93,287	\$466,436	
304,920	\$1.81	7.00	\$78,842	\$551,894	
435,600	\$1.51	10.00	\$65,964	\$659,640	
653,400	\$1.24	15.00	\$53,859	\$807,891	
871,200	\$1.07	20.00	\$46,644	\$932,872	
1,089,000	\$0.96	25.00	\$41,719	\$1,042,983	
1,306,800	\$0.87	30.00	\$38,084	\$1,142,530	
1,742,400	\$0.76	40.00	\$32,982	\$1,319,280	
2,178,000	\$0.68	50.00	\$29,500	\$1,475,000	
4,356,000	\$0.48	100.00	\$20,860	\$2,085,965	

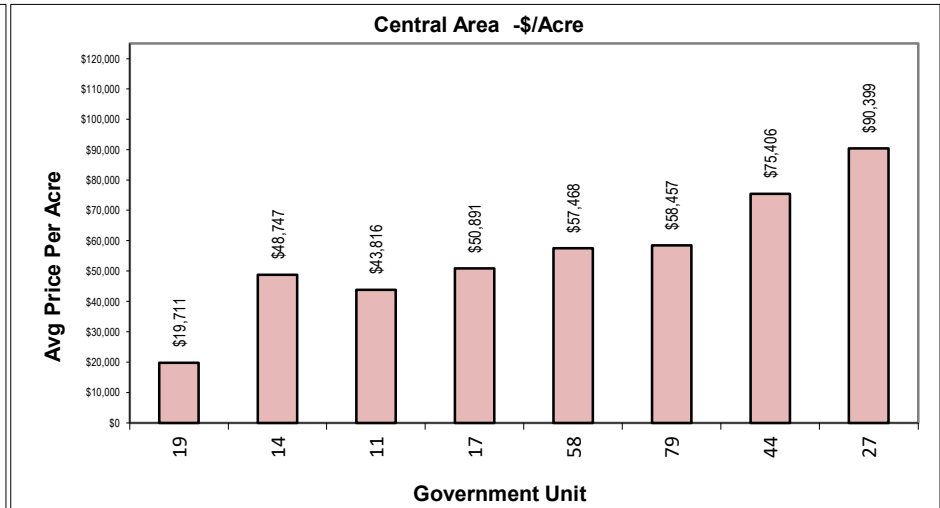
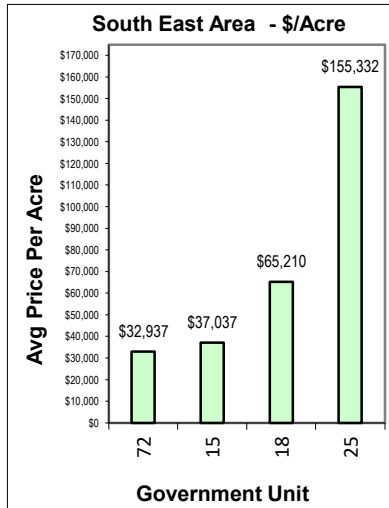


2024 Industrial Vacant Land Map



Ottawa County Industrial Vacant Sales

4/01/2022-3/31/2024



Market Adjusted Sales by Unit				
Unit	Average \$/Acre	# of Sales	Range	
			Low	High
11	43,816	2	39,370	48,263
12		0	---	---
13		0	---	---
14	48,747	1	---	---
15	37,037	1	---	---
16		0	---	---
17	50,891	5	34,054	85,859
18	65,210	2	55,066	75,355
19	19,711	1	---	---
20	No Ind.	No Ind.	No Ind.	No Ind.
21		0	---	---
22		0	---	---
23		0	---	---
24		0	---	---
25	155,332	3	81,763	200,617
26		0	---	---
27	90,399	2	60,606	120,192
44	75,406	4	61,284	88,897
51		0	---	---
58	57,468	3	32,407	85,227
65		0	---	---
72	32,937	1	---	---
79	58,457	3	51,662	70,011
Total	68,112	28	32,407	200,617

Market Adjusted Sales by Area				
South East Area	(Includes units 15, 18, 72, & 25)			
	Average \$/Acre	# of Sales	Low	High
	\$77,392	6	\$37,037	\$200,617
Central Area	(Includes all other units)			
	Average \$/Acre	# of Sales	Low	High
	\$51,306	20	\$32,407	\$120,192
Rural Areas	Average \$/Acre	# of Sales	Low	High
	\$31,988	2	\$29,474	\$32,937
	**based on these sales and historical data, use 50% of regular Industrial rate.			
Power Lines	For power line properties, use Ag rates			

Note: (Average From Overall Summary Line on Sales List), Average from Sales List used on above chart

Ottawa County Industrial Vacant Sales 04/01/2022-03/31/2024

Listed by Area

Street Name	Parcel #	Sale Date	Sale Price	Acres	Mkt Adj \$/Acre
Southeast Area					
1996 Port Sheldo	70-14-27-200-001	1/14/2022	\$30,000	0.81	\$ 37,037
Central Pkwy & G	70-18-08-200-036	6/29/2022	\$1,000,000	18.16	\$ 55,066
Quincy St	70-18-05-400-026	12/15/2022	\$1,700,000	22.56	\$ 75,355
13960 Ironwood I	70-10-01-200-037	6/24/2022	\$1,803,685	22.06	\$ 81,763
Steele St	70-10-24-400-083	12/2/2022	\$325,000	1.77	\$ 183,616
160 1st Ct	70-10-24-484-007	12/20/2023	\$325,000	1.62	\$ 200,617
Sales					
Sub-Total			\$5,183,685	66.98	\$ 77,392
				11.16	\$ 105,576

Southeast Area	
Maximum	\$200,617
Minimum	\$37,037
Weighted Avg	\$77,392
Average	\$105,576
Use Southeast Industrial Land Grid	

Central Area					
5366 Rich St	70-09-24-300-072	6/15/2023	\$125,000	2.59	\$ 48,263
4569 Pingree St	70-10-19-100-024	1/16/2024	\$200,000	5.08	\$ 39,370
Woodlane	70-04-16-300-034	1/6/2023	\$175,000	3.59	\$ 48,747
Quincy St	70-16-05-400-014	11/17/2022	\$381,500	6.61	\$ 57,716
Greenly & Windq	70-16-08-300-064	10/11/2022	\$425,000	4.95	\$ 85,859
Black River Ct	70-16-36-200-028	5/31/2022	\$187,500	5.32	\$ 35,271
US-31 & New Hol	70-16-05-200-001	3/31/2023	\$937,500	27.53	\$ 34,054
124th Ave	70-16-04-200-018	5/12/2023	\$2,936,000	70.65	\$ 41,557
Pentatech Dr	70-17-07-398-006	2/13/2023	\$400,000	6.60	\$ 60,606
664 Construction	70-17-31-120-006	8/15/2023	\$150,000	1.25	\$ 120,192
O'Malley Dr	70-05-26-100-041	6/23/2022	\$350,610	3.94	\$ 88,897
N 68th Ave	70-05-22-300-044	7/21/2022	\$1,715,700	28.00	\$ 61,284
525 O'Malley Dr	70-05-26-100-050	10/19/2022	\$764,377	11.80	\$ 64,778
525 O'Malley Dr	70-05-26-100-053	8/3/2023	\$520,000	6.00	\$ 86,667
Eaton Dr	70-03-27-355-003	8/15/2022	\$425,000	7.76	\$ 54,768
Airpark Dr	70-03-34-176-002	2/3/2023	\$150,000	1.76	\$ 85,227
Beechtree	70-03-27-315-011	2/7/2023	\$280,000	8.64	\$ 32,407
800 E Riley	70-17-17-101-028	8/30/2022	\$1,575,000	29.33	\$ 53,699
700 E Riley	70-17-17-101-026	10/21/2022	\$635,000	9.07	\$ 70,011
800 E Riley	70-17-17-101-029	1/6/2023	\$575,000	11.13	\$ 51,662
Sales					
Sub-Total			\$12,908,187	251.59	\$ 51,306
				12.58	\$ 61,052

Central Area	
Maximum	\$120,192
Minimum	\$32,407
Weighted Avg	\$51,306
Average	\$61,052
Use Central Industrial Land Grid	

Rural Areas - (lacking Municipal W&S)					
Comstock St	70-06-35-400-051	8/27/2021	\$28,000	0.95	\$ 29,474
Chicago Dr	70-14-28-300-040	9/22/2022	\$83,000	2.52	\$ 32,937
Sales					
Sub-Total			\$111,000	3.47	\$ 31,988
				1.74	\$ 31,205

Rural Areas	
Maximum	\$32,937
Minimum	\$29,474
Weighted Avg	\$31,988
Average	\$31,205
Use:	\$32,000
Last Year:	\$20,500

Ottawa County - Industrial Vacant Sales

4/01/2022-3/31/2024

Unit	Address	Parcel #	Sale Date	Sale Price	Acres	\$/Acre	Zoning	Comments	Mkt Adj \$/Acre
11	Allendale Twp	Central							
11	5366 Rich St	70-09-24-300-072	6/15/2023	\$ 125,000	2.59	\$ 48,263	PID, Ag	Level	\$48,263
11	4569 Pingree St	70-10-19-100-024	1/16/2024	\$ 200,000	5.08	\$ 39,370	PID,Ag	Level	\$39,370
2	Sales		Sub-Total	\$ 325,000	7.67	\$ 42,373	(Total \$/Total AC)		
					3.84	\$ 43,816	Average		\$43,816
12	Blendon Twp	Central							
	None								\$0
0	Sales								\$0
13	Chester Twp	Central							
	None								\$0
0	Sales								
14	Crockery Twp	Central							
14	Woodlane	70-04-16-300-034	1/6/2023	\$ 175,000	3.59	\$ 48,747	I-1		\$48,747
1	Sales		Sub-Total	\$ 175,000	3.59	\$ 48,747	(Total \$/Total AC)		
					3.59	\$ 48,747	Average		\$48,747
15	Georgetown Twp	SE							
15	1996 Port Sheldon St	70-14-27-200-001	1/14/2022	\$ 30,000	0.81	\$ 37,037	Ind	Multi Parcel includ	\$37,037
1	Sales		Sub-Total	\$ 30,000	0.81	\$ 37,037	(Total \$/Total AC)		
					0.81	\$ 37,037	Average		\$37,037
16	Grand Haven Twp	Central							
	None								\$0
0	Sales		Sub-Total	\$ -	0.00		(Total \$/Total AC)		
						#DIV/0!	Average		\$0

Ottawa County - Industrial Vacant Sales

4/01/2022-3/31/2024

Unit	Address	Parcel #	Sale Date	Sale Price	Acres	\$/Acre	Zoning	Comments	Mkt Adj \$/Acre
17	<u>Holland Twp</u>	<u>Central</u>							
17	Quincy St	70-16-05-400-014	11/17/2022	\$ 381,500	6.61	\$ 57,716	Ind		\$57,716
17	Greenly & Windquest	70-16-08-300-064	10/11/2022	\$ 425,000	4.95	\$ 85,859	Ind		\$85,859
17	Black River Ct	70-16-36-200-028	5/31/2022	\$ 187,500	5.32	\$ 35,271	Ind		\$35,271
17	US-31 & New Holland	70-16-05-200-001	3/31/2023	\$ 937,500	27.53	\$ 34,054	Ind	Inc -004 & -025	\$34,054
17	124th Ave	70-16-04-200-018	5/12/2023	\$ 2,936,000	70.65	\$ 41,557	Ind		\$41,557
5	Sales		Sub-Total	\$ 4,867,500	115.06	\$ 42,305	(Total \$/Total AC)		
					23.01	\$ 50,891	Average		\$50,891
18	<u>Jamestown Twp</u>	<u>SE</u>							
18	Central Pkwy & Greenly St	70-18-08-200-036	6/29/2022	\$ 1,000,000	18.16	\$ 55,066	Ind	Multi Parcel Sale	\$55,066
18	Quincy St	70-18-05-400-026	12/15/2022	\$ 1,700,000	22.56	\$ 75,355	Ind	partially forested/r	\$75,355
2	Sales		Sub-Total	\$ 2,700,000	40.72	\$ 66,306	(Total \$/Total AC)		
					20.36	\$ 65,210	Average		\$65,210
19	<u>Olive Twp</u>	<u>Central</u>							
19	Van Buren St	70-12-32-100-024	12/6/2021	\$ 150,000	7.61	\$ 19,711	LI & C0	partially low/wet	\$19,711
1	Sales		Sub-Total	\$ 150,000	7.61	\$ 19,711	(Total \$/Total AC)		
					7.61	\$ 19,711	Average		\$19,711
	Park Twp No Industrial Class								
21	<u>Polkton</u>	<u>Central</u>							
	None								\$0
0	Sales		Sub-Total						
22	<u>Port Sheldon</u>	<u>Central</u>							
	None								\$0
0	Sales		Sub-Total						

Ottawa County - Industrial Vacant Sales

4/01/2022-3/31/2024

Unit	Address	Parcel #	Sale Date	Sale Price	Acres	\$/Acre	Zoning	Comments	Mkt Adj \$/Acre
23 Robinson Twp Central									
	None								\$0
0	Sales		Sub-Total	\$ -	0.00	#DIV/0!	(Total \$/Total AC)		
					#DIV/0!	#DIV/0!	Average		\$0
24 Spring Lake Twp Central									
	None								\$0
0	Sales		Sub-Total	\$ -	0.00	#DIV/0!	(Total \$/Total AC)		
					#DIV/0!	#DIV/0!	Average		\$0
25 Tallmadge Twp SE									
25	13960 Ironwood Dr	70-10-01-200-037	6/24/2022	\$ 1,803,685	22.06	\$ 81,763	I-1, Ag	Lvl, Wooded. NV	\$81,763
25	Steele St	70-10-24-400-083	12/2/2022	\$ 325,000	1.77	\$ 183,616	I-1	Level, Corner Lot	\$183,616
25	160 1st Ct	70-10-24-484-007	12/20/2023	\$ 325,000	1.62	\$ 200,617	I-1	Level	\$200,617
3	Sales		Sub-Total	\$ 2,453,685	25.45	\$ 96,412	(Total \$/Total AC)		
					8.48	\$ 155,332	Average		\$155,332
26 Wright Twp Central									
	None								\$0
0	Sales		Sub-Total	\$ -	0.00	#DIV/0!	(Total \$/Total AC)		
					#DIV/0!	#DIV/0!	Average		\$0
27 Zeeland Twp Central									
27	Pentatech Dr	70-17-07-398-006	2/13/2023	\$ 400,000	6.60	\$ 60,606	I-1,Ag	Vacant, Level	\$60,606
27	664 Construction Ct	70-17-31-120-006	8/15/2023	\$ 150,000	1.25	\$ 120,192	Com,Ag	Vacant, Level	\$120,192
2	Sales		Sub-Total	\$ 550,000	7.85	\$ 70,082	(Total \$/Total AC)		
					3.92	\$ 90,399	Average		\$90,399

Ottawa County - Industrial Vacant Sales

4/01/2022-3/31/2024

Unit	Address	Parcel #	Sale Date	Sale Price	Acres	\$/Acre	Zoning	Comments	Mkt Adj \$/Acre
44	<u>Coopersville City</u>	<u>Central</u>							
44	O'Malley Dr	70-05-26-100-041	6/23/2022	\$ 350,610	3.94	\$ 88,897	I-1	Good Site	\$88,897
44	N 68th Ave	70-05-22-300-044	7/21/2022	\$ 1,715,700	28.00	\$ 61,284	Ag	Flat, Level. Vac a	\$61,284
44	525 O'Malley Dr	70-05-26-100-050	10/19/2022	\$ 764,377	11.80	\$ 64,778	I-1,Ag	Level	\$64,778
44	525 O'Malley Dr	70-05-26-100-053	8/3/2023	\$ 520,000	6.00	\$ 86,667	Res,Ag	Level	\$86,667
4	Sales		Sub-Total	\$ 3,350,687	49.74	\$ 67,364	(Total \$/Total AC)		
					12.44	\$ 75,406	Average		\$75,406
51	<u>Ferrysburg City</u>	<u>Central</u>							
	None								
0	Sales		Sub-Total	\$ -	0.00	#DIV/0!	(Total \$/Total AC)		
					#DIV/0!	#DIV/0!	Average		
58	<u>Grand Haven City</u>	<u>Central</u>							
58	Eaton Dr	70-03-27-355-003	8/15/2022	\$ 425,000	7.76	\$ 54,768	I	Adj to buyer ind fa	\$54,768
58	Airpark Dr	70-03-34-176-002	2/3/2023	\$ 150,000	1.76	\$ 85,227	I	Adj to buyer ind fa	\$85,227
58	Beechtree	70-03-27-315-011	2/7/2023	\$ 280,000	8.64	\$ 32,407	I	Drain&Sensitive C	\$32,407
3	Sales		Sub-Total	\$ 855,000	18.16	\$ 47,081	(Total \$/Total AC)		
					6.05	\$ 57,468	Average		\$57,468
65	<u>Holland City</u>	<u>Central</u>							
	None								\$0
0	Sales		Sub-Total	\$ -	0.00	#DIV/0!	(Total \$/Total AC)		
					#DIV/0!	#DIV/0!	Average		\$0
72	<u>Hudsonville City</u>	<u>SE</u>							
72	Chicago Dr	70-14-28-300-040	9/22/2022	\$ 83,000	2.52	\$ 32,937	I-1	flat/tilled	\$32,937
1	Sales		Sub-Total	\$ 83,000	2.52	\$ 32,937	(Total \$/Total AC)		
					2.52	\$ 32,937	Average		\$32,937
79	<u>Zeeland City</u>	<u>Central</u>							
79	800 E Riley	70-17-17-101-028	8/30/2022	\$ 1,575,000	29.33	\$ 53,699	A-1	0	\$53,699
79	700 E Riley	70-17-17-101-026	10/21/2022	\$ 635,000	9.07	\$ 70,011	I-2	Corner Lot	\$70,011
79	800 E Riley	70-17-17-101-029	1/6/2023	\$ 575,000	11.13	\$ 51,662	A-1	0	\$51,662
3	Sales		Sub-Total	\$ 2,785,000	49.53	\$ 56,229	(Total \$/Total AC)		
					16.51	\$ 58,457	Average		\$58,457

Ottawa County - Industrial Vacant Sales

4/01/2022-3/31/2024

<u>Unit</u>	<u>Address</u>	<u>Parcel #</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Acres</u>	<u>\$/Acre</u>	<u>Zoning</u>	<u>Comments</u>	<u>Mkt Adj \$/Acre</u>
Overall summary - Industrial Sales			Total	\$ 18,324,872	\$ 328.70	\$ 55,749	(Total \$/Total AC)		
28						\$68,112	Average		\$68,112

Ottawa County Industrial Vacant Sales 04/01/2022-03/31/2024 Support for Adjustments

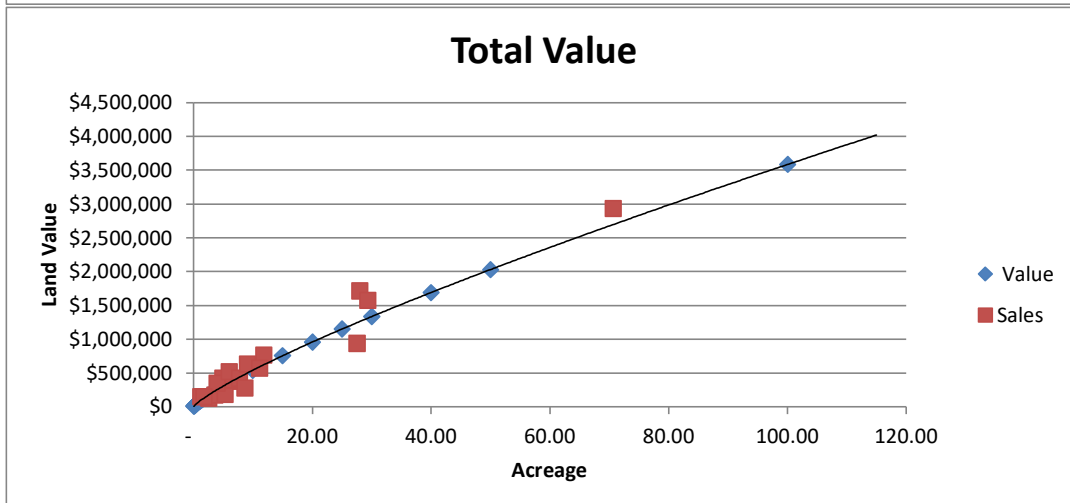
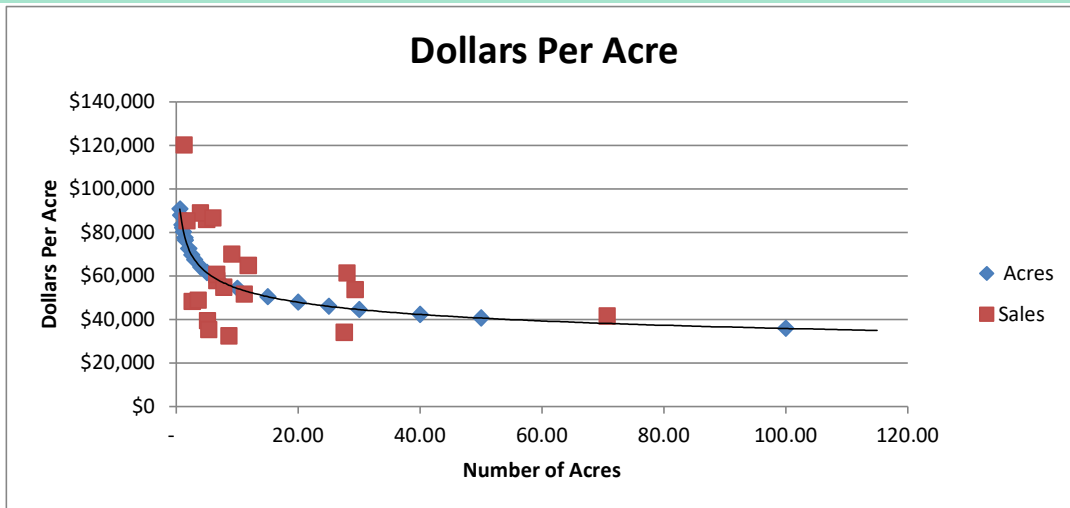
Zeeland City - Central Zone

Area	Aggregate Mean \$/Acre	Mean \$/Acre
Zeeland City	\$ 56,229	\$ 58,457
Central Area	\$ 51,306	\$ 61,052
Computed Adj=	10%	-4%
	Use +10% Adj	

OTTAWA COUNTY EQUALIZATION

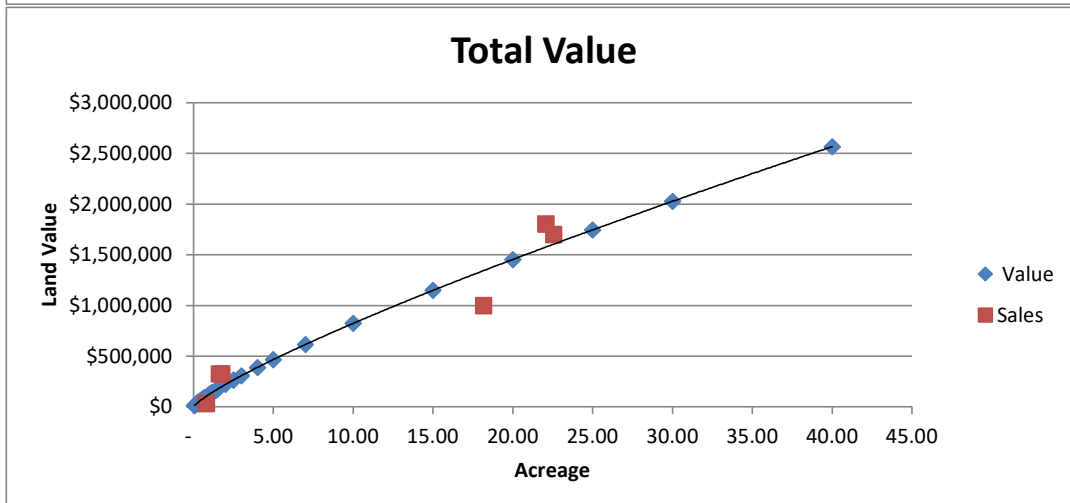
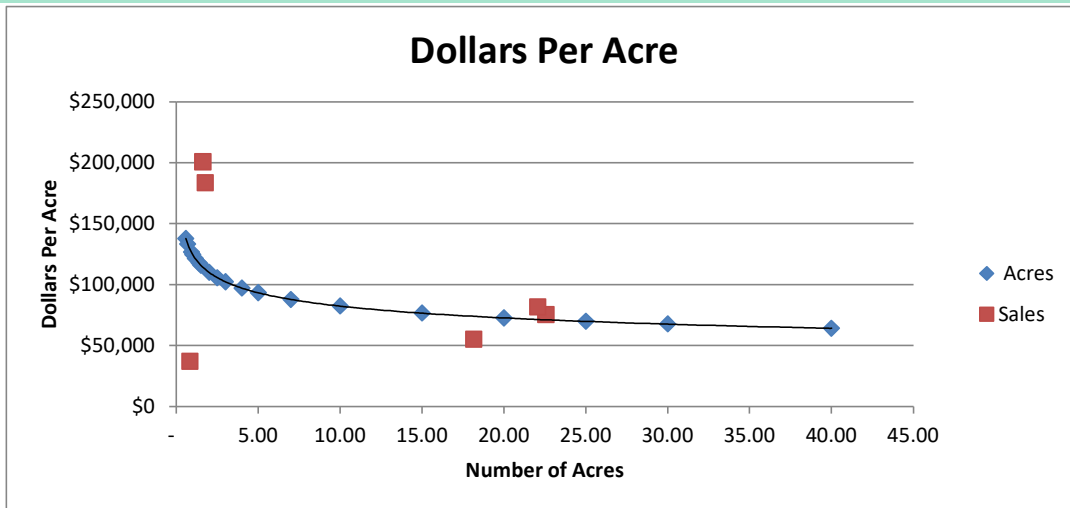
CENTRAL INDUSTRIAL LAND RATES

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$3.15	0.06	\$137,382	\$7,885	
5,000	\$2.78	0.11	\$121,268	\$13,920	
7,500	\$2.59	0.17	\$112,732	\$19,410	
10,000	\$2.46	0.23	\$107,043	\$24,574	
12,500	\$2.36	0.29	\$102,829	\$29,508	
15,000	\$2.28	0.34	\$99,509	\$34,266	
20,000	\$2.17	0.46	\$94,487	\$43,383	
25,000	\$2.08	0.57	\$90,767	\$52,093	
30,000	\$2.02	0.69	\$87,837	\$60,494	
40,000	\$1.91	0.92	\$83,404	\$76,588	
43,560	\$1.89	1.00	\$82,134	\$82,134	
50,000	\$1.84	1.15	\$80,121	\$91,966	
60,000	\$1.78	1.38	\$77,534	\$106,796	
65,340	\$1.75	1.50	\$76,353	\$114,530	
87,120	\$1.66	2.00	\$72,500	\$145,000	
108,900	\$1.60	2.50	\$69,646	\$174,114	
130,680	\$1.55	3.00	\$67,397	\$202,191	
174,240	\$1.47	4.00	\$63,996	\$255,984	
217,800	\$1.41	5.00	\$61,476	\$307,382	
304,920	\$1.33	7.00	\$57,864	\$405,045	
435,600	\$1.25	10.00	\$54,265	\$542,654	
653,400	\$1.16	15.00	\$50,446	\$756,690	
871,200	\$1.10	20.00	\$47,900	\$958,005	
1,089,000	\$1.06	25.00	\$46,014	\$1,150,361	
1,306,800	\$1.02	30.00	\$44,529	\$1,335,866	
1,742,400	\$0.97	40.00	\$42,282	\$1,691,269	
2,178,000	\$0.93	50.00	\$40,617	\$2,030,854	
4,356,000	\$0.82	100.00	\$35,853	\$3,585,283	



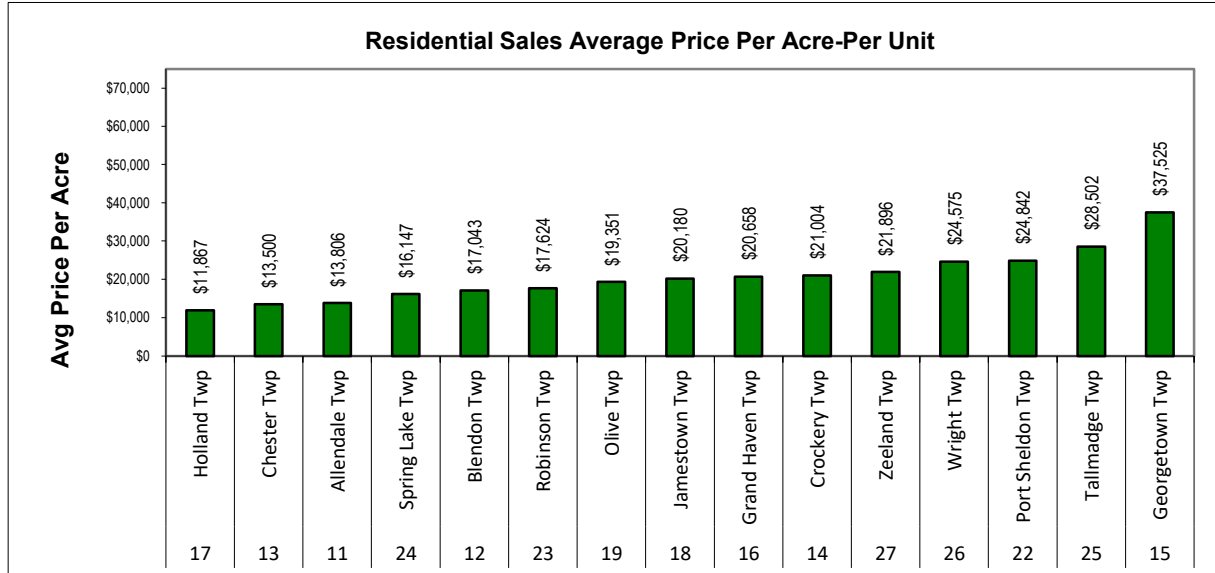
**OTTAWA COUNTY EQUALIZATION
SOUTHEAST INDUSTRIAL LAND RATES**

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$4.79	0.06	\$208,442	\$11,963	
5,000	\$4.22	0.11	\$183,992	\$21,119	
7,500	\$3.93	0.17	\$171,042	\$29,449	
10,000	\$3.73	0.23	\$162,410	\$37,284	
12,500	\$3.58	0.29	\$156,016	\$44,771	
15,000	\$3.47	0.34	\$150,979	\$51,990	
20,000	\$3.29	0.46	\$143,360	\$65,822	
25,000	\$3.16	0.57	\$137,716	\$79,038	
30,000	\$3.06	0.69	\$133,270	\$91,784	
40,000	\$2.91	0.92	\$126,544	\$116,202	
43,560	\$2.86	1.00	\$124,617	\$124,617	
50,000	\$2.79	1.15	\$121,562	\$139,534	
60,000	\$2.70	1.38	\$117,638	\$162,035	
65,340	\$2.66	1.50	\$115,846	\$173,769	
87,120	\$2.53	2.00	\$110,000	\$220,000	
108,900	\$2.43	2.50	\$105,669	\$264,173	
130,680	\$2.35	3.00	\$102,258	\$306,773	
174,240	\$2.23	4.00	\$97,097	\$388,389	
217,800	\$2.14	5.00	\$93,275	\$466,373	
304,920	\$2.02	7.00	\$87,793	\$614,552	
435,600	\$1.89	10.00	\$82,334	\$823,338	
653,400	\$1.76	15.00	\$76,539	\$1,148,082	
871,200	\$1.67	20.00	\$72,676	\$1,453,526	
1,089,000	\$1.60	25.00	\$69,815	\$1,745,376	
1,306,800	\$1.55	30.00	\$67,561	\$2,026,831	
1,742,400	\$1.47	40.00	\$64,152	\$2,566,063	
2,178,000	\$1.41	50.00	\$61,626	\$3,081,296	
4,356,000	\$1.25	100.00	\$54,397	\$5,439,739	



Ottawa County Larger Residential Vacant Sales

4/01/2022-3/31/2024



<u>Unit</u>	<u>Average \$/Acre</u>	<u># of Sales</u>	<u>Range</u>		<u>Unit</u>	<u>Average \$/Acre</u>
			<u>Low</u>	<u>High</u>		
11	\$ 13,806	5	\$ 10,301	\$ 18,722	17 Holland Twp	\$11,867
12	\$ 17,043	1	---	---	13 Chester Twp	\$13,500
13	\$ 13,500	1	---	---	11 Allendale Twp	\$13,806
14	\$ 21,004	3	\$ 14,486	\$ 42,629	24 Spring Lake Twp	\$16,147
15	\$ 37,525	6	\$ 23,187	\$ 57,983	12 Blendon Twp	\$17,043
16	\$ 20,658	3	\$ 16,556	\$ 26,565	23 Robinson Twp	\$17,624
17	\$ 11,867	1	---	---	19 Olive Twp	\$19,351
18	\$ 20,180	5	\$ 18,018	\$ 32,808	18 Jamestown Twp	\$20,180
19	\$ 19,351	7	\$ 14,811	\$ 26,752	16 Grand Haven Twp	\$20,658
20		0	---	---	14 Crockery Twp	\$21,004
21		0	---	---	27 Zeeland Twp	\$21,896
22	\$ 24,842	2	\$ 22,100	\$ 29,503	26 Wright Twp	\$24,575
23	\$ 17,624	10	\$ 12,494	\$ 17,857	22 Port Sheldon Twp	\$24,842
24	\$ 16,147	1	---	---	25 Tallmadge Twp	\$28,502
25	\$ 28,502	8	\$ 18,089	\$ 45,232	15 Georgetown Twp	\$37,525
26	\$ 24,575	1	---	---	21 Polkton Twp	
27	\$ 21,896	4	\$ 14,815	\$ 30,541	20 Park Twp	
Total	\$ 20,719	58	\$ 10,301	\$ 57,983		

Note: (Average From Overall Summary Line on Sales List), (Total \$/Total AC) from Sales List used on above chart

Ottawa County
Larger Residential Vacant Sales

4/01/2022-3/31/2024

Unit	Street Name	Parcel #	Sale Date	Sale Price	Acres	\$/Acre	Zoning	Description	Comments
11 Allendale Twp									
11	11343 88TH AVE	70-09-19-400-028	2/2/2023	\$ 64,000	5.30	\$ 12,075			
11	12219 56TH AVE	70-09-14-400-057	2/14/2024	\$ 206,500	11.03	\$ 18,722			
11	10740 92ND AVE	70-09-30-400-037	6/9/2023	\$ 250,000	14.41	\$ 17,349			
11	12251 60TH AVE	70-09-14-300-059	12/20/2023	\$ 230,000	15.61	\$ 14,734			
11	10899 60TH AVE	70-09-26-100-093	8/26/2023	\$ 325,000	31.55	\$ 10,301			
5	Sales		Sub-Total	\$ 1,075,500	77.90	\$ 13,806	(Total \$/Total AC)		
						\$ 14,636	Average		
12 Blendon Twp									
12	FILLMORE ST	70-13-04-100-036	9/11/2023	\$ 400,000	23.47	\$ 17,043			
1	Sales		Sub-Total	\$ 400,000	23.47	\$ 17,043	(Total \$/Total AC)		
						\$ 17,043	Average		
13 Chester Twp									
13	2289 GOODING ST	70-01-15-300-042	7/21/2022	\$ 88,695	6.57	\$ 13,500			
1	Sales		Sub-Total	\$ 88,695	6.57	\$ 13,500	(Total \$/Total AC)		
						\$ 13,500	Average		

Ottawa County
Larger Residential Vacant Sales

4/01/2022-3/31/2024

Unit	Street Name	Parcel #	Sale Date	Sale Price	Acres	\$/Acre	Zoning	Description	Comments
14 Crockery Twp									
14	TAFT ST	70-04-05-400-007	9/1/2023	\$ 240,000	5.63	\$ 42,629			
14	18543 120TH AVE	70-04-04-400-016	4/26/2023	\$ 139,900	9.35	\$ 14,963			
14	TAFT ST	70-04-10-100-010	2/15/2024	\$ 145,000	10.01	\$ 14,486			
3	Sales		Sub-Total	\$ 524,900	24.99	\$ 21,004	(Total \$/Total AC)		
						\$ 24,026	Average		
15 Georgetown Twp									
15	3683 FILLMORE ST	70-14-05-100-021	11/9/2022	\$ 300,000	5.23	\$ 57,361			
15	1485 JACKSON ST	70-14-35-300-066	10/6/2023	\$ 177,500	5.83	\$ 30,446			
15	1421 JACKSON ST	70-14-35-300-068	9/26/2023	\$ 205,000	5.83	\$ 35,163			
15	5874 8TH AVE	70-14-25-300-029	6/30/2023	\$ 345,000	5.95	\$ 57,983			
15	EMERADO RD	70-14-04-300-039	8/29/2022	\$ 250,000	7.99	\$ 31,289			
15	7976 42ND AVE	70-14-18-200-054	4/27/2023	\$ 195,000	8.41	\$ 23,187			
6	Sales		Sub-Total	\$ 1,472,500	39.24	\$ 37,525	(Total \$/Total AC)		
						\$ 39,238	Average		
16 Grand Haven Twp									
16	160TH AVE	70-07-34-200-040	11/1/2023	\$ 140,000	5.27	\$ 26,565			
16	144TH AVE	70-07-12-400-028	6/21/2022	\$ 100,000	6.04	\$ 16,556			
16	FILLMORE ST	70-07-35-300-019	3/15/2024	\$ 275,000	13.62	\$ 20,191			
3	Sales		Sub-Total	\$ 515,000	24.93	\$ 20,658	(Total \$/Total AC)		
						\$ 21,104	Average		
17 Holland Twp									
17	120TH AVE (VAC)	70-16-10-100-049	11/21/2023	\$ 260,000	21.91	\$ 11,867			
1	Sales		Sub-Total	\$ 260,000	21.91	\$ 11,867	(Total \$/Total AC)		
						\$ 11,867	Average		

Ottawa County
Larger Residential Vacant Sales

4/01/2022-3/31/2024

<u>Unit</u>	<u>Street Name</u>	<u>Parcel #</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Acres</u>	<u>\$/Acre</u>	<u>Zoning</u>	<u>Description</u>	<u>Comments</u>
18 Jamestown Twp									
18	8TH AVE	70-18-11-200-038	2/9/2023	\$ 250,000	7.62	\$ 32,808			
18	BYRON RD	70-18-19-100-007	5/30/2023	\$ 192,000	9.97	\$ 19,258			
18	16TH AVE	70-18-14-100-025	3/27/2024	\$ 180,000	9.99	\$ 18,018			
18	4155 MASON ST	70-18-31-200-028	4/14/2022	\$ 210,000	11.47	\$ 18,309			
18	4480 BYRON RD	70-18-19-100-016	6/3/2022	\$ 392,500	21.63	\$ 18,146			
5 Sales			Sub-Total	\$ 1,224,500	60.68	\$ 20,180	(Total \$/Total AC)		
						\$ 21,308	Average		
19 Olive Twp									
19	96TH AVE	70-12-36-200-017	9/29/2023	\$ 125,000	5.01	\$ 24,950			
19	BARRY ST	70-12-31-200-040	9/19/2023	\$ 75,000	5.02	\$ 14,940			
19	5283 96TH AVE	70-12-36-200-019	3/22/2024	\$ 136,000	6.10	\$ 22,295			
19	Stanton St	70-12-01-300-045	8/24/2023	\$ 168,000	6.28	\$ 26,752			
19	FILLMORE ST	70-12-02-200-014	5/24/2022	\$ 125,000	6.65	\$ 18,797			
19	STANTON ST	70-12-01-300-045	8/24/2023	\$ 168,000	6.90	\$ 24,348			
19	128TH AVE	70-12-05-200-061	3/22/2024	\$ 330,000	22.28	\$ 14,811			
7 Sales			Sub-Total	\$ 1,127,000	58.24	\$ 19,351	(Total \$/Total AC)		
						\$ 20,985	Average		
20 Park Twp									
0 Sales			Sub-Total	\$ -	0.00		(Total \$/Total AC)		
							Average		

Ottawa County
Larger Residential Vacant Sales

4/01/2022-3/31/2024

Unit	Street Name	Parcel #	Sale Date	Sale Price	Acres	\$/Acre	Zoning	Description	Comments
21 Polkton Twp									
0	Sales		Sub-Total	\$ -	0.00			(Total \$/Total AC)	
								Average	
22 Port Sheldon Twp									
22	CROSWELL ST	70-11-11-300-032	7/25/2022	\$ 380,000	12.88	\$ 29,503			
22	152nd Ave	70-11-35-400-039	1/12/2024	\$ 484,000	21.90	\$ 22,100			
2	Sales		Sub-Total	\$ 864,000	34.78	\$ 24,842		(Total \$/Total AC)	
						\$ 25,802		Average	
23 Robinson Twp									
23	104th Ave	70-08-36-300-022	5/20/2022	\$ 75,000	5.00	\$ 15,000			
23	12436 124TH AVE	70-08-16-200-039	12/7/2022	\$ 105,000	5.02	\$ 20,916			
23	RABBIT TRL	70-08-16-300-051	8/15/2023	\$ 215,000	7.59	\$ 28,327			
23	AMBER ROSE DR PRV	70-08-36-400-042	2/20/2023	\$ 195,000	7.88	\$ 24,746			
23	JOHNSON ST	70-08-10-100-020	11/21/2023	\$ 175,000	10.03	\$ 17,448			
23	10711 STUMP ST	70-08-14-200-014	4/3/2023	\$ 185,000	10.35	\$ 17,874			
23	STUMP ST	70-08-14-200-013	3/28/2023	\$ 175,000	10.53	\$ 16,619			
23	128TH AVE	70-08-09-300-067	10/28/2022	\$ 220,000	14.28	\$ 15,406			
23	128TH AVE	70-08-09-300-067	9/26/2023	\$ 255,000	14.28	\$ 17,857			
23	LUCE ST	70-08-34-400-017	10/6/2023	\$ 250,000	20.01	\$ 12,494			
10	Sales		Sub-Total	\$ 1,850,000	104.97	\$ 17,624		(Total \$/Total AC)	
						\$ 18,669		Average	
24 Spring Lake Twp									
24	148TH AVE	70-03-12-100-013	11/21/2022	\$ 160,500	9.94	\$ 16,147			
1	Sales		Sub-Total	\$ 160,500	9.94	\$ 16,147		(Total \$/Total AC)	
						\$ 16,147		Average	

Ottawa County
Larger Residential Vacant Sales

4/01/2022-3/31/2024

Unit	Street Name	Parcel #	Sale Date	Sale Price	Acres	\$/Acre	Zoning	Description	Comments
25 Tallmadge Twp									
25	14TH AVE	70-10-23-300-049	1/10/2024	\$ 193,903	5.02	\$ 38,626			
25	JOHNSON ST	70-10-07-200-038	3/1/2024	\$ 129,900	5.07	\$ 25,621			
25	26TH AVE	70-10-33-200-036	7/19/2022	\$ 140,000	5.87	\$ 23,850			
25	14233 SHEFFIELDS W	70-10-02-100-041	12/27/2022	\$ 351,000	7.76	\$ 45,232			
25	LEONARD ST	70-10-24-200-023	12/21/2023	\$ 210,000	8.26	\$ 25,424			
25	14TH AVE	70-10-23-300-051	6/1/2023	\$ 174,900	9.50	\$ 18,411			
25	14TH AVE	70-10-23-300-052	7/26/2023	\$ 178,900	9.89	\$ 18,089			
25	951 LUCE ST	70-10-35-200-009	7/28/2023	\$ 370,000	9.98	\$ 37,074			
8	Sales		Sub-Total	\$ 1,748,603	61.35	\$ 28,502		(Total \$/Total AC)	
						\$ 29,041		Average	
26 Wright Twp									
26	CLEVELAND ST	70-06-15-300-025	3/9/2023	\$ 130,000	5.29	\$ 24,575			
1	Sales		Sub-Total	\$ 130,000	5.29	\$ 24,575		(Total \$/Total AC)	
						\$ 24,575		Average	
27 Zeeland Twp.									
27	2910 68TH AVE	70-17-15-100-068	7/6/2023	\$ 175,000	5.73	\$ 30,541			
27	2880 68TH AVE	70-17-15-100-070	10/13/2023	\$ 175,000	5.74	\$ 30,488			
27	ADAMS ST	70-17-34-100-027	2/15/2024	\$ 199,800	8.40	\$ 23,786			
27	2845 68TH AVE	70-17-15-100-071	8/18/2023	\$ 240,000	16.20	\$ 14,815			
4	Sales		Sub-Total	\$ 789,800	36.07	\$ 21,896		(Total \$/Total AC)	
						\$ 24,907		Average	
Overall Summary - Large Residential Sales									
58			Sub-Total	\$ 12,230,998	590	\$ 20,719		(Total \$/Total AC)	
						\$ 23,290		Average	
						\$ 22,000		Use- Ag Dev Potential	

COUNTY OF OTTAWA

RESIDENTIAL LAND ANALYSIS - CENTRAL

Unit	Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	# of Units or %	\$/Unit
Allendale	70-09-14-200-025	12713 RIDGEDALE DR	04/28/22	\$74,900	0.000%	\$74,900	0.99	\$75,656.57
Allendale	70-09-16-100-062	12733 76TH AVE	05/31/23	\$100,000	0.000%	\$100,000	1.00	\$100,000.00
Allendale	70-09-14-200-024	12719 RIDGEDALE DR	04/15/22	\$85,000	0.000%	\$85,000	1.08	\$78,703.70
Allendale	70-10-20-100-015	11840 40TH AVE	06/29/22	\$40,000	0.000%	\$40,000	1.52	\$26,315.79
Allendale	70-09-15-400-054	12270 KNOOPER CT	08/01/22	\$125,000	0.000%	\$125,000	1.54	\$81,168.83
Allendale	70-09-30-200-032	10828 92ND AVE	09/21/23	\$92,000	0.000%	\$92,000	1.68	\$54,761.90
Allendale	70-09-32-100-021	8778 PIERCE ST	03/05/24	\$129,000	0.000%	\$129,000	2.42	\$53,305.79
Allendale	70-09-30-400-036	10764 92ND AVE	10/03/23	\$130,000	0.000%	\$130,000	2.71	\$47,970.48
Allendale	70-09-36-300-044	9979 52ND AVE	04/18/23	\$130,000	0.000%	\$130,000	2.95	\$44,067.80
Allendale	70-09-28-400-007	7465 PIERCE ST	11/08/23	\$175,000	0.000%	\$175,000	3.26	\$53,680.98
Allendale	70-09-19-400-028	11343 88TH AVE	02/02/23	\$64,000	0.000%	\$64,000	5.30	\$12,075.47
Allendale	70-09-14-400-057	12219 56TH AVE	02/14/24	\$206,500	0.000%	\$206,500	11.03	\$18,721.67
Allendale	70-09-30-400-037	10740 92ND AVE	06/09/23	\$250,000	0.000%	\$250,000	14.41	\$17,349.06
Allendale	70-09-14-300-059	12251 60TH AVE	12/20/23	\$230,000	0.000%	\$230,000	15.61	\$14,734.14
Allendale	70-09-26-100-093	10899 60TH AVE	08/26/23	\$325,000	0.000%	\$325,000	31.55	\$10,301.11
Blendon	70-13-29-200-021	6373 80TH AVE	02/08/24	\$450,000	0.000%	\$450,000	1.20	\$375,000.00
Blendon	70-13-30-200-041	6307 88TH AVE	08/12/22	\$75,000	0.000%	\$75,000	1.50	\$50,000.00
Blendon	70-13-22-300-031	72ND AVE	05/03/22	\$100,000	0.000%	\$100,000	1.85	\$54,054.05
Blendon	70-13-28-100-028	6022 80TH AVE	07/13/22	\$90,000	0.000%	\$90,000	1.85	\$48,648.65
Blendon	70-13-22-300-027	6738 72ND AVE	06/24/22	\$110,000	0.000%	\$110,000	1.87	\$58,823.53
Blendon	70-13-10-200-040	66TH AVE	05/20/22	\$95,000	0.000%	\$95,000	2.21	\$42,986.43
Blendon	70-13-10-200-041	66TH AVE	05/20/22	\$100,000	0.000%	\$100,000	2.21	\$45,248.87
Blendon	70-13-10-200-039	66TH AVE	05/23/22	\$120,000	0.000%	\$120,000	2.24	\$53,571.43
Blendon	70-13-10-200-038	8463 66TH AVE	05/20/22	\$125,000	0.000%	\$125,000	2.25	\$55,555.56
Blendon	70-13-27-100-003	Port Sheldon St	05/05/22	\$84,900	0.000%	\$84,900	2.37	\$35,822.78
Blendon	70-13-06-400-023	Taylor St	05/06/22	\$140,000	0.000%	\$140,000	2.50	\$56,000.00
Blendon	70-13-27-100-040	PORT SHELTON ST	08/02/23	\$84,500	0.000%	\$84,500	2.50	\$33,800.00
Blendon	70-13-21-100-011	80TH AVE	09/27/23	\$100,000	0.000%	\$100,000	2.50	\$40,000.00
Blendon	70-13-26-400-045	VAN BUREN ST	09/02/22	\$125,000	0.000%	\$125,000	3.19	\$39,184.95
Blendon	70-13-06-400-024	8955 TAYLOR ST	05/26/22	\$140,000	0.000%	\$140,000	3.52	\$39,772.73
Blendon	70-13-01-400-020	48TH AVE	08/22/22	\$150,000	0.000%	\$150,000	3.59	\$41,782.73
Blendon	70-13-01-400-020	48TH AVE	09/01/23	\$200,000	0.000%	\$200,000	3.59	\$55,710.31
Blendon	70-13-09-200-035	7530 TAYLOR ST	08/19/22	\$99,900	0.000%	\$99,900	4.05	\$24,666.67
Blendon	70-13-22-200-022	BLAIR ST	04/26/23	\$60,000	0.000%	\$60,000	4.06	\$14,778.33
Blendon	70-13-10-200-034	66TH AVE	04/08/22	\$140,000	0.000%	\$140,000	4.91	\$28,513.24
Blendon	70-13-14-400-035	TYLER ST	02/22/24	\$52,000	0.000%	\$52,000	7.10	\$7,323.94
Blendon	70-13-22-200-022	BLAIR ST	04/13/22	\$163,620	0.000%	\$163,620	18.18	\$9,000.00
Blendon	70-13-04-100-036	FILLMORE ST	09/11/23	\$400,000	0.000%	\$400,000	23.47	\$17,043.03
Olive	70-12-02-300-056	108TH AVE	01/22/24	\$75,000	0.000%	\$75,000	1.32	\$56,818.18
Olive	70-12-02-300-058	108TH AVE	01/26/24	\$75,000	0.000%	\$75,000	1.32	\$56,818.18
Olive	70-12-02-300-057	108TH AVE	12/01/23	\$85,000	0.000%	\$85,000	1.33	\$63,909.77
Olive	70-12-11-300-038	11021 POLK ST	09/29/22	\$82,500	0.000%	\$82,500	2.00	\$41,250.00
Olive	70-12-05-200-055	STANTON ST	06/15/22	\$90,000	0.000%	\$90,000	2.05	\$43,902.44
Olive	70-12-05-200-056	12823 128TH AVE	11/08/22	\$75,000	0.000%	\$75,000	2.05	\$36,585.37
Olive	70-12-05-200-054	128TH AVE	01/17/24	\$76,000	0.000%	\$76,000	2.05	\$37,073.17
Olive	70-12-05-200-053	STANTON ST	07/28/23	\$75,000	0.000%	\$75,000	2.05	\$36,585.37
Olive	70-12-31-300-027	14131 NEW HOLLAND ST	05/24/23	\$100,000	0.000%	\$100,000	2.07	\$48,309.18
Olive	70-12-01-100-057	9354 104TH AVE	07/28/23	\$110,000	0.000%	\$110,000	2.14	\$51,401.87
Olive	70-12-01-100-058	9326 104TH AVE	07/28/23	\$110,000	0.000%	\$110,000	2.14	\$51,401.87
Olive	70-12-03-100-019	11874 FILLMORE ST	08/29/22	\$115,000	0.000%	\$115,000	2.42	\$47,520.66
Olive	70-12-03-100-019	11874 FILLMORE ST	10/13/23	\$124,000	0.000%	\$124,000	2.42	\$51,239.67
Olive	70-12-35-100-014	KAPENGA WAY	07/12/22	\$80,000	0.000%	\$80,000	2.49	\$32,128.51
Olive	70-12-13-400-034	96TH AVE	04/27/22	\$130,000	0.000%	\$130,000	3.50	\$37,142.86
Olive	70-12-06-300-022	14094 CANDACE CT	02/03/23	\$121,250	0.000%	\$121,250	3.80	\$31,907.89
Olive	70-12-25-100-025	6121 100TH AVE	09/16/22	\$152,000	0.000%	\$152,000	3.95	\$38,481.01
Olive	70-12-36-200-020	BARRY ST	11/28/23	\$134,027	0.000%	\$134,027	4.02	\$33,340.05
Olive	70-12-36-200-017	96TH AVE	09/29/23	\$125,000	0.000%	\$125,000	5.01	\$24,950.10
Olive	70-12-31-200-040	BARRY ST	09/19/23	\$75,000	0.000%	\$75,000	5.02	\$14,940.24
Olive	70-12-09-400-039	120TH AVE	11/06/23	\$35,000	0.000%	\$35,000	5.05	\$6,930.69
Olive	70-12-36-200-019	5283 96TH AVE	03/22/24	\$136,000	0.000%	\$136,000	6.10	\$22,295.08
Olive	70-12-01-300-045	Stanton St	08/24/23	\$168,000	0.000%	\$168,000	6.28	\$26,751.59
Olive	70-12-02-200-014	FILLMORE ST	05/24/22	\$125,000	0.000%	\$125,000	6.65	\$18,796.99
Olive	70-12-01-300-045	STANTON ST	08/24/23	\$168,000	0.000%	\$168,000	6.90	\$24,347.83

Olive	70-12-10-100-003	116TH AVE	05/06/22	\$200,000	0.000%	\$200,000	20.13	\$9,935.42
Olive	70-12-05-200-061	128TH AVE	03/22/24	\$330,000	0.000%	\$330,000	22.28	\$14,811.49
Tallmadge	70-10-25-100-042	640 LAKE MICHIGAN DR	08/11/23	\$115,000	0.000%	\$115,000	1.94	\$59,278.35
Tallmadge	70-10-24-200-037	LEONARD ST	06/03/22	\$38,000	0.000%	\$38,000	2.48	\$15,322.58
Tallmadge	70-10-10-300-030	24TH AVE	12/15/23	\$132,500	0.000%	\$132,500	2.49	\$53,212.85
Tallmadge	70-10-10-300-033	24TH AVE	10/09/23	\$130,000	0.000%	\$130,000	2.50	\$52,000.00
Tallmadge	70-10-07-200-039	JOHNSON ST	08/18/22	\$87,500	0.000%	\$87,500	2.52	\$34,722.22
Tallmadge	70-10-23-300-047	11320 14TH AVE	06/15/23	\$109,900	0.000%	\$109,900	2.53	\$43,438.74
Tallmadge	70-10-23-300-046	14TH AVE	12/20/23	\$125,000	0.000%	\$125,000	2.54	\$49,212.60
Tallmadge	70-10-28-100-060	CARLSON WOODS DR	06/30/23	\$174,900	0.000%	\$174,900	2.57	\$68,054.47
Tallmadge	70-10-24-100-036	724 LEONARD ST	07/07/22	\$109,000	0.000%	\$109,000	2.58	\$42,248.06
Tallmadge	70-10-24-100-037	690 LEONARD ST	04/28/23	\$110,000	0.000%	\$110,000	2.58	\$42,635.66
Tallmadge	70-10-11-300-033	12TH AVE	12/28/23	\$52,000	0.000%	\$52,000	2.88	\$18,055.56
Tallmadge	70-10-11-300-031	12TH AVE	12/28/23	\$52,000	0.000%	\$52,000	2.89	\$17,993.08
Tallmadge	70-10-15-300-070	LEONARD ST	06/01/23	\$150,000	0.000%	\$150,000	2.96	\$50,675.68
Tallmadge	70-10-06-100-026	4725 STROVEN CT	09/07/23	\$108,000	0.000%	\$108,000	3.00	\$36,000.00
Tallmadge	70-10-23-300-044	14TH AVE	04/10/23	\$115,000	0.000%	\$115,000	3.14	\$36,624.20
Tallmadge	70-10-28-100-059	CARLSON WOODS DR	06/30/23	\$174,900	0.000%	\$174,900	3.31	\$52,839.88
Tallmadge	70-10-23-300-043	14TH AVE	04/26/23	\$124,900	0.000%	\$124,900	3.43	\$36,413.99
Tallmadge	70-10-24-100-031	8TH AVE	04/27/22	\$105,000	0.000%	\$105,000	3.73	\$28,150.13
Tallmadge	70-10-02-100-040	14317 SHEFFIELDS WAY	09/20/23	\$179,000	0.000%	\$179,000	4.40	\$40,681.82
Tallmadge	70-10-28-400-038	26TH AVE	10/05/22	\$129,900	0.000%	\$129,900	4.44	\$29,256.76
Tallmadge	70-10-06-100-030	4730 STROVEN CT	05/09/22	\$175,000	0.000%	\$175,000	4.57	\$38,293.22
Tallmadge	70-10-23-300-045	11412 14TH AVE	06/20/23	\$133,500	0.000%	\$133,500	4.87	\$27,412.73
Tallmadge	70-10-10-200-024	JOHNSON ST	11/01/23	\$160,000	0.000%	\$160,000	4.95	\$32,323.23
Tallmadge	70-10-23-300-049	14TH AVE	01/10/24	\$193,903	0.000%	\$193,903	5.02	\$38,626.10
Tallmadge	70-10-07-200-038	JOHNSON ST	03/01/24	\$129,900	0.000%	\$129,900	5.07	\$25,621.30
Tallmadge	70-10-33-200-036	26TH AVE	07/19/22	\$140,000	0.000%	\$140,000	5.87	\$23,850.09
Tallmadge	70-10-02-100-041	14233 SHEFFIELDS WAY	12/27/22	\$351,000	0.000%	\$351,000	7.76	\$45,231.96
Tallmadge	70-10-24-200-023	LEONARD ST	12/21/23	\$210,000	0.000%	\$210,000	8.26	\$25,423.73
Tallmadge	70-10-23-300-051	14TH AVE	06/01/23	\$174,900	0.000%	\$174,900	9.50	\$18,410.53
Tallmadge	70-10-23-300-052	14TH AVE	07/26/23	\$178,900	0.000%	\$178,900	9.89	\$18,088.98
Tallmadge	70-10-35-200-009	951 LUCE ST	07/28/23	\$370,000	0.000%	\$370,000	9.98	\$37,074.15
Wright	70-06-26-200-029	15853 8TH AVE	09/28/23	\$57,500	0.000%	\$57,500	1.00	\$57,500.00
Wright	70-06-35-200-020	GARFIELD ST	10/06/23	\$84,900	0.000%	\$84,900	1.60	\$53,062.50
Wright	70-06-22-100-025	2132 CLEVELAND ST	11/02/22	\$92,000	0.000%	\$92,000	1.99	\$46,231.16
Wright	70-06-24-400-034	125 ARTHUR ST	12/21/22	\$80,000	0.000%	\$80,000	3.55	\$22,535.21
Wright	70-06-15-300-025	CLEVELAND ST	03/09/23	\$130,000	0.000%	\$130,000	5.29	\$24,574.67
Wright	70-06-30-400-019	40TH AVE	11/03/22	\$161,000	0.000%	\$161,000	16.17	\$9,956.71
Wright	70-06-15-300-021	24TH AVE	03/28/24	\$150,000	0.000%	\$150,000	25.18	\$5,957.11
Wright	70-06-11-300-019	ROOSEVELT ST	08/18/23	\$260,000	0.000%	\$260,000	27.12	\$9,587.02
Zeeland	70-17-06-200-054	4747 88TH AVE	09/26/23	\$25,000	0.000%	\$25,000	1.05	\$23,809.52
Zeeland	70-17-34-100-036	ADAMS ST	07/27/22	\$110,000	0.000%	\$110,000	1.25	\$88,000.00
Zeeland	70-17-03-200-066	6687 RANSOM ST	04/05/23	\$127,500	0.000%	\$127,500	1.48	\$86,148.65
Zeeland	70-17-34-100-035	ADAMS ST	07/19/22	\$135,000	0.000%	\$135,000	1.63	\$82,822.09
Zeeland	70-17-10-400-027	6675 RILEY ST	06/27/23	\$16,000	0.000%	\$16,000	2.00	\$8,000.00
Zeeland	70-17-06-100-042	4711 LONG RANGE DR	08/31/23	\$130,000	0.000%	\$130,000	2.67	\$48,689.14
Zeeland	70-17-06-100-040	9364 NEW HOLLAND ST	04/20/23	\$135,000	0.000%	\$135,000	2.75	\$49,090.91
Zeeland	70-17-06-100-041	NEW HOLLAND ST	01/12/24	\$127,500	0.000%	\$127,500	2.79	\$45,698.92
Zeeland	70-17-11-400-015	RILEY ST	09/16/22	\$70,000	0.000%	\$70,000	2.99	\$23,411.37
Zeeland	70-17-31-100-024	ADAMS ST	01/12/23	\$200,000	0.000%	\$200,000	3.09	\$64,724.92
Zeeland	70-17-06-200-098	4660 ASHER LANE	09/20/22	\$225,000	0.000%	\$225,000	3.86	\$58,290.16
Zeeland	70-17-34-300-015	450 72ND AVE	02/15/24	\$199,800	0.000%	\$199,800	4.03	\$49,578.16
Zeeland	70-17-15-100-068	2910 68TH AVE	07/06/23	\$175,000	0.000%	\$175,000	5.73	\$30,541.01
Zeeland	70-17-15-100-070	2880 68TH AVE	10/13/23	\$175,000	0.000%	\$175,000	5.74	\$30,487.80
Zeeland	70-17-34-100-027	ADAMS ST	02/15/24	\$199,800	0.000%	\$199,800	8.40	\$23,785.71
Zeeland	70-17-15-100-071	2845 68TH AVE	08/18/23	\$240,000	0.000%	\$240,000	16.20	\$14,814.81
Zeeland	70-17-11-200-025	CHICAGO DR	10/06/23	\$90,000	0.000%	\$90,000	21.47	\$4,191.90

Unit of Comparison: **Acre**

Average Sale Price Per Unit: \$26,141.62

Standard Deviation: \$36,047.08

Coefficient of Dispersion : 48%

Land Value Was:

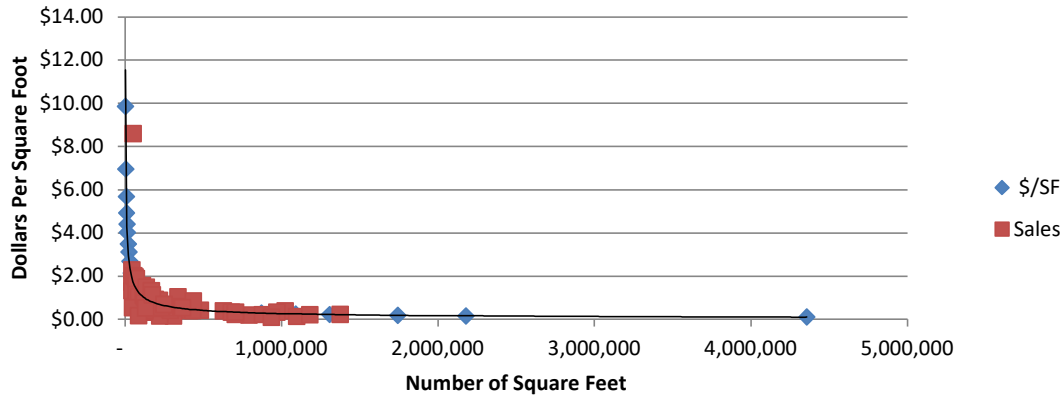
Indicated Sale Price Per Unit: **SEE ATTACHED**

COUNTY OF OTTAWA

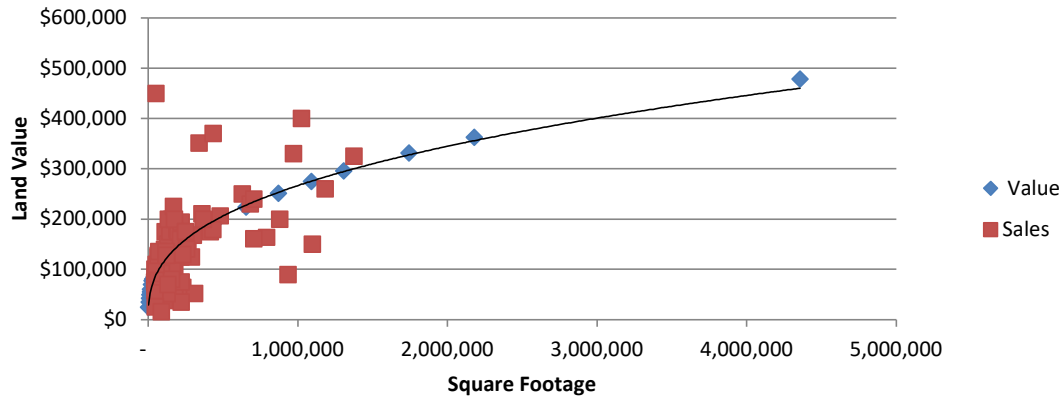
RESIDENTIAL LAND ANALYSIS - CENTRAL

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$9.85	0.06	\$429,252	\$24,636	
5,000	\$6.97	0.11	\$303,527	\$34,840	
7,500	\$5.69	0.17	\$247,829	\$42,670	
10,000	\$4.93	0.23	\$214,626	\$49,271	
12,500	\$4.41	0.29	\$191,967	\$55,087	
15,000	\$4.02	0.34	\$175,241	\$60,345	
20,000	\$3.48	0.46	\$151,763	\$69,680	
25,000	\$3.12	0.57	\$135,741	\$77,905	
30,000	\$2.69	0.69	\$117,319	\$80,798	
40,000	\$2.14	0.92	\$93,200	\$85,583	
43,560	\$2.00	1.00	\$87,055	\$87,055	
50,000	\$1.79	1.15	\$77,963	\$89,489	
60,000	\$1.55	1.38	\$67,382	\$92,813	
65,340	\$1.44	1.50	\$62,939	\$94,409	
87,120	\$1.15	2.00	\$50,000	\$100,000	
108,900	\$1.00	2.50	\$43,734	\$109,336	
130,680	\$0.90	3.00	\$39,203	\$117,608	
174,240	\$0.76	4.00	\$32,988	\$131,951	
217,800	\$0.66	5.00	\$28,854	\$144,270	
304,920	\$0.54	7.00	\$23,579	\$165,054	
435,600	\$0.44	10.00	\$19,037	\$190,365	
653,400	\$0.34	15.00	\$14,926	\$223,885	
871,200	\$0.29	20.00	\$12,559	\$251,189	
1,089,000	\$0.25	25.00	\$10,986	\$274,640	
1,306,800	\$0.23	30.00	\$9,847	\$295,418	
1,742,400	\$0.19	40.00	\$8,286	\$331,445	
2,178,000	\$0.17	50.00	\$7,248	\$362,390	
4,356,000	\$0.11	100.00	\$4,782	\$478,176	

Dollars Per Square Foot



Square Foot Values



COUNTY OF OTTAWA

RESIDENTIAL LAND ANALYSIS - NORTH

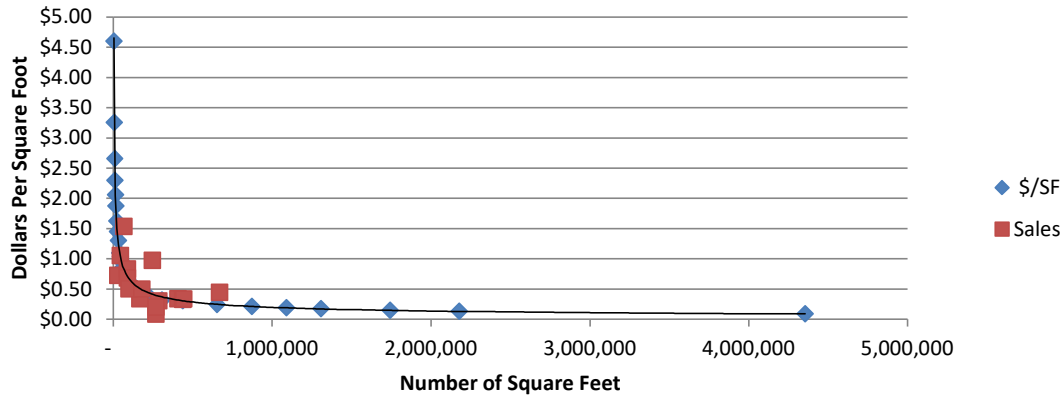
Unit	Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	# of Units or %	\$/Unit
Chester	70-01-16-200-053	CROCKERY WOODS DR PVT	09/02/22	\$57,000	0.000%	\$57,000	3.82	\$14,921.47
Chester	70-01-15-300-042	2289 GOODING ST	07/21/22	\$88,695	0.000%	\$88,695	6.57	\$13,500.00
Crockery	70-04-03-200-013	11494 WILSON ST	03/15/24	\$20,000	0.000%	\$20,000	0.63	\$31,746.03
Crockery	70-04-04-300-004	12537 TAFT ST	06/09/23	\$45,000	0.000%	\$45,000	0.98	\$45,918.37
Crockery	70-04-17-100-048	136TH AVE	07/22/22	\$73,000	0.000%	\$73,000	2.00	\$36,500.00
Crockery	70-04-17-100-048	136TH AVE	05/19/23	\$60,000	0.000%	\$60,000	2.00	\$30,000.00
Crockery	70-04-03-400-005	18465 112TH AVE	05/31/23	\$50,000	0.000%	\$50,000	2.25	\$22,222.22
Crockery	70-04-05-400-007	TAFT ST	09/01/23	\$240,000	0.000%	\$240,000	5.63	\$42,628.77
Crockery	70-04-08-200-017	APPLE DR	03/11/24	\$23,500	0.000%	\$23,500	6.10	\$3,852.46
Crockery	70-04-08-100-012	TAFT ST	08/04/23	\$55,000	0.000%	\$55,000	6.17	\$8,914.10
Crockery	70-04-04-400-016	18543 120TH AVE	04/26/23	\$139,900	0.000%	\$139,900	9.35	\$14,962.57
Crockery	70-04-10-100-010	TAFT ST	02/15/24	\$145,000	0.000%	\$145,000	10.01	\$14,485.51
Crockery	70-04-10-100-008	TAFT ST	05/30/23	\$150,000	0.000%	\$150,000	10.16	\$14,763.78
Crockery	70-04-10-400-009	11375 STATE RD	04/10/23	\$300,000	0.000%	\$300,000	15.34	\$19,556.71
Polkton	70-09-12-100-042	13273 JESSANN DR	04/18/22	\$99,900	0.000%	\$99,900	1.49	\$67,046.98
Polkton	70-05-21-100-015	7515 STATE RD	07/14/22	\$90,000	0.000%	\$90,000	4.09	\$22,004.89
Unit of Comparison: Acre						Average Sale Price Per Unit:	\$18,905.13	
						Standard Deviation:	\$15,852.23	
						Coefficient of Dispersion :	62%	
<i>Land Value Was:</i>						Indicated Sale Price Per Unit:	SEE ATTACHED	

COUNTY OF OTTAWA

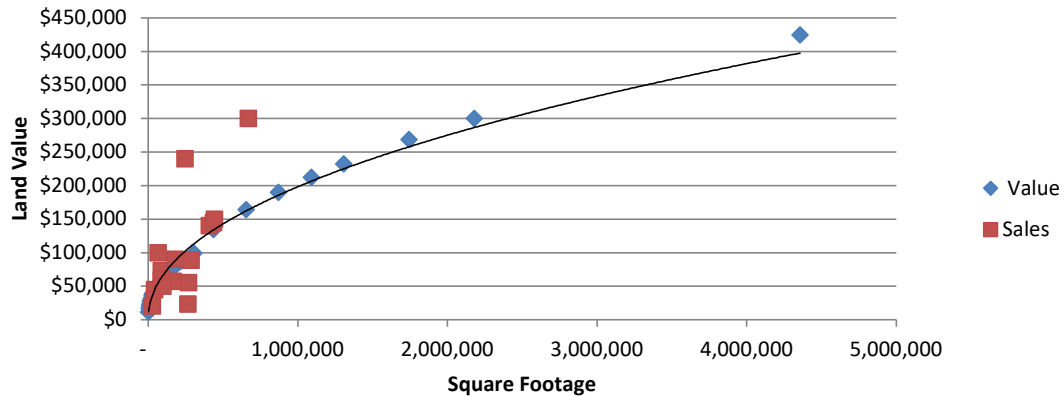
RESIDENTIAL LAND ANALYSIS - NORTH

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$4.61	0.06	\$200,645	\$11,515	
5,000	\$3.26	0.11	\$141,877	\$16,285	
7,500	\$2.66	0.17	\$115,842	\$19,945	
10,000	\$2.30	0.23	\$100,322	\$23,031	
12,500	\$2.06	0.29	\$89,731	\$25,749	
15,000	\$1.88	0.34	\$81,913	\$28,207	
20,000	\$1.63	0.46	\$70,939	\$32,571	
25,000	\$1.46	0.57	\$63,449	\$36,415	
30,000	\$1.31	0.69	\$56,875	\$39,170	
40,000	\$1.10	0.92	\$47,858	\$43,947	
43,560	\$1.04	1.00	\$45,471	\$45,471	
50,000	\$0.96	1.15	\$41,861	\$48,050	
60,000	\$0.86	1.38	\$37,523	\$51,685	
65,340	\$0.82	1.50	\$35,652	\$53,478	
87,120	\$0.69	2.00	\$30,000	\$60,000	
108,900	\$0.60	2.50	\$26,241	\$65,602	
130,680	\$0.54	3.00	\$23,522	\$70,565	
174,240	\$0.45	4.00	\$19,793	\$79,170	
217,800	\$0.40	5.00	\$17,312	\$86,562	
304,920	\$0.32	7.00	\$14,148	\$99,033	
435,600	\$0.31	10.00	\$13,416	\$134,164	
653,400	\$0.25	15.00	\$10,954	\$164,317	
871,200	\$0.22	20.00	\$9,487	\$189,737	
1,089,000	\$0.19	25.00	\$8,485	\$212,132	
1,306,800	\$0.18	30.00	\$7,746	\$232,379	
1,742,400	\$0.15	40.00	\$6,708	\$268,328	
2,178,000	\$0.14	50.00	\$6,000	\$300,000	
4,356,000	\$0.10	100.00	\$4,243	\$424,264	

Dollars Per Square Foot



Square Foot Values



COUNTY OF OTTAWA

RESIDENTIAL LAND ANALYSIS - NORTHWEST

Unit	Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	# of Units or %	\$/Unit
Grand Haven	70-07-27-200-017	LAKE MICHIGAN DR	10/03/22	\$60,000	0.000%	\$60,000	0.99	\$60,606.06
Grand Haven	70-07-27-200-017	LAKE MICHIGAN DR	10/25/23	\$61,900	0.000%	\$61,900	0.99	\$62,525.25
Grand Haven	70-07-11-200-015	152ND AVE	04/13/23	\$20,000	0.000%	\$20,000	1.38	\$14,492.75
Grand Haven	70-07-15-200-043	WARNER ST	01/17/23	\$75,000	0.000%	\$75,000	2.04	\$36,764.71
Grand Haven	70-07-15-100-014	WARNER ST	06/23/22	\$75,000	0.000%	\$75,000	3.23	\$23,219.81
Grand Haven	70-07-23-300-024	LAKE MICHIGAN DR	02/28/23	\$125,000	0.000%	\$125,000	3.61	\$34,626.04
Grand Haven	70-07-34-200-040	160TH AVE	11/01/23	\$140,000	0.000%	\$140,000	5.27	\$26,565.46
Grand Haven	70-07-12-400-028	144TH AVE	06/21/22	\$100,000	0.000%	\$100,000	6.04	\$16,556.29
Grand Haven	70-07-14-400-043	152ND AVE	08/15/23	\$31,800	0.000%	\$31,800	6.07	\$5,238.88
Grand Haven	70-07-35-300-019	FILLMORE ST	03/15/24	\$275,000	0.000%	\$275,000	13.62	\$20,190.90
Robinson	70-08-02-200-062	14037 ANNISSA LN	08/18/23	\$79,000	0.000%	\$79,000	1.24	\$63,709.68
Robinson	70-08-02-200-066	14040 ANNISSA LN	08/18/23	\$86,000	0.000%	\$86,000	1.62	\$53,086.42
Robinson	70-08-10-200-010	13231 112TH AVE	02/27/23	\$104,000	0.000%	\$104,000	1.82	\$57,142.86
Robinson	70-08-15-300-057	11949 ASCEND DR	09/11/23	\$85,000	0.000%	\$85,000	2.15	\$39,534.88
Robinson	70-08-21-400-014	RICH ST	10/23/23	\$70,000	0.000%	\$70,000	2.25	\$31,111.11
Robinson	70-08-26-100-031	NEED TO VERIFY RD NAME	10/05/23	\$135,000	0.000%	\$135,000	2.29	\$58,951.97
Robinson	70-08-08-400-067	13074 FERRIS ST	06/23/23	\$115,000	0.000%	\$115,000	2.39	\$48,117.15
Robinson	70-08-12-300-029	10014 OSBORN ST	09/21/23	\$102,000	0.000%	\$102,000	2.45	\$41,632.65
Robinson	70-08-07-400-063	136TH AVE	08/23/23	\$92,000	0.000%	\$92,000	2.51	\$36,653.39
Robinson	70-08-03-400-033	13656 SUNNY LN	10/31/23	\$86,000	0.000%	\$86,000	2.54	\$33,858.27
Robinson	70-08-05-200-050	14025 128TH AVE	08/08/22	\$91,500	0.000%	\$91,500	2.62	\$34,923.66
Robinson	70-08-05-200-049	MAAS LN	09/28/22	\$90,000	0.000%	\$90,000	2.90	\$31,034.48
Robinson	70-08-20-200-073	11849 MOREL RD	10/20/22	\$70,000	0.000%	\$70,000	2.91	\$24,054.98
Robinson	70-08-07-400-062	136TH AVE	07/20/23	\$100,000	0.000%	\$100,000	3.06	\$32,679.74
Robinson	70-08-05-200-048	MAAS LN	05/05/22	\$110,000	0.000%	\$110,000	3.75	\$29,333.33
Robinson	70-08-16-300-050	RABBIT TRL	08/15/23	\$110,000	0.000%	\$110,000	3.80	\$28,947.37
Robinson	70-08-16-300-047	RABBIT TRL	09/29/23	\$110,000	0.000%	\$110,000	3.81	\$28,871.39
Robinson	70-08-16-300-045	RABBIT TRL	08/15/23	\$114,000	0.000%	\$114,000	3.81	\$29,921.26
Robinson	70-08-16-300-044	RABBIT TRL	03/22/24	\$120,000	0.000%	\$120,000	3.81	\$31,496.06
Robinson	70-08-07-400-061	136TH AVE	07/12/23	\$115,000	0.000%	\$115,000	4.32	\$26,620.37
Robinson	70-08-15-300-052	12167 OAKRIDGE CT	07/15/22	\$125,000	0.000%	\$125,000	4.58	\$27,292.58
Robinson	70-08-14-200-019	104TH AVE	12/27/23	\$105,000	0.000%	\$105,000	4.65	\$22,580.65
Robinson	70-08-36-300-022	104th Ave	05/20/22	\$75,000	0.000%	\$75,000	5.00	\$15,000.00
Robinson	70-08-16-200-039	12436 124TH AVE	12/07/22	\$105,000	0.000%	\$105,000	5.02	\$20,916.33
Robinson	70-08-16-300-051	RABBIT TRL	08/15/23	\$215,000	0.000%	\$215,000	7.59	\$28,326.75
Robinson	70-08-36-400-042	AMBER ROSE DR PRVT	02/20/23	\$195,000	0.000%	\$195,000	7.88	\$24,746.19
Robinson	70-08-10-100-020	JOHNSON ST	11/21/23	\$175,000	0.000%	\$175,000	10.03	\$17,447.66
Robinson	70-08-14-200-014	10711 STUMP ST	04/03/23	\$185,000	0.000%	\$185,000	10.35	\$17,874.40
Robinson	70-08-14-200-013	STUMP ST	03/28/23	\$175,000	0.000%	\$175,000	10.53	\$16,619.18
Robinson	70-08-09-300-067	128TH AVE	10/28/22	\$220,000	0.000%	\$220,000	14.28	\$15,406.16
Robinson	70-08-09-300-067	128TH AVE	09/26/23	\$255,000	0.000%	\$255,000	14.28	\$17,857.14
Robinson	70-08-34-400-017	LUCE ST	10/06/23	\$250,000	0.000%	\$250,000	20.01	\$12,493.75
Spring Lake	70-03-02-400-078	18680 KINOBI WOODS WA	11/17/23	\$85,000	0.000%	\$85,000	1.37	\$62,043.80
Spring Lake	70-03-13-100-006	15055 STATE RD	05/26/23	\$155,000	0.000%	\$155,000	1.93	\$80,310.88
Spring Lake	70-03-12-100-013	148TH AVE	11/21/22	\$160,500	0.000%	\$160,500	9.94	\$16,146.88

Unit of Comparison: **Acre**

Average Sale Price Per Unit: \$23,943.46

Standard Deviation: \$16,490.62

Coefficient of Dispersion: 44%

Land Value Was:

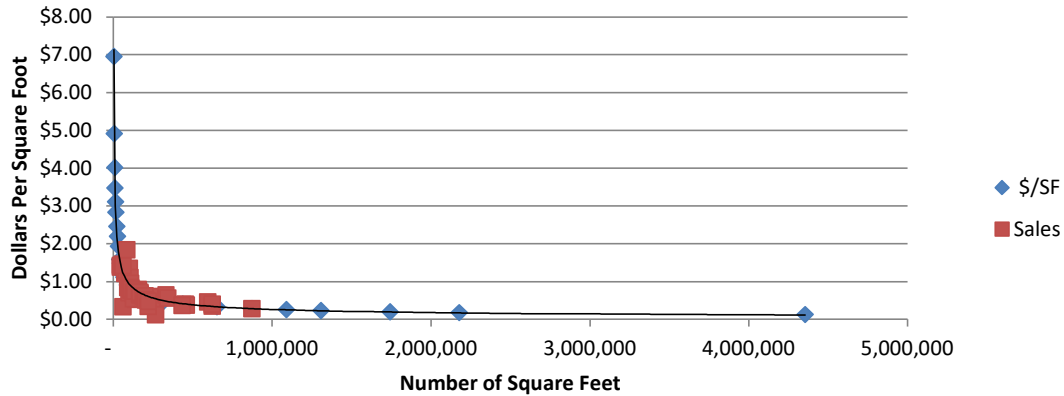
Indicated Sale Price Per Unit: **SEE ATTACHED**

COUNTY OF OTTAWA

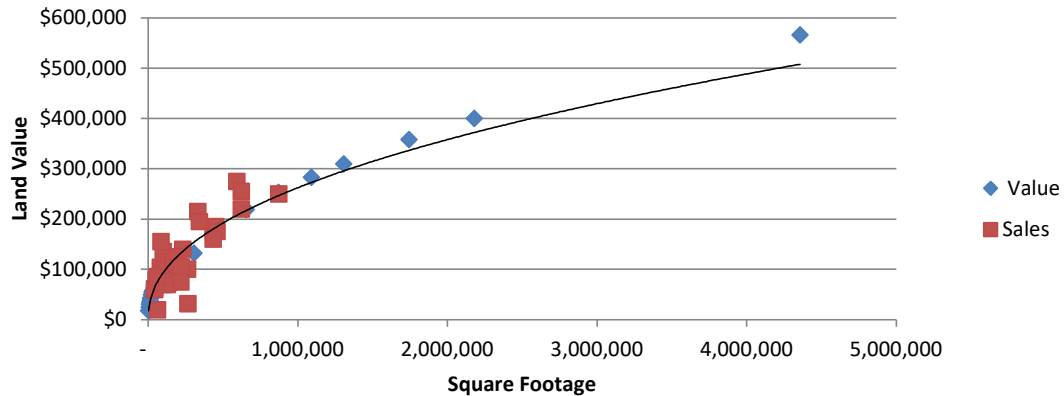
RESIDENTIAL LAND ANALYSIS - NORTHWEST

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$6.96	0.06	\$303,099	\$17,395	
5,000	\$4.92	0.11	\$214,323	\$24,601	
7,500	\$4.02	0.17	\$174,994	\$30,130	
10,000	\$3.48	0.23	\$151,549	\$34,791	
12,500	\$3.11	0.29	\$135,550	\$38,897	
15,000	\$2.84	0.34	\$123,740	\$42,610	
20,000	\$2.46	0.46	\$107,162	\$49,202	
25,000	\$2.20	0.57	\$95,848	\$55,009	
30,000	\$1.94	0.69	\$84,364	\$58,102	
40,000	\$1.58	0.92	\$68,976	\$63,339	
43,560	\$1.49	1.00	\$64,980	\$64,980	
50,000	\$1.35	1.15	\$59,002	\$67,724	
60,000	\$1.19	1.38	\$51,932	\$71,532	
65,340	\$1.12	1.50	\$48,923	\$73,385	
87,120	\$0.92	2.00	\$40,000	\$80,000	
108,900	\$0.80	2.50	\$34,988	\$87,469	
130,680	\$0.72	3.00	\$31,362	\$94,086	
174,240	\$0.61	4.00	\$26,390	\$105,561	
217,800	\$0.53	5.00	\$23,083	\$115,416	
304,920	\$0.43	7.00	\$18,863	\$132,044	
435,600	\$0.41	10.00	\$17,889	\$178,885	
653,400	\$0.34	15.00	\$14,606	\$219,089	
871,200	\$0.29	20.00	\$12,649	\$252,982	
1,089,000	\$0.26	25.00	\$11,314	\$282,843	
1,306,800	\$0.24	30.00	\$10,328	\$309,839	
1,742,400	\$0.21	40.00	\$8,944	\$357,771	
2,178,000	\$0.18	50.00	\$8,000	\$400,000	
4,356,000	\$0.13	100.00	\$5,657	\$565,685	

Dollars Per Square Foot



Square Foot Values



COUNTY OF OTTAWA

RESIDENTIAL LAND ANALYSIS - SOUTH

Unit	Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	# of Units or %	\$/Unit
Georgetown	70-14-20-300-108	6447 ALWARD DR	09/15/22	\$72,000	0.000%	\$72,000	0.38	\$189,473.68
Georgetown	70-14-04-100-026	9381 28TH AVE	11/22/22	\$145,000	0.000%	\$145,000	0.74	\$195,945.95
Georgetown	70-14-25-100-059	556 44TH ST	06/30/22	\$185,900	0.000%	\$185,900	2.08	\$89,375.00
Georgetown	70-14-05-100-021	3683 FILLMORE ST	11/09/22	\$300,000	0.000%	\$300,000	5.23	\$57,361.38
Georgetown	70-14-35-300-066	1485 JACKSON ST	10/06/23	\$177,500	0.000%	\$177,500	5.83	\$30,445.97
Georgetown	70-14-35-300-068	1421 JACKSON ST	09/26/23	\$205,000	0.000%	\$205,000	5.83	\$35,162.95
Georgetown	70-14-25-300-029	5874 8TH AVE	06/30/23	\$345,000	0.000%	\$345,000	5.95	\$57,983.19
Georgetown	70-14-04-300-039	EMERADO RD	08/29/22	\$250,000	0.000%	\$250,000	7.99	\$31,289.11
Georgetown	70-14-18-200-054	7976 42ND AVE	04/27/23	\$195,000	0.000%	\$195,000	8.41	\$23,186.68
Holland Twp	70-16-35-300-020	10946 MASON ST	02/22/23	\$55,000	0.000%	\$55,000	0.34	\$161,764.71
Holland Twp	70-16-06-100-031	(VAC) 144TH AVE	06/30/22	\$70,000	0.000%	\$70,000	1.24	\$56,451.61
Holland Twp	70-16-13-300-072	N FRANKLIN (VAC) AVE	06/05/23	\$150,000	0.000%	\$150,000	1.41	\$106,382.98
Holland Twp	70-16-10-100-049	120TH AVE (VAC)	11/21/23	\$260,000	0.000%	\$260,000	21.91	\$11,866.73
Jamestown	70-18-27-200-035	Perry St	08/22/22	\$125,000	0.000%	\$125,000	2.21	\$56,561.09
Jamestown	70-18-35-400-019	172 OTTOGAN HILLS CT (P)	07/12/23	\$155,000	0.000%	\$155,000	2.37	\$65,400.84
Jamestown	70-18-11-100-052	1352 QUINCY ST	08/26/22	\$100,000	0.000%	\$100,000	2.55	\$39,215.69
Jamestown	70-18-08-400-011	3552 GREENLY ST	05/26/22	\$160,000	0.000%	\$160,000	3.00	\$53,333.33
Jamestown	70-18-08-400-012	GREENLY ST	04/21/22	\$160,000	0.000%	\$160,000	3.00	\$53,333.33
Jamestown	70-18-31-200-030	575 40TH AVE	01/26/23	\$160,000	0.000%	\$160,000	3.20	\$50,000.00
Jamestown	70-18-10-400-052	16TH AVE	04/01/22	\$119,000	0.000%	\$119,000	3.28	\$36,280.49
Jamestown	70-18-26-400-033	879 8TH AVE	12/01/23	\$210,000	0.000%	\$210,000	3.48	\$60,344.83
Jamestown	70-18-11-100-057	GREENLY ST	06/26/23	\$250,000	0.000%	\$250,000	4.01	\$62,344.14
Jamestown	70-18-29-100-032	3946 PERRY ST	12/19/22	\$205,000	0.000%	\$205,000	4.26	\$48,122.07
Jamestown	70-18-29-100-032	3946 PERRY ST	08/09/22	\$205,000	0.000%	\$205,000	4.26	\$48,122.07
Jamestown	70-18-11-200-038	8TH AVE	02/09/23	\$250,000	0.000%	\$250,000	7.62	\$32,808.40
Jamestown	70-18-19-100-007	BYRON RD	05/30/23	\$192,000	0.000%	\$192,000	9.97	\$19,257.77
Jamestown	70-18-14-100-025	16TH AVE	03/27/24	\$180,000	0.000%	\$180,000	9.99	\$18,018.02
Jamestown	70-18-31-200-028	4155 MASON ST	04/14/22	\$210,000	0.000%	\$210,000	11.47	\$18,308.63
Jamestown	70-18-32-300-011	150 40TH AVE	08/07/23	\$50,000	0.000%	\$50,000	15.13	\$3,304.69
Jamestown	70-18-19-100-016	4480 BYRON RD	06/03/22	\$392,500	0.000%	\$392,500	21.63	\$18,146.09
Jamestown	70-18-31-300-028	48TH AVE	10/06/23	\$25,000	0.000%	\$25,000	31.33	\$797.96
Park	70-15-13-200-025	830 N 144th Ave	08/05/22	\$83,500	0.000%	\$83,500	0.43	\$194,186.05
Park	70-15-13-200-038	840 N 144th Ave	06/14/23	\$79,000	0.000%	\$79,000	0.43	\$183,720.93
Park	70-15-12-200-046	Quincy St	06/23/22	\$115,000	0.000%	\$115,000	1.17	\$98,290.60
Park	70-15-12-200-048	N 144th Ave	10/17/23	\$115,000	0.000%	\$115,000	1.21	\$95,041.32
Park	70-15-15-400-028	2453 N 160th Ave	11/30/23	\$165,000	0.000%	\$165,000	2.16	\$76,388.89
Park	70-15-15-400-025	N 160th Ave	10/05/23	\$165,000	0.000%	\$165,000	2.16	\$76,388.89
Park	70-15-15-400-029	James St	10/04/23	\$165,000	0.000%	\$165,000	2.50	\$66,000.00
Park	70-15-03-400-039	N 160th Ave	10/05/23	\$170,000	0.000%	\$170,000	2.52	\$67,460.32
Park	70-15-14-200-040	Riley St	11/30/22	\$163,000	0.000%	\$163,000	3.55	\$45,915.49
Port Sheldon	70-11-35-300-002	BUTTERNUT DR	10/26/22	\$95,000	0.000%	\$95,000	1.50	\$63,333.33
Port Sheldon	70-11-03-200-018	STANTON ST	01/11/23	\$135,000	0.000%	\$135,000	2.00	\$67,500.00
Port Sheldon	70-11-03-200-067	9332 BLUESTONE CT	06/22/23	\$135,000	0.000%	\$135,000	2.00	\$67,500.00
Port Sheldon	70-11-03-200-068	BLUESTONE CT	06/16/23	\$135,000	0.000%	\$135,000	2.00	\$67,500.00
Port Sheldon	70-11-02-200-019	15318 FILLMORE ST	06/22/23	\$65,000	0.000%	\$65,000	2.06	\$31,553.40
Port Sheldon	70-11-11-100-067	15821 REVELLO CT	12/14/23	\$160,000	0.000%	\$160,000	2.21	\$72,398.19
Port Sheldon	70-11-33-400-091	NEW HOLLAND ST	10/21/22	\$150,000	0.000%	\$150,000	2.24	\$66,964.29
Port Sheldon	70-11-03-100-019	16671 HAVEN WOODS CT	05/06/22	\$190,000	0.000%	\$190,000	2.27	\$83,700.44
Port Sheldon	70-11-03-100-042	16774 HAVEN WOODS CT	02/03/23	\$165,000	0.000%	\$165,000	2.73	\$60,439.56
Port Sheldon	70-11-03-200-066	BLUESTONE CT	06/16/23	\$155,000	0.000%	\$155,000	2.90	\$53,448.28
Port Sheldon	70-11-03-100-027	16418 FILLMORE ST	05/11/22	\$110,000	0.000%	\$110,000	2.98	\$36,912.75
Port Sheldon	70-11-03-100-037	16604 HAVEN WOODS CT	08/15/22	\$185,000	0.000%	\$185,000	3.14	\$58,917.20
Port Sheldon	70-11-11-300-032	SKIPPER LANE	11/21/23	\$125,000	0.000%	\$125,000	3.27	\$38,226.30
Port Sheldon	70-11-02-200-013	9336 154TH ST PVT	05/15/23	\$185,000	0.000%	\$185,000	3.36	\$55,059.52
Port Sheldon	70-11-02-200-014	9301 154TH ST PVT	06/10/22	\$167,500	0.000%	\$167,500	3.37	\$49,703.26
Port Sheldon	70-11-24-100-046	152ND AVE	10/31/23	\$160,000	0.000%	\$160,000	3.65	\$43,835.62
Port Sheldon	70-11-11-300-034	SKIPPER LANE	11/21/23	\$220,000	0.000%	\$220,000	4.80	\$45,833.33
Port Sheldon	70-11-11-300-032	CROSWELL ST	07/25/22	\$380,000	0.000%	\$380,000	12.88	\$29,503.11
Port Sheldon	70-11-35-400-039	152nd Ave	01/12/24	\$484,000	0.000%	\$484,000	21.90	\$22,100.46

Unit of Comparison: **Acre**

Average Sale Price Per Unit: \$33,109.69

Standard Deviation: \$43,745.69

Coefficient of Dispersion : 53%

Land Value Was:

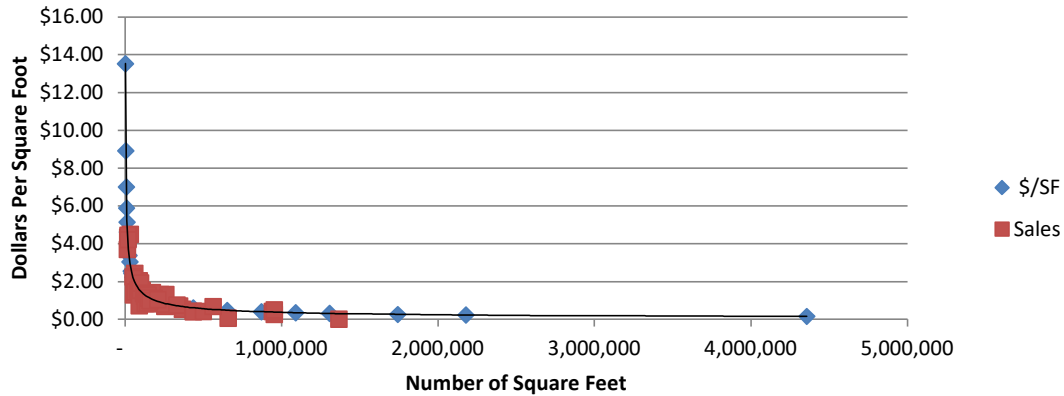
Indicated Sale Price Per Unit: **SEE ATTACHED**

COUNTY OF OTTAWA

RESIDENTIAL LAND ANALYSIS - SOUTH

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$13.53	0.06	\$589,393	\$33,826	
5,000	\$8.93	0.11	\$388,854	\$44,634	
7,500	\$7.00	0.17	\$304,882	\$52,493	
10,000	\$5.89	0.23	\$256,548	\$58,895	
12,500	\$5.15	0.29	\$224,400	\$64,394	
15,000	\$4.62	0.34	\$201,147	\$69,266	
20,000	\$3.89	0.46	\$169,259	\$77,713	
25,000	\$3.40	0.57	\$148,049	\$84,968	
30,000	\$3.05	0.69	\$132,708	\$91,396	
40,000	\$2.56	0.92	\$111,669	\$102,543	
43,560	\$2.44	1.00	\$106,100	\$106,100	
50,000	\$2.24	1.15	\$97,676	\$112,116	
60,000	\$2.01	1.38	\$87,554	\$120,598	
65,340	\$1.91	1.50	\$83,188	\$124,782	
87,120	\$1.61	2.00	\$70,000	\$140,000	
108,900	\$1.41	2.50	\$61,228	\$153,071	
130,680	\$1.26	3.00	\$54,884	\$164,651	
174,240	\$1.06	4.00	\$46,183	\$184,731	
217,800	\$0.93	5.00	\$40,396	\$201,978	
304,920	\$0.76	7.00	\$33,011	\$231,076	
435,600	\$0.61	10.00	\$26,651	\$266,512	
653,400	\$0.48	15.00	\$20,896	\$313,439	
871,200	\$0.40	20.00	\$17,583	\$351,664	
1,089,000	\$0.35	25.00	\$15,380	\$384,496	
1,306,800	\$0.32	30.00	\$13,786	\$413,585	
1,742,400	\$0.27	40.00	\$11,601	\$464,024	
2,178,000	\$0.23	50.00	\$10,147	\$507,346	
4,356,000	\$0.15	100.00	\$6,694	\$669,447	

Dollars Per Square Foot



Square Foot Values

