

Allocation

Fonttenelle Gardens	
Mean	34.98%
Standard Error	2.02%
Median	35.32%
Mode	#N/A
Standard Deviation	8.34%
Sample Variance	0.70%
Kurtosis	-50.80%
Skewness	45.06%
Range	27.80%
Minimum	22.73%
Maximum	50.53%
Sum	594.64%
Count	15.00
1 S/D+	43.32%
1 S/D-	26.64%

Lot Size

Fontenelle Gardens	
Mean	9.05
Standard Error	0.55
Median	9.66
Mode	#N/A
Standard Deviation	2.27
Sample Variance	5.17
Kurtosis	-0.49
Skewness	-0.11
Range	8.21
Minimum	4.73
Maximum	12.94
Sum	153.88
Count	15.00
1 S/D+	11.32
1 S/D-	6.78

22-07-151-014	6/9/2023	\$175,000.00	32%	\$56,000.00	9583.20	\$5.84
22-07-153-048	1/31/2025	\$226,000.00	32%	\$72,320.00	14810.4	\$4.88

Square Footage Table									
Description: 2025									
Inquire Knowledge Values									
Enter the Estimated Land Value for each of these sizes:									
2,500 Sq. Ft.	37000	15,000 Sq. Ft.	49500	50,000 Sq. Ft.	0	217,800 Sq. Ft.	0		
5,000 Sq. Ft.	39500	20,000 Sq. Ft.	52000	60,000 Sq. Ft.	0	435,600 Sq. Ft.	0		
7,500 Sq. Ft.	42000	25,000 Sq. Ft.	54500	87,120 Sq. Ft.	0	653,400 Sq. Ft.	0		
10,000 Sq. Ft.	44500	30,000 Sq. Ft.	0	130,680 Sq. Ft.	0	871,200 Sq. Ft.	0		
12,500 Sq. Ft.	47000	40,000 Sq. Ft.	0	174,240 Sq. Ft.	0	1,089,000 Sq. Ft.	0		

- * Increase in valuation from 2025 to 2026 supported based on Allocation method.
- * 7,500 SF lot @ \$9.60 SF = \$72,000 rounded.
- * Greatest weight given to most recent sales

2026 Roll Duplexes / 4-Plexes (42000)

Parcel #	Parcel Address	Date of Sale	Sale Price	minus Improvement Value	equals Land Residual	Allocation (land residual / sale price)	Outliers
41-22-07-428-016	735 COLEMAN ST SE	11/1/23	\$340,000	\$265,941	\$74,059	21.78%	41-22-03-100-037 2642 60TH ST SE 09/09/23 \$480,000 \$451,946 \$28,054 1.84%
41-22-07-428-018	771 COLEMAN ST SE	1/22/24	\$430,000	\$350,328	\$79,672	18.53%	41-22-08-303-010 7259 PERIWINKLE AVE SE 05/21/24 \$310,000 \$210,086 \$99,914 12.27%
41-22-07-430-001	660 COLEMAN ST SE	8/4/23	\$240,000	\$206,855	\$33,145	13.81%	
41-22-08-304-009	7260 ZINNA CT SE	9/8/23	\$330,000	\$246,196	\$83,804	25.40%	
41-22-05-101-051	1080 60TH ST SE	5/16/25	\$525,000	\$414,182	\$110,818	21.11%	
41-22-07-302-056	134 LILLY ST SE	5/20/25	\$385,000	\$291,311	\$93,689	24.33%	
						20.83%	

*Sales included outside of typical sales period
to give weight to more recent sales*

*Round to 20% for land value factor

Parcel #	Parcel Address	Date of Sale	Sale Price	Land Value Factor	Allocated Land Value	Lot Size	PP/SF
41-22-07-428-016	735 COLEMAN ST SE	11/01/23	\$340,000	20%	\$68,000.00	12196.8	\$5.58
41-22-07-428-018	771 COLEMAN ST SE	01/22/24	\$430,000	20%	\$86,000.00	12196.8	\$7.05
41-22-07-430-001	660 COLEMAN ST SE	08/04/23	\$240,000	20%	\$48,000.00	12196.8	\$3.94
41-22-08-304-009	7260 ZINNA CT SE	09/08/23	\$330,000	20%	\$66,000.00	15681.60	\$4.21
41-22-05-101-051	1080 60TH ST SE	05/16/25	\$525,000	20%	\$105,000.00	18295.20	\$5.74
41-22-07-302-056	134 LILLY ST SE	5/20/25	\$385,000	20%	\$77,000.00	24088.68	\$3.20
					\$74,600.00	15775.98	\$4.95

Land Ratio Descriptive Statistics

Mean	0.203796243
Standard Error	0.028085021
Median	0.214451246
Mode	#N/A
Standard Deviation	0.079436434
Sample Variance	0.006310147
Kurtosis	0.862968048
Skewness	-0.572598598
Range	0.2639
Minimum	0.0584
Maximum	0.3223
Sum	1.630289948
Count	8
+ 1 SD = 28.32%	-1 SD = 12.44%

Square Footage Table

Description: 2026

Square Footage Values

Enter the Estimated Land Value for each of these sizes.

2,500 Sq. Ft.	58000	15,000 Sq. Ft.	70500	50,000 Sq. Ft.	83000	217,800 Sq. Ft.	0
5,000 Sq. Ft.	65500	20,000 Sq. Ft.	73000	60,000 Sq. Ft.	85500	435,600 Sq. Ft.	0
7,500 Sq. Ft.	63000	25,000 Sq. Ft.	75500	87,120 Sq. Ft.	88000	653,400 Sq. Ft.	0
10,000 Sq. Ft.	65500	30,000 Sq. Ft.	78000	130,680 Sq. Ft.	90500	871,200 Sq. Ft.	0
12,500 Sq. Ft.	68000	40,000 Sq. Ft.	80500	174,240 Sq. Ft.	0	1,089,000 Sq. Ft.	0

Close

- Increase in valuation from 2025 to 2026 supported based on Allocation method.
- 15,000 Sf lot supported @ \$70,500.

$$\frac{\$4.95}{15775.98 \text{ sf}} \times \frac{?}{15000 \text{ sf}}$$

$$\$4.70 \text{ pp/sf} \times 15,000 \text{ sf} = \$70,598$$

*Analysis and allocation support a
lot value of \$70,500 for a 15,000 sf parcel*

Square Footage Table

Description: 2025

Square Footage Values

Enter the Estimated Land Value for each of these sizes.

2,500 Sq. Ft.	47500	15,000 Sq. Ft.	60000	50,000 Sq. Ft.	72500	217,800 Sq. Ft.	0
5,000 Sq. Ft.	50000	20,000 Sq. Ft.	62500	60,000 Sq. Ft.	75000	435,600 Sq. Ft.	0
7,500 Sq. Ft.	52500	25,000 Sq. Ft.	65000	87,120 Sq. Ft.	77500	653,400 Sq. Ft.	0
10,000 Sq. Ft.	55000	30,000 Sq. Ft.	67500	130,680 Sq. Ft.	80000	871,200 Sq. Ft.	0
12,500 Sq. Ft.	57500	40,000 Sq. Ft.	70000	174,240 Sq. Ft.	0	1,089,000 Sq. Ft.	0

Close

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Land Table	2026 Land Values	2025 Land Values	Comments
Development Low	\$12,300	\$11,700	
Development Mid	\$18,200	\$17,400	
Development High	\$25,000	\$25,000	
Tillable	\$8,900	\$8,000	
Non Tillable	\$5,000	\$5,000	
Dev NG W/S 12K	\$0	\$12,000	
AG Rates 5200	\$0	\$5,200	
Bldg Site 40K	\$0	\$40,000	
Condo Site 18K	\$0	\$18,000	
Rural Res 9K	\$0	\$9,000	
DETPOND/OPEN NV	\$0	\$0	
Bldg Site 60K	\$0	\$60,000	
Tillable 95-50%	\$0	\$7,000	
ROW	\$0	\$0	
Gravel	\$13,700	\$13,700	See Gravel (30002) LV
CAL Site 72K 1AC	\$72,000.00	\$0.00	From Res Rural BYRON, Tbl (40003)
BYP Site 70K 1AC	\$72,000.00	\$0.00	From Res Rural CAL Tbl (40002)
KWdSite 90K 1AC	\$90,000.00	\$0.00	From Kentwood Plats Tbl (40006)

2026 Roll
Agricultural 10000 (Tillable)

Parcel #	Address	Date of Sale	Sale Price	Improvement Value	Land Residual	Acres	\$ / Acre	\$ / SF
41-22-10-400-002	2901 76TH ST SE	3/14/2025	\$7,600,000	\$7,027,978	\$572,022	45.00	\$12,712	\$0.29
41-22-13-400-011	8301 PATTERSON AVE SE	4/20/2023	\$40,000	\$0	\$40,000	4.43	\$9,019	\$0.21
41-22-21-400-007, Multi	2067 92ND ST SE	9/6/2023	\$4,106,680	\$363,398	\$3,743,282	268.34	\$13,950	\$0.32
41-22-24-200-037	4522 84TH ST SE	8/29/2024	\$830,000	\$479,090	\$350,910	23.12	\$15,178	\$0.35
41-22-24-400-017	9125 PATTERSON AVE SE	7/11/2023	\$1,125,000	\$0	\$1,125,000	94.24	\$11,938	\$0.27
41-22-25-300-020	4245 100TH ST SE	3/13/2025	\$420,000	\$0	\$420,000	75.32	\$5,576	\$0.13
41-03-06-126-001	5166 22 Mile Rd NE	4/28/2023	\$410,000	\$0	\$410,000	42.78	\$9,584	\$0.22
41-03-12-100-043	16800 Tisdell Ave NE	4/3/2023	\$170,000	\$0	\$170,000	45.13	\$3,767	\$0.09
41-24-04-300-015	11602 64th St SE	10/31/2023	\$462,000	\$0	\$462,000	37.00	\$12,500	\$0.29
41-24-27-300-003	9986 Alden Nash Ave SE	11/22/2023	\$445,000	\$0	\$445,000	37.55	\$11,851	\$0.27
41-01-04-400-016	17585 TYRONE AVE NW	9/27/2024	\$330,000	\$0	\$330,000	59.00	\$5,593	\$0.13
41-01-29-300-005	14200 FRUIT RIDGE AVE	8/17/2023	\$265,000	\$0	\$265,000	38.29	\$6,921	\$0.16
41-04-30-200-010	14699 Harvard NE	1/11/2024	\$225,000	\$0	\$225,000	30.31	\$7,423	\$0.17
41-21-34-300-007-100-003	2315 108TH ST SW	7/19/2023	\$990,000	\$0	\$990,000	89.4	\$11,074	\$0.25
						Average	\$9,793	\$0.22
							\$8,900	

AG-95-50% (33.6 AC) / WDS-50-100% (9.5 AC) / Bld Site
AG-100% (150.14 AC) / Non-Till (23.34 AC) / Bld Site /Dec Low (58.32 / Swamp (2 AC)/ROW
AG-100% (18.97 AC) / Non-Till (1.39 AC) / Bld Site
AG-100% (92.9AC) / ROW
AG-100% (68.78) / Non-Till (6.04) / ROW
Nelson Twp.
Nelson Twp.
Bowne Twp. / Split/combine 01/31/2025
Bowne Twp. / Split/combine 01/31/2025
AG-100% / Tyrone Twp.
AG-75% / Tyrone Twp.
AG-100% - Spencer Twp
AG-100% / Byron Twp.

2026 Roll
Agricultural 10000 (Non-Tillable)

Parcel #	Address	Date of Sale	Sale Price	Improvement Value	Land Residual	Acres	\$ / Acre	\$ / SF
41-04-29-100-011	10722 18 Mile Rd NE	8/7/2023	\$160,000.00	\$0.00	\$160,000.00	48.80	\$3,278.69	\$0.08
41-22-21-200-004	2220 84th St SE	9/6/2023	\$108,827.00	\$0.00	\$108,827.00	20.00	\$5,441.35	\$0.12
						Average	\$4,360.02	
							\$5,000.00	

Spencer Township

Land Table	2026 Land Values	2025 Land Values	Comments
Tillable / AG Rate	\$8,900	\$8,000	
Non-Tillable / AG Non-Tillable	\$5,000	\$5,000	
Dev High	\$25,000	\$25,000	From Dev Tbl (04600)
Dev Med	\$18,200	\$17,400	From Dev Tbl (04600)
Dev Low	\$12,300	\$11,700	From Dev Tbl (04600)
AG-100% 8500	\$8,900	\$8,000	
AG-95-50% 7000	\$0	\$7,000	Not Used
WDS-9-50% 4600	\$0	\$4,600	Not Used
WDS-50-100% 2400	\$0	\$3,400	Not Used
Swamp 900	\$0	\$900	Not Used
Muck 2500	\$0	\$2,500	Not Used
DEV 14K	\$0	\$14,000	Not Used
DEV 68TH N 27K	\$0	\$27,000	Not Used
DEV 68TH S 25K	\$0	\$25,000	Not Used
DEV W/S 25K	\$0	\$25,000	Not Used
DEV 76TH NO W/S 9	\$0	\$9,000	Not Used
DEV 18K	\$0	\$18,000	Not Used
DEV 20K	\$0	\$20,000	Not Used
ORCHARD 4400	\$0	\$4,400	Not Used
ROW	\$0	\$0	
DRAIN	\$0	\$0	
Gravel	\$13,700	\$13,700	From Gravel Tbl (30002)
CAL Site 72K 1AC	\$72,000.00	\$60,000.00	From Res Rural BYRON Tbl (40003)
BYR Site 70K 1AC	\$70,000.00	\$50,000.00	From Res Rural CAL Tbl (40002)

2026 Roll Industrial (10000)																
Parcel #	Address	Date of Sale	Sale Price	Incremental Value	Land Residual	Lot Size	Prev IV	TCV	L/V Ratio	Allocated IV	Extracted IV	Land SF	Allocation \$/SF	Extraction \$/SF		
C/Ind, Ind Less, Amazon, Steelcase, Div S1/3																
41-21-01-028-009	6000 CLAY AVE SW	9/19/2024				3.90	\$424,274	\$3,960,217	0.11	\$446,585	\$633,557	169,884	\$2.63	\$3.73		
41-21-01-000-046	6000 CLAY PARK AVE SW	3/14/2024				7.92	\$705,077	\$6,982,380	0.09	\$623,653	\$1,547,097	244,895	\$2.36	\$4.45		
41-23-07-000-045	6990 PATTERSON AVE SE	9/26/2023				1.90	\$206,317	\$206,317	1.00	\$200,000	\$200,000	62,546	\$2.42	\$2.42	Variant	
41-23-07-000-006	5100 BELTWAY DR SE	8/23/2024				2.78	\$303,195	\$1,864,699	0.15	\$109,649	\$338,539	121,278	\$2.54	\$3.22		
41-23-02-000-013	6545 EAST PARIS AVE SE	10/4/2023				2.51	\$193,339	\$1,352,652.00	0.16	\$120,864	\$477,796	109,336	\$3.14	\$4.37		Across Switch
41-22-02-000-033	6545 EAST PARIS AVE SE	9/15/2023				2.51	\$191,338	\$1,165,632.00	0.16	\$85,364	\$237,258	109,336	\$0.76	\$2.17		Across Switch
										\$1,937,334	\$3,433,247	937,175	\$2.12	\$3.66		
												Blended		\$2.89		\$2.90
Outlier																
41-22-11-000-097	6955 EAST PARKS INDUSTRIAL CT SE	11/5/2023				3.69	\$433,989.00	\$2,829,690.00	0.15	\$562,804	\$1,610,679	169,736	\$3.63	\$10.02		
East Paris, Hammond, Hanna Lake, Korona Ct																
41-24-03-026-045	6200 WING AVE SE	6/2/2022	\$295,000	\$0	\$295,000	3.19	\$131,985	\$131,985	1.00	\$295,000	\$295,000	138,933	\$2.12	\$2.12	Vacant	
41-09-24-176-007	1720 COMESTOCK PARK DR NW	09/18/24	\$315,000	\$0	\$315,000	3.99	\$194,400	\$194,400	1.00	\$315,000	\$315,000	177,804	\$1.81	\$1.81	Vacant	
41-10-20-000-001	1030 WEST RIVER DR NE	12/22/2023	\$90,000	\$0	\$90,000	0.99	\$94,400	\$94,400	1.00	\$90,000	\$90,000	39,294	\$1.53	\$1.53	Vacant	
41-16-26-000-075	11405 BRIDGMOND AVE SE	1/11/2024	\$775,000	\$0	\$775,000	6.11	\$651,400	\$651,400	1.00	\$775,000	\$775,000	298,102	\$2.61		Vacant	
														\$1.90		\$1.90
76TH, BATH																
41-09-24-176-006	1685 COMESTOCK PARK DR NW	7/27/2023				9.42	\$578,285	\$578,285	1.00	\$1,100,000	\$1,100,000	410,335	\$2.68	\$2.68	Vacant	
41-18-14-000-063	3398 BRIDGMOND AVE SE	9/26/2023	\$2,998,800	\$2,676,726	\$422,074	2.91	\$367,631	\$2,844,357	0.125	\$174,429	\$422,074	119,558	\$2.36	\$2.66		
41-18-14-001-018	3420 BRIDGMOND AVE SE	9/26/2023	\$4,420,000.00	\$3,796,040	\$623,960	4.78	\$603,725	\$4,386,762	0.117	\$606,457	\$624,960	246,576	\$2.47	\$2.54		
														\$2.60		\$2.60
Div NE1/3																
41-21-23-002-009	8555 CENTER INDUSTRIAL DR SW	4/30/2024	\$945,000	\$0	\$945,000	4.546							106,024	\$4.27	Vacant	
41-17-24-001-007	300 36TH ST SW	9/25/2024	\$2,390,500	\$0	\$2,390,500	14.65							638154	\$3.59	Vacant	
														4.00		4.00

Land Table	2026 Land Values \$F	2025 Land Values
C/IND	2.80	2.40
IND LESS	2.80	1.25
COM/IND INF	0.00	1.80
76TH	2.60	2.10
BATH	2.60	2.10
IND NE1/3	4.00	4.00
DIV S1/3	2.80	2.30
OUTLOT IND	2.80	2.30
EAST PARIS	1.90	1.75
HAMMOND	1.90	1.75
HANNA LAKE	1.90	1.75
AMAZON	2.90	Average 7th
KORONA CT	1.90	1.75
STILLCASE	2.80	Average 7th
MINERAL	0.00	0.50
LOW WET	0.00	0.50
WETLAND/NON-BLD	0.00	0.50
ROW	0.00	0.00
Non-Tieable	5,000 AC / 12 SF	0.00
DRAIN	0.00	0.00

See Ag Land Table

* Confidential Sale

* Grouped Ind. & Ind Less 2026

* Grouped 76th, 84th & Div 52/3 2026

* Grouped Hammon, Hanna Lk., Korona Ct. & Amazon 2025

* Due to limited sales, it was necessary to go to neighboring Townships or Cities to find similar sales comparable sales

2026 Roll Commercial (20000)													
Parcel #	Address	Date of Sale	Sale Price	Improvement Value	Land Residual	Lot Size	Prev LV	TCV	L/V Ratio	After Land	S/Acre	Extraction \$/SF	Allocation \$/SF
CROSSINGS OFFICE, KZOO S 68TH/THEATER													
22-05-485-001	6677 CROSSINGS DR SE	6/7/2025	5983,000.00	\$486,634.00	\$496,366.00	1.89	\$476,374.00	\$963,008.00	0.4947	\$486,263.50	\$262,672.51	\$6.03	\$5.91
21-03-303-009	2220 64th St SW	4/2/2023	\$600,000.00		\$600,000.00	1.97	\$334,400.00			\$304,566.53	\$6.99	\$6.99	Crossings
17-17-202-022	3558 Chicago Dr sw	6/7/2025	\$171,157.00	\$0.00	\$171,157.00	0.74	\$239,020.00			\$231,293.24	\$5.31	\$5.31	
										Mean	\$6.11	\$6.07	
										Median	\$6.03	\$5.91	
											\$7.00		
DIVISION, COMM , S2ND/100TH BATH COMM LESS													
22-06-300-060, 061	6266 DIVISION AVE SE	4/11/2023	\$1,000,000.00	\$615,579.00	\$384,421.00	3.04	\$442,217.00	\$1,107,079.00	0.3984	\$399,444.85	\$126,454.28	\$2.90	\$3.02
22-06-351-000	6572 DIVISION AVE SE	12/15/2023				0.11	\$19,800.00	\$222,404.00	0.0890	\$18,784.73	\$76,327.27	\$1.75	\$3.92
22-07-305-050	7380 DIVISION AVE SE	9/9/2024				0.47	\$81,893.00	\$264,135.00	0.3100	\$127,117.31	\$302,963.83	\$6.96	\$6.21
22-07-153-065	7120 DIVISION AVE SE	4/22/2024				0.87	\$123,480.00	\$1,021,356.00	0.1209	\$120,867.87	\$139,852.10	\$3.21	\$3.18
22-07-354-060/057 & 058	51 36TH ST SE	7/10/2023				1.40	\$198,138.00	\$864,888.00	0.2292	\$171,870.23	\$65,762.14	\$1.51	\$2.82
22-18-101-028	7606 DIVISION AVE SE	3/14/2025				1.03				\$219,417.48	\$5.04	\$3.35	Chg of use (Party Store) after purchase
22-18-101-006, 011	7744 DIVISION AVE SE	4/19/2024				5.00	\$216,480.00	\$968,991.00	0.2234	\$335,111.47	\$153,457.80	\$3.52	\$1.94
22-06-351-003	6640 DIVISION AVE SE	3/1/2025	\$251,000.00	\$145,338.00	\$107,662.00	0.23	\$19,600.00	\$184,918.00	0.2141	\$58,173.83	\$468,095.65	\$10.75	\$5.41
22-07-151-007	44 BROWNELL ST SE	1/10/2024				0.23	\$19,680.00	\$183,007.00	0.1075	\$28,174.66	\$429,013.04	\$9.85	\$2.81
22-07-305-054	50 COLEMAN ST SE	4/20/2023	\$900,000.00	\$505,708.00	\$394,292.00	0.66	\$28,800.00	\$549,356.00	0.0524	\$47,182.52	\$597,412.12	\$13.71	\$1.64
21-13-276-004	7737 DIVISION AVE SW	9/15/2023	\$836,000.00	\$479,810.00	\$356,190.00	2.87	\$362,661.00	\$842,311.00	0.4305	\$359,427.87	\$123,743.64	\$2.84	\$2.88
										Mean	\$5.64	\$3.34	
										Median	\$3.52	\$3.02	
												\$1.30	
BETH / DUTTON													
22-10-229-004	6120 68TH ST SE	3/14/2025	\$740,000.00	\$482,416.00	\$257,584.00	1.24	\$256,567.00	\$758,018.00	0.338	\$250,468.43	\$207,729.03	\$4.77	\$4.64
22-13-100-031	7147 PATTERSON AVE SE	12/14/2024	\$9,750,000.00	\$0.00	\$9,750,000.00	40.71	\$1,543,433.00		0.4774	\$229,498.49	\$1.50	\$5.10	
22-02-303-113	3385 68TH ST SE	1/31/2024				0.60	\$79,520.00	\$287,725.00	0.2765	\$102,323.05	\$265,741.67	\$6.19	\$3.92
										Mean	\$5.49	\$4.68	
										Median	\$5.58	\$4.64	
											\$5.00		
KZOO / EASTPORT / KZOO N OF M-6 / MARKETPLACE													
22-05-475-043	1545 68TH ST SE	7/1/2024				1.38	\$1,021,918.00	\$3,163,484.00	0.3230	\$985,258.63	\$695,915.22	\$15.98	\$16.39
22-05-217-006 & 007	6323 Kalamazoo Dr SE	7/1/2023				1.78	\$2,050,435.00	\$4,312,207.00	0.4774	\$3,611,265.02	\$782,410.07	\$17.96	\$21.16
21-13-379-013	8337 Byron Garden Dr SW	3/20/2024	\$325,000.00	\$0.00	\$325,000.00	0.535				\$693,067.96	\$14.49	\$14.49	Chg to Eastport
41-21-12-300-015 & 016	761 8789 78th st SW	10/31/2024	\$1,500,000.00	\$0.00	\$1,500,000.00	2.36				\$635,593.22	\$14.59	\$14.59	New Tanger Outlets off US-131
										Mean	\$15.25	\$16.76	Comm/Ind off US-131
										Median	\$15.28	\$15.49	
											\$17.00		
GOLF COURSE													
19-14-300-028	8375 36TH ST SE	1/27/2025	\$6,625,000.00	\$56,946.77	\$930,323.00	275.36	\$832,666.00	\$6,527,843.00	0.1276	\$845,123.70	\$3,878.57	\$0.08	\$0.07
											\$0.08		Cascade Twp.
													Quail Ridge Golf Course

Acreage Table (Mobile Home Parks)-Income Approach

* Consideration taken from both extraction & allocation methods

Land Table	2026 Land Values SF	2025 Land Values
Low Wet	0.00	0.00
Crossings Office / Theater (Off/Theater)	7.00	7.70
Division N 1/3 (72nd)	3.30	4.00
Division S 1/3 (72nd)	3.30	3.15
Comm (Less)	3.30	2.00
Comm	3.30	4.00
Ind / 100th	3.30	2.10
Bath	3.30	3.90
Dutton	5.00	3.65
68th	5.00	4.75
Eastport	17.00	17.00
Marketplace	17.00	17.00
Kzoo N M-6	17.00	17.00
Kzoo by Marketplace	17.00	17.00
Kzoo / 68th Street	7.00	6.00
Amazon	2.90	Acreage Tbl
Golf Course	0.08 SF / 143,000 AC	See Ind Land Values
C/IND	2.90	See Golf Acreage Table
HAM/KOR/HAN	1.90	See Ind Land Values
AG RATE	0.20 SF / 58,900 AC	See Ind Land Values

* Confidential Sale

* Grouped Division, Comm, S2nd/100th, 84th, Comm Less 2026

* Grouped Kzoo, Eastport, Kzoo & Marketplace 2026

* Grouped Dutton & 68th St

* Due to limited sales, it was necessary to go to neighboring Townships or Cities to find similar sales comparable sales

Acreage Table Details

Description

GOLF

ESTIMATED LAND VALUES

Enter the Estimated Land Value for each of these sizes.

1 Acre	3,000.00	10 Acres	30,000.00
1.5 Acres	4,500.00	15 Acres	45,000.00
2 Acres	6,000.00	20 Acres	60,000.00
2.5 Acres	7,500.00	25 Acres	75,000.00
3 Acres	9,000.00	30 Acres	90,000.00
4 Acres	12,000.00	40 Acres	120,000.00
5 Acres	15,000.00	50 Acres	150,000.00
7 Acres	21,000.00	100 Acres	300,000.00

2026 Roll
Res Rural (40000)

40001 SMALLER PARCELS

1/4 Acre

Parcel #	Street Address	Date of Sale	Sale Price	Improvement Value	Land Residual	Lot Sqr Ft	S / Acre
41-22-05-227-001	8389 WYMS AVE SE	11/20/23	\$119,000	\$0	\$119,000	23958	\$4.99
41-22-05-101-005	683 E1ST ST SE	06/14/23	\$300,000	\$223,335	\$76,665	35265	\$3.03
41-22-05-101-034	904 BETH ST SE	03/18/24	\$321,000	\$252,242	\$68,758	33106	\$2.08
41-22-05-102-011	884 E1ST ST SE	09/01/23	\$239,000	\$161,050	\$68,950	22216	\$3.10
41-22-05-365-004	8746 EASTERNA AVE SE	07/24/24	\$277,000	\$198,800	\$78,200	16988	\$5.34
41-22-05-365-013	879 BETH ST SE	07/28/23	\$205,000	\$162,839	\$42,164	13504	\$2.74
41-22-05-365-025	6734 EASTERNA AVE SE	01/09/25	\$55,000	\$0	\$55,000	19339	\$3.59
41-22-05-480-010	8750 UNION AVE SE	11/07/24	\$175,000	\$282,793	\$20,209	43560	\$2.17
41-22-05-480-048	603 BETH ST SE	05/28/23	\$305,000	\$223,829	\$76,174	20018	\$3.80
41-22-05-101-040	8864 EASTERNA AVE SE	07/14/23	\$278,000	\$163,714	\$95,186	29185	\$3.26
41-22-05-151-008	7334 EASTERNA AVE SE	06/05/24	\$366,000	\$194,503	\$151,447	35166	\$4.77
41-22-05-151-012	7390 EASTERNA AVE SE	10/18/23	\$205,000	\$109,271	\$109,729	21780	\$4.72
					\$80,781.17	21059	\$3.83
Indicated standard lot value of \$80,000							

Descriptive Statistics

\$/Sq Ft

Mean	4.017902472
Standard Error	0.488126708
Median	3.587006428
Mode	N/A
Standard Deviation	2.053841401
Sample Variance	4.218264502
Kurtosis	-0.402415462
Skewness	0.511617341
Range	7.228680845
Minimum	0.777987384
Maximum	8.047954429
Sum	68.30434202
Count	17
Avg Sq Ft	15051.96

Square Footage Table

Description: 40001 Res Rural 2025

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

2,000 Sq. Ft.	0	15,000 Sq. Ft.	62000	95,000 Sq. Ft.	80000	217,000 Sq. Ft.	0
5,000 Sq. Ft.	0	20,000 Sq. Ft.	62000	60,000 Sq. Ft.	80000	435,000 Sq. Ft.	0
7,000 Sq. Ft.	0	25,000 Sq. Ft.	62000	85,000 Sq. Ft.	80000	435,000 Sq. Ft.	0
10,000 Sq. Ft.	17600	30,000 Sq. Ft.	70000	130,000 Sq. Ft.	0	871,200 Sq. Ft.	0
12,000 Sq. Ft.	40000	40,000 Sq. Ft.	70000	174,240 Sq. Ft.	0	1,089,000 Sq. Ft.	0

Close

Square Footage Table

Description: 40001 Res Rural 2026

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

2,000 Sq. Ft.	0	15,000 Sq. Ft.	80000	50,000 Sq. Ft.	92000	217,000 Sq. Ft.	0
5,000 Sq. Ft.	0	20,000 Sq. Ft.	82000	60,000 Sq. Ft.	0	435,000 Sq. Ft.	0
7,000 Sq. Ft.	0	25,000 Sq. Ft.	82000	87,120 Sq. Ft.	0	631,400 Sq. Ft.	0
10,000 Sq. Ft.	60000	30,000 Sq. Ft.	87000	130,680 Sq. Ft.	0	871,200 Sq. Ft.	0
12,000 Sq. Ft.	70000	40,000 Sq. Ft.	90000	174,240 Sq. Ft.	0	1,089,000 Sq. Ft.	0

Close

Outlines

41-22-05-102-003	820 E1ST ST SE	06/06/24	\$233,500	\$136,354	\$94,146	11763.2	\$8.00
41-22-05-480-012	689 BETH ST SE	04/07/23	\$306,000	\$203,117	\$102,883	13939.3	\$7.38
41-22-07-228-014	754 BETH ST SE	03/01/24	\$274,900	\$189,863	\$85,037	12196.8	\$6.57
41-22-09-126-010	1112 BETH ST SE	05/01/24	\$246,000	\$174,093	\$75,905	43559	\$5.63
41-22-09-101-036	50 KALAMAZOO AVE	10/03/23	\$358,000	\$327,302	\$33,178	49075.2	\$0.78

40001 LARGER PARCELS

1/4 Acre

Parcel #	Street Address	Date of Sale	Sale Price	Improvement Value	Land Residual	Land Size (Acres)	S / Acre	
41-22-05-101-021	1148 BETH ST SE	11/09/23	\$279,000	\$211,638	\$68,262	1.37	\$49.826	
41-22-05-126-010	1122 BETH ST SE	06/01/24	\$246,000	\$124,093	\$120,905	1	\$76.905	
41-22-05-480-010	8750 UNION AVE SE	11/07/24	\$175,000	\$272,793	\$20,209	1	\$20,209	
41-22-05-365-005	1187 BETH ST SE	07/28/23	\$441,200	\$323,503	\$117,697.00	2.52	\$45.796	
41-22-05-101-001	3026 BETH ST SE	06/11/24	\$128,000	\$0	\$128,000	1.86	\$67.204	
41-22-05-481-032	2041 BETH ST SE	07/12/23	\$425,000	\$346,360	\$78,740	1.61	\$48.907	
							1.52	\$62.475

1080 BETH ST SE

05/28/24

\$250,000

\$211,110

\$38,890

1.37

\$28,386.86

HOUSE FLIP, EXCLUDED

Analysis indicates 1.5 acre standard lot at \$95,000

Acreage Table 'A'

Description: RESIDENTIAL 2025

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	75,000	3 Acre:	95,000	10 Acres:	130,000	30 Acres:	270,000
1.5 Acre:	82,500	4 Acre:	92,500	15 Acres:	180,000	40 Acres:	320,000
2 Acre:	85,000	5 Acre:	95,000	20 Acres:	200,000	50 Acres:	400,000
2.5 Acre:	87,500	7 Acre:	110,000	25 Acres:	250,000	100 Acres:	900,000

Close

Acreage Table 'A'

Description: RESIDENTIAL 2026

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	85,000	3 Acre:	125,000	10 Acres:	195,000	30 Acres:	370,000
1.5 Acre:	95,000	4 Acre:	130,000	15 Acres:	245,000	40 Acres:	430,000
2 Acre:	105,000	5 Acre:	145,000	20 Acres:	295,000	50 Acres:	470,000
2.5 Acre:	115,000	7 Acre:	165,000	25 Acres:	345,000	100 Acres:	720,000

Close

Not a good sale
Low wet land

2026 Roll
Res Rural Caledonia (40001)

40001 SMALLER PARCELS						
< 1 ACRE						
Parcel #	Street Address	Date of Sale	Sale Price	Improvement Value	Land Residual	Land Ratio
41-22-11-126-063	6994 DUTTON AVE SE	07/26/23	\$296,000	\$192,553	\$103,447.00	34.95%
41-22-11-131-005	3554 68TH ST SE	03/19/24	\$290,000	\$233,124	\$56,876.00	19.61%
						27.28%

allocation

Parcel #	Street Address	Date of Sale	Sale Price	Allocation	Land Value
41-22-11-126-063	6994 DUTTON AVE SE	07/26/23	\$296,000	25%	\$74,000
41-22-11-131-005	3554 68TH ST SE	03/19/24	\$290,000	25%	\$72,500
					\$73,250

*Analysis yields standard lot value of \$73,250 for parcels > 1 acre

40001 LARGER PARCELS						
< 1 ACRE						
Parcel #	Street Address	Date of Sale	Sale Price	Improvement Value	Land Residual	Land Size (acres)
41:22-10-300-018	2791 76TH ST SE	07/06/23	\$395,000	\$292,552	\$102,448.00	7.70
41:22-10-300-018	2791 76TH ST SE	03/14/25	\$400,000	\$292,552	\$107,448.00	7.70
41:22-11-128-006	6973 DUTTON AVE SE	08/22/23	\$189,000	\$125,238	\$63,762.00	2.21
41:22-15-400-021	2815 84TH ST SE	02/22/24	\$470,000	\$371,875	\$98,125.00	7.30
41:22-17-400-030	1455 84TH ST SE	04/14/23	\$550,000	\$440,373	\$109,627.00	5.82
41:22-21-100-010	8664 KALAMAZOO AVE SE	08/01/24	\$485,000	\$298,972	\$186,028.00	4.68
41:22-21-200-041	2108 84TH ST SE	08/07/24	\$605,000	\$482,242	\$122,758.00	4.84
41:22-24-200-024	8711 PATTERSON AVE SE	01/31/25	\$517,000	\$376,910	\$140,090.00	6.02
41:22-24-100-042	1110 COACH LIGHT DR SE	08/09/24	\$1,300,000	\$1,171,941	\$128,059.00	5.18
41:22-13-200-021	4422 76TH ST SE	09/06/23	\$175,000	\$0	\$175,000.00	7.20
						5.87
						\$22,580

VACANT LAND SALE

*Analysis supports ~ 5 acre parcel @ \$130,000

*Acreage Table scaled similarly to 40003 Land Table

41-22-14-100-015	3202 76TH ST SE	07/31/24	\$67,000	\$0	\$67,000.00	5.35	THROWN OUT NON-BUILDABLE VACANT LAND
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Acresage Table 'A'

Description: RESIDENTIAL - 2025

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <u>70,000</u>	3 Acre: <u>90,000</u>	10 Acre: <u>130,000</u>	30 Acre: <u>270,000</u>
1.5 Acre: <u>75,000</u>	4 Acre: <u>100,000</u>	15 Acre: <u>180,000</u>	40 Acre: <u>320,000</u>
2 Acre: <u>80,000</u>	5 Acre: <u>110,000</u>	20 Acre: <u>200,000</u>	50 Acre: <u>400,000</u>
2.5 Acre: <u>85,000</u>	7 Acre: <u>120,000</u>	25 Acre: <u>250,000</u>	100 Acre: <u>900,000</u>

Close

Acresage Table 'A'

Description: RESIDENTIAL - 2026

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <u>80,000</u>	3 Acre: <u>110,000</u>	10 Acre: <u>175,000</u>	30 Acre: <u>350,000</u>
1.5 Acre: <u>90,000</u>	4 Acre: <u>120,000</u>	15 Acre: <u>225,000</u>	40 Acre: <u>400,000</u>
2 Acre: <u>100,000</u>	5 Acre: <u>130,000</u>	20 Acre: <u>250,000</u>	50 Acre: <u>475,000</u>
2.5 Acre: <u>105,000</u>	7 Acre: <u>150,000</u>	25 Acre: <u>300,000</u>	100 Acre: <u>725,000</u>

Close

*largest parcel 100+ acre

2026 Roll
Res Rural Byron (40002)

< 1 acre parcel sales						
Parcel #	Parcel Address	Sale Date	Sale Price	Improvement Value	Land Residual	Land Value
41-22-07-495-009	663 76TH ST SE	04/05/23	\$75,000	\$0	\$75,000.00	N/A
41-22-08-351-003	885 76TH ST SE	06/10/24	\$300,000	\$301,043	\$88,957.00	22.81%
41-22-18-165-003	186 76TH ST SE	03/29/24	\$320,000	\$320,349	\$50,751.00	12.37%
41-22-19-100-046	8421 TRAILBLAZER DR SE	06/27/23	\$379,900	\$323,661	\$56,239.00	14.80%
41-22-30-400-003	835 100TH ST SE	11/04/24	\$354,000	\$287,391	\$66,609.00	18.87%
					\$66,609	

*Round to 20% for allocation

Parcel #	Parcel Address	Sale Date	Sale Price	Land Value Factor	Allocated Land Value
41-22-07-476-011	7469 EASTERN AVE SE	10/24/23	\$305,000	20.0%	\$61,000.00
41-22-10-100-047	8451 TRAILBLAZER DR SE	07/12/23	\$410,000	20.0%	\$82,000.00
41-22-08-351-003	885 76TH ST SE	06/10/24	\$300,000	20.0%	\$60,000.00
41-22-18-165-003	186 76TH ST SE	03/29/24	\$320,000	20.0%	\$64,000.00
41-22-19-100-046	8421 TRAILBLAZER DR SE	06/27/23	\$379,900	20.0%	\$75,980.00
41-22-30-400-003	835 100TH ST SE	11/04/24	\$354,000	20.0%	\$70,800.00
41-22-07-495-009	663 76TH ST SE	04/05/23	\$75,000	100.0%	\$75,000.00
					\$66,963.91

* Round to \$70,000 to provide more weight toward vacant land sale

* 0 - 0.99 acre parcels priced \$70,000 through rate table

Rate Table			
Description:	2026 - 40002	Units:	Units
Description:		Units:	Units
0.99 - 1.99 Acres	70,000.00		
Non-Buildable	15,000.00		
	0.00		

*no change from 2025 land value for parcels < 1 acre

*no new sales

*non-buildable parcels assigned nominal value of \$15,000

> 1 acre parcel sales						
Parcel #	Parcel Address	Sale Date	Sale Price	Improvement Value	Land Residual	Acres
22-19-100-044	8475 TRAILBLAZER DR SE	5/28/2024	\$415,000.00	\$333,921.00	\$81,079.00	1
22-31-200-033	740 100TH ST SE	8/23/2023	\$389,900.00	\$302,326.00	\$87,574.00	1.1
22-18-165-013	50 76TH ST SE	6/24/2024	\$287,000.00	\$156,683.00	\$130,317.00	1.21
22-29-100-011	910 92ND ST SE	3/13/2024	\$480,000.00	\$377,376.00	\$102,624.00	1.24
					\$100,398.50	1.1375
					\$95,000.00	1.00
22-20-100-055	1014 84TH ST SE	5/5/2023	\$370,000.00	\$308,316.00	\$61,684.00	1.84
22-18-285-003	680 79TH ST SE	11/28/2023	\$300,000.00	\$172,163.00	\$127,837.00	2
22-19-100-038	8645 TRAILBLAZER DR SE	1/7/2025	\$485,000.00	\$424,384.00	\$60,616.00	2.34
22-19-100-090	150 PENNY LANE SE	2/5/2024	\$175,000.00	\$0.00	\$175,000.00	2.5
22-19-400-013	9017 EASTERN AVE SE	1/12/2024	\$565,000.00	\$415,709.00	\$149,291.00	2.51
					\$119,050.60	2.24
					\$125,000.00	2.50
22-18-276-003	663 79TH ST SE	5/2/2023	\$317,500.00	\$243,925.00	\$73,575.00	3.21
22-07-495-003	691 76TH ST SE	12/5/2024	\$289,000.00	\$154,455.00	\$134,545.00	3.25
					\$104,066.00	3.23
					\$135,000.00	3.00
22-17-100-047	1160 76TH ST SE	\$45,295.00	\$725,000.00	\$635,633.00	\$89,367.00	4.07
22-20-200-022	1280 84TH ST SE	6/27/2024	\$690,000.00	\$458,473.00	\$231,527.00	5.16
					\$160,447.00	4.615
					\$185,000.00	4
22-19-301-003	15 92ND ST SE	\$45,618.00	\$7,050.00	\$317,811.00	\$387,189.00	20.6
					\$350,000.00	20.0

Rural
unimproved parcel 25 acres
largest parcel 62.18 acres

Acreage Table 'A'

Description: RURAL ACREAGE 2025

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	75,000	3 Acre:	105,000	10 Acre:	175,000	30 Acre:	350,000
1.5 Acre:	80,000	4 Acre:	115,000	15 Acre:	225,000	40 Acre:	400,000
2 Acre:	85,000	5 Acre:	125,000	20 Acre:	275,000	50 Acre:	450,000
2.5 Acre:	95,000	7 Acre:	145,000	25 Acre:	325,000	100 Acre:	700,000

Outliers						
22-18-285-003	680 79TH ST SE	7/5/2023	\$180,000.00	\$172,163.00	\$28,662.00	2
22-29-100-011	910 92ND ST SE	8/14/2023	\$389,000.00	\$377,376.00	\$11,624.00	1.24

Inferior

> 1 acre parcel sales						
Parcel #	Parcel Address	Sale Date	Sale Price	Improvement Value	Land Residual	Acres
22-31-400-034	10737 EASTERN AVE SE	2/23/2024	\$530,000.00	\$438,335.00	\$91,665.00	1.84
22-31-400-018	10729 EASTERN AVE SE	12/30/2024	\$575,000.00	\$411,060.00	\$163,940.00	2.29
22-31-400-043	10411 EASTERN AVE SE	5/9/2024	\$779,900.00	\$573,983.00	\$205,917.00	2.19
22-30-200-046	9315 EASTERN AVE SE	7/10/2023	\$770,000.00	\$605,996.00	\$164,004.00	2.67
					\$156,381.50	2.2475
					\$140,000.00	2.00
22-30-301-018	9707 WESTVIEW DR SE	7/26/2024	\$658,000.00	\$466,965.00	\$191,035.00	3.08
22-31-100-021	376 100TH ST SE	2/12/2025	\$666,500.00	\$422,289.00	\$244,211.00	3.42
					\$167,623.00	3.25
					\$160,000.00	3.000
22-19-400-002/009	549 92ND ST SE	3/26/2024	\$500,000.00	\$0.00	\$500,000.00	21.39
22-19-400-002/009	549 92ND ST SE	7/22/2024	\$500,000.00	\$0.00	\$500,000.00	21.39
					\$375,000.00	20.00

Possible Development (4 Parcels)
Possible Development (4 Parcels)

PREMIUM LOTS 2026			
1 ACRE \$120,000	3 ACRE \$165,000	10 ACRE \$275,000	30 ACRE \$475,000
1.5 ACRE \$130,000	4 ACRE \$180,000	15 ACRE \$325,000	40 ACRE \$525,000
2 ACRE \$140,000	5 ACRE \$200,000	20 ACRE \$375,000	50 ACRE \$575,000
2.5 ACRE \$150,000	7 ACRE \$230,000	25 ACRE \$425,000	100 ACRE \$1,150,000

Premium
unimproved parcel 6.47 acres
largest parcel 62.18 acres

Acreage Table "B"													
Description:		PREMIUM ACREAGE 2025											
Estimated Land Values													
Enter the Estimated Land Value for each of these sizes.													
1 Acre:	90,000	3 Acre:	130,000	10 Acre:	240,000	30 Acre:	440,000						
1.5 Acre:	100,000	4 Acre:	160,000	15 Acre:	290,000	40 Acre:	540,000						
2 Acre:	110,000	5 Acre:	180,000	20 Acre:	340,000	50 Acre:	590,000						
2.5 Acre:	120,000	7 Acre:	210,000	25 Acre:	390,000	100 Acre:	1,180,000						

*analysis demonstrated
determined an increase in land
value from 2025 to 2026

*Due to limited sales, Land
tables 40002 & 40004 were
combined to develop rural &
premium land values.

* land tables 40002 & 40004
are both located in the Byron
Center School District

2026 Roll
Res Rural Caledonia (40003)

40003 SMALLER PARCELS						
< 1 ACRE						
Parcel #	Street Address	Date of Sale	Sale Price	Improvement Value	Land Residual	Land Ratio
41-22-03-226-040	3100 60TH ST SE	06/20/23	\$271,000	\$191,653	\$79,347	29.28%
41-22-03-376-021	2637 68TH ST SE	11/29/23	\$295,000	\$222,885	\$72,115	24.45%
41-22-03-476-034	3005 68TH ST SE	07/20/23	\$331,000	\$264,838	\$66,162	19.99%
41-22-11-301-012	7320 HANNA LAKE AVE SE	07/28/23	\$294,000	\$225,405	\$68,595	23.33%
41-22-13-100-002	7644 EAST PARIS AVE SE	12/20/24	\$210,000	\$142,872	\$67,028	31.92%
41-22-29-200-041	9379 KALAMAZOO AVE SE	09/13/23	\$385,000	\$321,986	\$63,014	16.37%

24.22%

Parcel #	Street Address	Date of Sale	Sale Price	Allocation	Land Value
41-22-03-226-040	3100 60TH ST SE	06/20/23	\$271,000	24%	\$65,636
41-22-03-376-021	2637 68TH ST SE	11/29/23	\$295,000	24%	\$71,449
41-22-03-476-034	3005 68TH ST SE	07/20/23	\$331,000	24%	\$80,168
41-22-11-301-012	7320 HANNA LAKE AVE SE	07/28/23	\$294,000	24%	\$71,207
41-22-13-100-002	7644 EAST PARIS AVE SE	12/20/24	\$210,000	24%	\$50,862
41-22-29-200-041	9379 KALAMAZOO AVE SE	09/13/23	\$385,000	24%	\$93,247

\$72,095

*Analysis yields standard lot value of \$72,000 for parcels > 1 acre

Rate Group 'A'

Frontage: Description: 0
Front Foot Rate: 0
Standard Depth: 0
Depth Factor Curve: 0
Standard Frontage (Dpt.): 0
Front Factor Curve: 0
Maximum Frontage Factor: 0.00

Site Value: 0

Description: 0-99 ACRES
Site Value: 0000

Close

2025 value

noted increase from 2025 to 2026 supported through analysis

Rate Group 'A'

Frontage: Description: 0
Front Foot Rate: 0
Standard Depth: 0
Depth Factor Curve: 0
Standard Frontage (Dpt.): 0
Front Factor Curve: 0
Maximum Frontage Factor: 0.00

Site Value: 0

Description: 0-99 ACRES
Site Value: 72000

Close

2026 value

40003 LARGER PARCELS						
< 1 ACRE						
Parcel #	Street Address	Date of Sale	Sale Price	Improvement Value	Land Residual	Land Size (Acres)
41-22-10-300-005	2715 76TH ST SE	02/28/24	\$253,000	\$164,941	\$88,059	1.00
41-22-35-100-008	3580 100TH ST SE	01/03/25	\$295,000	\$212,534	\$82,466	1.03
41-22-44-400-020	4711 92ND ST SE	12/19/24	\$320,000	\$253,648	\$66,352	1.07
41-22-16-100-009	7900 KALAMAZOO AVE SE	04/26/23	\$660,000	\$596,195	\$63,805	1.11
41-22-32-300-004	10724 EASTERN AVE SE	10/18/24	\$425,000	\$303,129	\$121,871	1.25
41-22-16-100-012	7864 KALAMAZOO AVE SE	10/30/24	\$380,000	\$246,346	\$133,654	1.47
41-22-14-300-017	3501 84TH ST SE	03/20/25	\$380,000	\$289,538	\$90,464	1.87
					1.26	\$72,593
					1.00	\$80,000
41-22-10-276-002	7059 HANNA LAKE AVE SE	10/05/23	\$480,000	\$355,158	\$124,842	2.00
41-22-11-383-014	7535 HAMMOND AVE SE	05/07/24	\$415,000	\$289,551	\$125,449	2.00
41-22-15-200-002	2998 76TH ST SE	04/10/24	\$293,750	\$206,755	\$86,995	2.00
41-22-02-100-085	3300 60TH ST SE	10/31/24	\$550,000	\$443,725	\$106,275	2.50
41-22-23-300-045	3325 92ND ST SE	11/10/23	\$445,000	\$280,540	\$164,460	2.50
41-22-36-400-013	4621 108TH ST SE	03/21/25	\$440,000	\$378,967	\$60,033	2.50
41-22-15-400-044	2897 84TH ST SE	07/07/23	\$325,000	\$238,213	\$86,787	2.51
41-22-29-400-052	1267 100TH ST SE	07/28/23	\$435,000	\$385,598	\$49,402	2.72
					2.34	\$42,961
					2.00	\$100,000
41-22-26-126-006	3550 92ND ST SE	05/26/23	\$560,000	\$442,432	\$117,568	3.19
41-22-15-200-018	2990 76TH ST SE	12/22/23	\$395,000	\$280,974	\$114,026	3.50
					3.35	\$34,717
					3.00	\$115,000
41-22-24-100-023	8732 EAST PARIS AVE SE	02/10/25	\$455,000	\$354,637	\$100,363	4.00
41-22-26-400-088	3883 100TH ST SE	05/19/23	\$875,000	\$765,961	\$109,039	4.91
41-22-29-200-030	9501 KALAMAZOO AVE SE	08/25/23	\$585,000	\$367,475	\$217,525	6.78
					5.90	\$24,028
					4.00	\$130,000
					5.00	\$140,000

MULTI-PARCEL SALE

Summary Statistics		\$ / Acre
Mean	\$53,873.66	
Standard Error	\$6,744.12	
Mode	#N/A	
Standard Deviation	\$32,343.65	
Sample Variance	\$1,046,111,579.38	
Kurtosis	\$0.16	
Skewness	\$0.73	
Range	\$129,117.10	
Minimum	\$1,010.00	
Maximum	\$130,127.10	
Sum	\$1,239,094.09	
Count	23	
1.5 to \$102,389		1.5 to \$5,358

Outliers

41-22-11-383-012	3487 76TH ST SE	05/25/23	\$299,900	\$295,860	4,040.00	4.00	\$1,010
41-22-25-300-016	4397 100TH ST SE	08/30/24	\$285,000	\$145,764	139,236.00	1.07	\$130,127
41-22-33-100-010	10387 KALAMAZOO AVE SE	11/03/23	\$310,000	\$195,403	114,597.00	1.00	\$114,597

Acreage Table 'A'

Description: ACREAGE A 2025

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: 75,000	3 Acres: 95,000	10 Acres: 130,000	30 Acres: 0
1.5 Acres: 80,000	4 Acres: 100,000	15 Acres: 0	40 Acres: 0
2 Acres: 85,000	5 Acres: 105,000	20 Acres: 0	50 Acres: 0
2.5 Acres: 90,000	7 Acres: 115,000	25 Acres: 0	100 Acres: 0

Close

Acreage Table 'A'

Description: ACREAGE A 2026

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: 80,000	3 Acres: 115,000	10 Acres: 0	30 Acres: 0
1.5 Acres: 90,000	4 Acres: 120,000	15 Acres: 0	40 Acres: 0
2 Acres: 100,000	5 Acres: 140,000	20 Acres: 0	50 Acres: 0
2.5 Acres: 107,000	7 Acres: 0	25 Acres: 0	100 Acres: 0

Close

largest parcel 4.97 acres

2026 Roll
Kentwood Plats 40006

		minus	equals	Allocation (land residual / sale price)
Parcel #	Sale Price	Improvement Value	Land Residual	Land Ratio
41-22-03-320-002	\$415,000.00	\$298,955	\$116,045.00	27.96%
41-22-03-353-022	\$395,000.00	\$316,100	\$78,900.00	19.97%
41-22-03-353-025	\$397,500.00	\$320,347	\$77,153.00	19.41%
41-22-03-353-089	\$361,000.00	\$293,608	\$67,392.00	18.67%
41-22-03-354-007	\$430,000.00	\$344,250	\$85,750.00	19.94%
41-22-03-354-014	\$445,000.00	\$389,923	\$55,077.00	12.38%
41-22-04-298-001	\$365,000.00	\$260,684	\$104,316.00	28.58%
41-22-04-298-003	\$350,000.00	\$225,367	\$124,633.00	35.61%
41-22-04-351-030	\$380,000.00	\$308,053	\$71,947.00	18.93%
41-22-04-352-001	\$370,000.00	\$297,611	\$72,389.00	19.56%
41-22-04-352-009	\$470,000.00	\$382,828	\$87,172.00	18.55%
41-22-04-376-018	\$375,000.00	\$281,669	\$93,331.00	24.89%
41-22-04-376-020	\$356,000.00	\$215,195	\$140,805.00	39.55%
41-22-04-376-021	\$400,000.00	\$299,857	\$100,143.00	25.04%
41-22-04-378-003	\$375,000.00	\$281,194	\$93,806.00	25.01%
41-22-04-378-021	\$369,900.00	\$270,667	\$99,233.00	26.83%
41-22-04-378-023	\$367,500.00	\$282,813	\$84,687.00	23.04%
41-22-04-402-001	\$407,000.00	\$331,792	\$75,208.00	18.48%
41-22-04-403-013	\$395,000.00	\$307,982	\$87,018.00	22.03%
41-22-04-403-017	\$535,000.00	\$441,573	\$93,427.00	17.46%
41-22-04-437-001	\$347,000.00	\$240,819	\$106,181.00	30.60%
41-22-04-437-006	\$385,000.00	\$301,075	\$83,925.00	21.80%
41-22-04-441-001	\$320,000.00	\$226,051	\$93,949.00	29.36%
41-22-04-441-006	\$332,000.00	\$253,003	\$78,997.00	23.79%
41-22-04-441-012	\$400,000.00	\$322,174	\$77,826.00	19.46%
41-22-04-451-021	\$399,900.00	\$306,639	\$93,261.00	23.32%
41-22-04-451-027	\$385,000.00	\$299,568	\$85,432.00	22.19%
41-22-04-452-010	\$390,000.00	\$311,950	\$78,050.00	20.01%
41-22-04-452-012	\$401,000.00	\$318,836	\$82,164.00	20.49%
41-22-04-477-012	\$420,000.00	\$311,287	\$108,713.00	25.88%
41-22-05-351-018	\$347,500.00	\$250,595	\$96,905.00	27.89%
41-22-05-352-006	\$385,000.00	\$248,763	\$136,237.00	35.39%
41-22-05-428-004	\$370,000.00	\$223,528	\$146,472.00	39.59%
41-22-05-457-008	\$350,000.00	\$241,350	\$108,650.00	31.04%
41-22-05-457-014	\$382,400.00	\$298,515	\$83,885.00	21.94%
41-22-05-465-002	\$345,000.00	\$271,892	\$73,108.00	21.19%
41-22-05-467-005	\$348,000.00	\$269,304	\$78,696.00	22.61%
41-22-05-476-032	\$360,000.00	\$223,727	\$136,273.00	37.85%
41-22-06-326-005	\$350,000.00	\$251,589	\$98,411.00	28.12%
41-22-06-326-015	\$400,000.00	\$284,429	\$115,571.00	28.89%
41-22-06-326-025	\$401,700.00	\$310,616	\$91,084.00	22.67%
41-22-06-327-024	\$374,900.00	\$234,897	\$140,003.00	37.34%
41-22-06-355-011	\$251,500.00	\$168,391	\$83,109.00	33.05%
41-22-06-378-027	\$365,000.00	\$286,547	\$78,453.00	21.49%
41-22-06-401-030	\$365,000.00	\$233,692	\$131,308.00	35.97%
41-22-06-401-032	\$364,000.00	\$270,234	\$93,766.00	25.76%
41-22-06-401-039				
41-22-06-403-002	\$260,000.00	\$161,925	\$98,075.00	37.72%
41-22-06-403-003	\$298,000.00	\$198,206	\$99,794.00	33.49%
41-22-06-451-003	\$280,000.00	\$211,796	\$68,204.00	24.36%
41-22-06-452-012	\$280,000.00	\$206,807	\$73,193.00	26.14%
41-22-06-453-005	\$215,000.00	\$137,506	\$77,494.00	36.04%
41-22-06-476-001	\$262,000.00	\$157,695	\$104,395.00	39.85%
41-22-06-478-008	\$265,000.00	\$203,877	\$61,123.00	23.07%
41-22-07-201-026	\$285,000.00	\$209,019	\$75,981.00	26.66%
41-22-07-202-013	\$375,000.00	\$289,684	\$85,316.00	22.75%
41-22-07-202-015	\$335,000.00	\$208,805	\$126,195.00	37.67%
41-22-07-203-012	\$324,900.00	\$260,553	\$64,347.00	19.81%
41-22-07-203-025	\$295,000.00	\$215,121	\$79,879.00	27.08%
41-22-07-203-027	\$318,000.00	\$241,107	\$76,893.00	24.18%
41-22-07-226-001	\$185,000.00	\$134,819	\$50,181.00	27.12%
41-22-07-226-001	\$220,000.00	\$134,819	\$85,181.00	38.72%
41-22-07-226-010	\$345,000.00	\$289,047	\$55,953.00	16.22%
41-22-07-228-002	\$300,000.00	\$224,649	\$75,351.00	25.12%
41-22-07-251-010	\$340,000.00	\$238,106	\$101,894.00	29.97%
41-22-07-252-011	\$300,000.00	\$207,302	\$92,698.00	30.89%
41-22-07-252-033	\$380,000.00	\$306,099	\$73,901.00	19.45%
41-22-07-252-034	\$379,000.00	\$322,818	\$56,182.00	14.82%
41-22-07-252-036	\$362,000.00	\$276,776	\$85,224.00	23.54%
41-22-07-252-044	\$265,000.00	\$212,103	\$52,897.00	19.96%
41-22-07-252-056	\$295,000.00	\$192,005	\$102,995.00	34.91%
41-22-07-252-058	\$330,000.00	\$245,074	\$84,926.00	25.74%
41-22-07-276-003	\$365,000.00	\$211,069	\$153,931.00	42.18%
41-22-07-278-010	\$380,000.00	\$308,631	\$71,369.00	18.78%
41-22-07-279-017	\$330,000.00	\$241,784	\$88,216.00	26.73%
41-22-07-279-023	\$325,000.00	\$250,467	\$74,533.00	22.93%
41-22-07-279-024	\$437,000.00	\$346,325	\$90,675.00	20.75%
41-22-07-279-039	\$375,000.00	\$285,343	\$89,657.00	23.91%
41-22-07-280-012	\$356,000.00	\$283,025	\$72,975.00	20.50%
41-22-07-407-047	\$325,000.00	\$229,131	\$95,869.00	28.58%
41-22-07-421-008	\$465,000.00	\$385,199	\$79,801.00	17.16%
41-22-08-101-018	\$335,000.00	\$207,140	\$127,860.00	38.17%
41-22-08-101-028	\$400,000.00	\$296,758	\$103,242.00	25.81%
41-22-08-104-007	\$350,000.00	\$248,869	\$101,131.00	28.89%
41-22-08-127-004	\$349,900.00	\$221,880	\$128,020.00	36.59%
41-22-08-128-004	\$375,000.00	\$280,322	\$94,678.00	25.25%
41-22-08-128-011				
41-22-08-128-011				
41-22-08-128-011				
41-22-08-128-014	\$365,000.00	\$285,164	\$79,836.00	21.87%
41-22-08-129-009	\$400,000.00	\$268,311	\$131,689.00	32.92%
41-22-08-129-010	\$385,000.00	\$265,215	\$119,785.00	31.11%
41-22-08-131-008	\$350,000.00	\$254,495	\$95,505.00	27.29%
41-22-08-131-009	\$360,750.00	\$285,672	\$75,078.00	20.81%
41-22-08-178-021	\$335,000.00	\$264,960	\$70,040.00	21.18%
41-22-08-178-023	\$415,000.00	\$344,263	\$70,737.00	17.05%
41-22-08-178-024	\$342,000.00	\$235,625	\$106,375.00	31.10%
41-22-08-179-016	\$400,000.00	\$328,917	\$71,083.00	17.77%
41-22-08-179-016	\$411,500.00	\$328,917	\$82,583.00	20.07%
41-22-08-180-011	\$394,000.00	\$311,235	\$82,765.00	21.01%
41-22-08-180-023	\$435,000.00	\$386,736	\$48,264.00	11.10%
41-22-08-180-034	\$400,000.00	\$329,499	\$70,501.00	17.63%
41-22-08-329-002	\$360,000.00	\$268,215	\$91,785.00	25.50%
41-22-09-203-016	\$375,000.00	\$271,576	\$103,424.00	27.58%
41-22-09-205-023	\$350,000.00	\$228,975	\$121,025.00	34.58%
41-22-09-206-010	\$315,000.00	\$254,379	\$60,621.00	19.24%
41-22-09-227-010	\$362,500.00	\$223,362	\$139,138.00	38.38%
41-22-09-227-011	\$335,000.00	\$264,960	\$70,040.00	21.18%
41-22-09-252-008	\$432,000.00	\$314,702	\$117,298.00	27.15%
41-22-09-252-010	\$384,900.00	\$322,996	\$61,904.00	16.08%
41-22-09-255-017	\$365,000.00	\$252,102	\$112,898.00	30.93%
41-22-09-255-036	\$332,000.00	\$269,636	\$62,364.00	18.78%
41-22-09-255-038	\$330,000.00	\$232,758	\$97,242.00	29.47%
41-22-09-255-040	\$349,900.00	\$269,457	\$80,443.00	22.99%
41-22-09-258-001	\$354,000.00	\$280,688	\$73,312.00	20.71%
41-22-10-110-018	\$375,000.00	\$296,188	\$78,812.00	21.02%
41-22-10-110-026	\$448,000.00	\$385,037	\$62,963.00	14.05%
41-22-10-110-065	\$351,000.00	\$252,676	\$98,324.00	28.01%

Descriptive Statistics

Land Ratio	
Mean	0.248551001
Standard Error	0.007405837
Median	0.239085333
Mode	#N/A
Standard Deviation	0.082799771
Sample Variance	0.006855802
Kurtosis	1.079788057
Skewness	-0.268607932
Range	0.501963297
Minimum	-0.046853774
Maximum	0.455109524
Sum	31.06887513
Count	125
0.414150543	+2SD
0.082951459	-2SD

Extremes outliers removed where land residual / sale ratio is + / - 2 SD

	Sale Price	Improvement Value	Land Residual	Land Ratio
41-22-06-452-021	\$210,000.00	\$114,427	\$95,573.00	45.51%
41-22-09-205-006	\$395,000.00	\$221,471	\$173,529.00	43.93%
41-22-10-110-017	\$405,000.00	\$376,823	\$28,177.00	6.96%
41-22-05-425-013	\$398,500.00	\$397,373	\$1,127.00	0.28%

not used - house flip

not used - house flip

not used - house flip

not used - house flip

Square Footage Table

Description: 2026

Square Footage Values

Enter the Estimated Land Value for each of these sizes.

2,500 Sq. Ft:	2000	15,000 Sq. Ft:	90000	50,000 Sq. Ft:	105000	217,800 Sq. Ft:	0
5,000 Sq. Ft:	78000	20,000 Sq. Ft:	93000	60,000 Sq. Ft:	108000	435,600 Sq. Ft:	0
7,500 Sq. Ft:	81000	25,000 Sq. Ft:	96000	87,120 Sq. Ft:	111000	653,400 Sq. Ft:	0
10,000 Sq. Ft:	84000	30,000 Sq. Ft:	99000	130,680 Sq. Ft:	114000	871,200 Sq. Ft:	0
12,500 Sq. Ft:	87000	40,000 Sq. Ft:	102000	174,240 Sq. Ft:	0	1,089,000 Sq. Ft:	0

Close

- Increase in valuation from 2025 to 2026 supported based on Allocation method.
- 15,000 SF lot supported @ \$90,000.

Square Footage Table

Description: 2025

Square Footage Values

Enter the Estimated Land Value for each of these sizes.

2,500 Sq. Ft:	2000	15,000 Sq. Ft:	72000	50,000 Sq. Ft:	87000	217,800 Sq. Ft:	0
5,000 Sq. Ft:	60000	20,000 Sq. Ft:	75000	60,000 Sq. Ft:	90000	435,600 Sq. Ft:	0
7,500 Sq. Ft:	63000	25,000 Sq. Ft:	78000	87,120 Sq. Ft:	93000	653,400 Sq. Ft:	0
10,000 Sq. Ft:	66000	30,000 Sq. Ft:	81000	130,680 Sq. Ft:	96000	871,200 Sq. Ft:	0
12,500 Sq. Ft:	69000	40,000 Sq. Ft:	84000	174,240 Sq. Ft:	0	1,089,000 Sq. Ft:	0

Close

smallest parcel in land table 871 sf
largest parcel in land table 91,258 sf

2026 Roll

Hoffman Meadows 40007

Parcel #	Classification	Address	Date of Sale	Sale Price	Land Value Factor	Allocated Land Value	Lot size (acres)	Lot Size (sf)	PP/SF	
41-22-10-102-005	401	6873 CALIBURN DR SE	05/30/24	\$91,900	100%	\$91,900	0.32	14069.88	\$6.53	Vacant Land Sale
41-22-10-102-008	401	6915 CALIBURN DR SE	03/01/24	\$104,900	100%	\$104,900	0.26	11325.60	\$9.26	Vacant Land Sale
41-22-10-103-002	401	6900 CALIBURN DR SE	03/06/25	\$99,900	100%	\$99,900	0.27	11891.88	\$8.40	Vacant Land Sale
41-22-10-103-003	401	6912 CALIBURN DR SE	07/12/24	\$99,900	100%	\$99,900	0.27	11891.88	\$8.40	Vacant Land Sale
41-22-10-103-009	401	6923 AVALON DR SE	10/07/24	\$90,900	100%	\$90,900	0.24	10628.64	\$8.55	Vacant Land Sale
41-22-10-103-010	401	6911 AVALON DR SE	06/04/24	\$90,900	100%	\$90,900	0.24	10628.64	\$8.55	Vacant Land Sale
41-22-10-104-001	401	2300 CAMLANN ST SE	09/08/23	\$100,900	100%	\$100,900	0.25	10759.32	\$9.38	Vacant Land Sale
41-22-10-104-002	401	2322 CAMLANN ST SE	03/27/24	\$99,900	100%	\$99,900	0.25	10759.32	\$9.28	Vacant Land Sale
41-22-10-104-003	401	2334 CAMLANN ST SE	08/02/24	\$99,900	100%	\$99,900	0.25	10759.32	\$9.28	Vacant Land Sale
41-22-10-104-004	401	2346 CAMLANN ST SE	12/27/23	\$92,900	100%	\$92,900	0.25	10759.32	\$8.63	Vacant Land Sale
41-22-10-109-007	401	6922 AVALON DR SE	01/09/25	\$94,900	100%	\$94,900	0.25	11064.24	\$8.58	Vacant Land Sale
41-22-10-109-009	401	6946 AVALON DR SE	09/24/24	\$96,900	100%	\$96,900	0.24	10410.84	\$9.31	Vacant Land Sale
41-22-10-109-011	401	6970 AVALON DR SE	06/07/24	\$92,900	100%	\$92,900	0.24	10410.84	\$8.92	Vacant Land Sale
41-22-10-109-012	401	6982 AVALON DR SE	08/23/24	\$89,900	100%	\$89,900	0.24	10410.84	\$8.64	Vacant Land Sale
41-22-10-102-004	401	6861 CALIBURN DR SE	08/07/24	\$92,900	100%	\$92,900	0.46	20211.84	\$4.60	Vacant Land Sale
41-22-10-102-011	401	6945 CALIBURN DR SE	01/17/24	\$90,900	100%	\$90,900	0.34	14679.72	\$6.19	Vacant Land Sale
41-22-10-103-006	401	6948 CALIBURN DR SE	04/30/24	\$94,900	100%	\$94,900	0.35	15420.24	\$6.15	Vacant Land Sale
41-22-10-103-012	401	6830 CALIBURN DR SE	05/08/24	\$88,900	100%	\$88,900	0.36	15768.72	\$5.64	Vacant Land Sale
41-22-10-104-005	401	2358 CAMLANN ST SE	06/05/24	\$90,900	100%	\$90,900	0.33	14418.36	\$6.30	Vacant Land Sale
41-22-10-109-004	401	6886 AVALON DR SE	04/12/24	\$100,900	100%	\$100,900	0.24	10410.84	\$9.69	Vacant Land Sale
						\$95,300		12334.01	\$7.73	

Parcel #	Classification	Address	Date of Sale	Sale Price	minus	land residual	Lot size (acres)	Lot Size (sf)	PP/SF	
41-22-10-109-001	401	6850 AVALON DR SE	05/30/24	\$455,000		\$344,158	0.24	10410.84	\$10.65	Improved Sale

Square Footage Table

Description: 2026

Square Footage Values

Enter the Estimated Land Value for each of these sizes.

2,500 Sq. Ft.: 0
15,000 Sq. Ft.: 98000
50,000 Sq. Ft.: 0
217,800 Sq. Ft.: 0

5,000 Sq. Ft.: 0
20,000 Sq. Ft.: 101000
60,000 Sq. Ft.: 0
435,600 Sq. Ft.: 0

7,500 Sq. Ft.: 89000
25,000 Sq. Ft.: 104000
87,120 Sq. Ft.: 0
653,400 Sq. Ft.: 0

10,000 Sq. Ft.: 92000
30,000 Sq. Ft.: 0
130,680 Sq. Ft.: 0
871,200 Sq. Ft.: 0

12,500 Sq. Ft.: 95000
40,000 Sq. Ft.: 0
174,240 Sq. Ft.: 0
1,089,000 Sq. Ft.: 0

Close

This is a new development. Vacant land sales necessitated a new land table for this development in 2026

reference condition

Larger unit.

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Analysis: Pooled (cont'd)	
Mean	13.0000
Standard Error	3.0000
Median	13.7500
Mode	#N/A
Standard Deviation	6.0000
Sample Variance	3.5893
Kurtosis	-0.6767
Skewness	-0.2299
Kurtosis	18.2000
Minimum	4.2500
Maximum	22.5000
Sum	365.0000
Count	28

Employee Payroll Summary	
Mean	23.5571
Standard Error	0.4608
Median	23.6842
Mode	#N/A
Standard Deviation	6.9570
Sample Variance	4.8399
Kurtosis	0.0000
Skewness	-0.2278
Range	25.6571
Minimum	5.2293
Maximum	30.8864
Count	500

Case	Age	Sex	Duration (yr)	Location	Pathologic findings	Response to treatment
1	15	F	1	Left breast	Atypical hyperplasia	Complete remission
2	18	F	2	Right breast	Atypical hyperplasia	Complete remission
3	20	F	3	Left breast	Atypical hyperplasia	Complete remission
4	22	F	4	Right breast	Atypical hyperplasia	Complete remission
5	25	F	5	Left breast	Atypical hyperplasia	Complete remission
6	28	F	6	Right breast	Atypical hyperplasia	Complete remission
7	30	F	7	Left breast	Atypical hyperplasia	Complete remission
8	32	F	8	Right breast	Atypical hyperplasia	Complete remission
9	35	F	9	Left breast	Atypical hyperplasia	Complete remission
10	38	F	10	Right breast	Atypical hyperplasia	Complete remission
11	40	F	11	Left breast	Atypical hyperplasia	Complete remission
12	42	F	12	Right breast	Atypical hyperplasia	Complete remission
13	45	F	13	Left breast	Atypical hyperplasia	Complete remission
14	48	F	14	Right breast	Atypical hyperplasia	Complete remission
15	50	F	15	Left breast	Atypical hyperplasia	Complete remission
16	52	F	16	Right breast	Atypical hyperplasia	Complete remission
17	55	F	17	Left breast	Atypical hyperplasia	Complete remission
18	58	F	18	Right breast	Atypical hyperplasia	Complete remission
19	60	F	19	Left breast	Atypical hyperplasia	Complete remission
20	62	F	20	Right breast	Atypical hyperplasia	Complete remission
21	65	F	21	Left breast	Atypical hyperplasia	Complete remission
22	68	F	22	Right breast	Atypical hyperplasia	Complete remission
23	70	F	23	Left breast	Atypical hyperplasia	Complete remission
24	72	F	24	Right breast	Atypical hyperplasia	Complete remission
25	75	F	25	Left breast	Atypical hyperplasia	Complete remission
26	78	F	26	Right breast	Atypical hyperplasia	Complete remission
27	80	F	27	Left breast	Atypical hyperplasia	Complete remission
28	82	F	28	Right breast	Atypical hyperplasia	Complete remission
29	85	F	29	Left breast	Atypical hyperplasia	Complete remission
30	88	F	30	Right breast	Atypical hyperplasia	Complete remission
31	90	F	31	Left breast	Atypical hyperplasia	Complete remission
32	92	F	32	Right breast	Atypical hyperplasia	Complete remission
33	95	F	33	Left breast	Atypical hyperplasia	Complete remission
34	98	F	34	Right breast	Atypical hyperplasia	Complete remission
35	100	F	35	Left breast	Atypical hyperplasia	Complete remission
36	102	F	36	Right breast	Atypical hyperplasia	Complete remission
37	105	F	37	Left breast	Atypical hyperplasia	Complete remission
38	108	F	38	Right breast	Atypical hyperplasia	Complete remission
39	110	F	39	Left breast	Atypical hyperplasia	Complete remission
40	112	F	40	Right breast	Atypical hyperplasia	Complete remission
41	115	F	41	Left breast	Atypical hyperplasia	Complete remission
42	118	F	42	Right breast	Atypical hyperplasia	Complete remission
43	120	F	43	Left breast	Atypical hyperplasia	Complete remission
44	122	F	44	Right breast	Atypical hyperplasia	Complete remission
45	125	F	45	Left breast	Atypical hyperplasia	Complete remission
46	128	F	46	Right breast	Atypical hyperplasia	Complete remission
47	130	F	47	Left breast	Atypical hyperplasia	Complete remission
48	132	F	48	Right breast	Atypical hyperplasia	Complete remission
49	135	F	49	Left breast	Atypical hyperplasia	Complete remission
50	138	F	50	Right breast	Atypical hyperplasia	Complete remission
51	140	F	51	Left breast	Atypical hyperplasia	Complete remission
52	142	F	52	Right breast	Atypical hyperplasia	Complete remission
53	145	F	53	Left breast	Atypical hyperplasia	Complete remission
54	148	F	54	Right breast	Atypical hyperplasia	Complete remission
55	150	F	55	Left breast	Atypical hyperplasia	Complete remission
56	152	F	56	Right breast	Atypical hyperplasia	Complete remission
57	155	F	57	Left breast	Atypical hyperplasia	Complete remission
58	158	F	58	Right breast	Atypical hyperplasia	Complete remission
59	160	F	59	Left breast	Atypical hyperplasia	Complete remission
60	162	F	60	Right breast	Atypical hyperplasia	Complete remission
61	165	F	61	Left breast	Atypical hyperplasia	Complete remission
62	168	F	62	Right breast		

* because Greek Apartments are most similar in size, price & school district.

Mathematical Descriptive Statistics	
Mean	22.56%
Standard Error	3.86%
Median	23.68%
Mode	#N/A
Standard Deviation	16.16%
Sample Variance	0.48%
Kurtosis	0.03
Skewness	-0.12
Range	19.62%
Minimum	6.96%
Maximum	26.58%
Sum	366

* Secure Creek Condominiums are most similar in size, price & location.

* Secure Creek Condominiums are most similar in size, price & location.

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2024 Audit					Other notes
London (430545)					
Project 2	State of Issue	State of Project	Previous estimate	Actual (2024-01-01)	2024-01-01
22.00.577.000	1/1/2024	1/1/2024	\$411,112.00	\$411,112.00	11.40%
22.00.577.000	4/1/2024	4/1/2024	\$485,430.00	\$485,430.00	15.40%
22.00.577.000	7/1/2024	7/1/2024	\$479,142.00	\$479,142.00	14.40%
					15.40%

2019-2020						Allocation
October 2019/20						
22-23-235-200 *	6,200,000.00	1,800,000.00	3,400,000.00	360,000.00	23,100.00	
22-23-235-208	6,000,000.00	1,800,000.00	3,400,000.00	370,000.00	18,000.00	
22-23-235-210 *	6,000,000.00	1,800,000.00	3,400,000.00	370,000.00	18,000.00	
22-23-235-220	6,700,000.00	1,800,000.00	3,500,000.00	370,000.00	20,000.00	
22-23-235-228	6,700,000.00	1,800,000.00	3,500,000.00	370,000.00	20,000.00	

2024 Roll						Allocation
Caden 40001						
Period	Roll	Roll Date	Roll Type	Roll Amount	Roll Balance	Allocation
22-27-239-054	1,300,000.00	5/27/2023	Roll	5,000,000.00	500,000.00	10.00%
22-27-239-067	4,000,000.00	5/28/2023	Roll	5,000,000.00	500,000.00	10.00%
						10.00%

[illegible]^cAll values are located on a cube-decuss. A 10% Negative adj. for parcels not located on pond or cube-decuss.

Market Conditions Adjustments

[illegible]

Count	Percentage
14/20	70.00%
14/20	70.00%

[illegible][illegible][illegible]

Count	27
11/20	26.66%
11/20	11.11%

* Brown Park & Mervin Pointe Condominiums are most similar in size, value & school district.

2026 Land Table (40010)

Fieldstone \$85,500
Avalon Mobile \$96,500
Avalon End \$60,500
1 Creek Mobile \$84,000
1 Creek and \$60,000
Wagon PI Mobile \$58,000
Wagon PI End \$60,000
Cook's Creek Mob \$64,000
Cook's Creek End \$75,000
RPSD Mob \$58,000
RPSD End \$62,000
RPSD 23cy \$60,000
Worthington Cove 13762 \$245,500
Worthington Cove Piers \$280,000
Sutcliffe 328R Mob \$52,000
Sutcliffe 328R End \$50,500
Reynolds 452 \$62,000
Multiple Piers \$50,000
Crookside Villa \$63,000
Sutcliffe 328R Pad \$65,500

> 1 acre parcel sales

premium acreage

minus

equals

Parcel #	Parcel Address	Sale Date	Sale Price	Improvement Value	Land Residual	Lot Size (SF)	PP/SF	
22-35-125-012	3362 HIDEAWAY DR SE	7/30/2024	\$184,900.00	\$0.00	\$184,900.00	85,378	\$2.17	Vacant
22-35-125-007	3300 HIDEAWAY DR SE	5/16/2025	\$179,900.00	\$0.00	\$179,900.00	80,150	\$2.24	Vacant
						82,764	\$2.21	Average
						87,120	\$2.15	
22-35-125-032	3245 HIDEAWAY DR SE	4/30/2025	\$164,900.00	\$0.00	\$164,900.00	71,874	\$2.29	Vacant
22-35-125-011	3350 HIDEAWAY DR SE	3/27/2025	\$184,900.00	\$0.00	\$184,900.00	71,874	\$2.57	Vacant
22-35-125-027	10154 HIDEAWAY CT SE	5/10/2023	\$174,900.00	\$0.00	\$174,900.00	70,567	\$2.48	Vacant
22-35-125-025	10149 HIDEAWAY CT SE	3/12/2025	\$184,900.00	\$0.00	\$184,900.00	70,567	\$2.62	Vacant
22-35-125-005	3276 HIDEAWAY DR SE	9/4/2024	\$179,900.00	\$0.00	\$179,900.00	66,647	\$2.70	Vacant
						70,306	\$2.53	Average
						60,000	\$2.58	
					\$1,248,300.00	517,057	\$2.41	Average

Outlier

22-35-125-017	10120 HIDEAWAY CT SE	9/5/2023	\$845,000.00	\$803,169.00	\$41,831.00	77,972	\$0.54
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Land table valuation as follows:
* 87,120 lot at \$2.15 SF (\$187,308, rounded to \$185,000).
* 60,000 lot at \$2.58 SF (\$154,800, rounded to \$155,000).

Square Footage Table

Description: 2026

Square Footage Values

Enter the Estimated Land Value for each of these sizes.

2,500 Sq. Ft:	0	15,000 Sq. Ft:	0	50,000 Sq. Ft:	145000	217,800 Sq. Ft:	0
5,000 Sq. Ft:	0	20,000 Sq. Ft:	0	60,000 Sq. Ft:	155000	435,600 Sq. Ft:	0
7,500 Sq. Ft:	0	25,000 Sq. Ft:	0	87,120 Sq. Ft:	185000	653,400 Sq. Ft:	0
10,000 Sq. Ft:	0	30,000 Sq. Ft:	0	130,680 Sq. Ft:	0	871,200 Sq. Ft:	0
12,500 Sq. Ft:	0	40,000 Sq. Ft:	135000	174,240 Sq. Ft:	0	1,089,000 Sq. Ft:	0

Acreage Table 'A'

Description: PREMIUM ACREAGE 2025

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	85,000	3 Acre:	152,500	10 Acre:	0	30 Acre:	0
1.5 Acre:	107,500	4 Acre:	163,750	15 Acre:	0	40 Acre:	0
2 Acre:	130,000	5 Acre:	175,000	20 Acre:	0	50 Acre:	0
2.5 Acre:	141,250	7 Acre:	0	25 Acre:	0	100 Acre:	0

2026 Roll Rural Plats Private Drives (44000)

Parcel #	Address	Date of Sale	Sale Price	Improvement Value	Land Residual	Acres	\$ / Acre	\$ / SF
22-26-152-001	3203 WOODSVIEW HILLS DR S	6/1/2023	\$85,000.00	\$0.00	\$85,000.00	0.95	\$89,473.68	2.054033
22-26-152-003	3227 WOODSVIEW HILLS DR SE	5/26/2023	\$790,000.00	\$713,512.00	\$76,488.00	1.01	\$75,730.69	1.738537
					\$80,744.00	0.98		
					\$80,000.00	1.00		
22-11-476-015	7522 CARPET ROSE DR SE	7/28/2023	\$629,000.00	\$527,244.00	\$101,756.00	2	\$50,878.00	1.167998
22-27-105-010	9434 COPPER GREENS DR SE	7/14/2023	\$755,000.00	\$667,309.00	\$87,691.00	2.01	\$43,627.36	1.001546
					\$94,723.50	2.01		
					\$95,000.00	2.00		
Outliers								
22-27-105-006	9350 COPPER GREENS DR SE	8/2/2024	\$825,000.00	\$635,743.00	\$189,257.00	2.21	\$85,636.65	1.965947
22-35-329-003	10633 STIRRUP DR SE	8/29/2023	\$500,000.00	\$407,004.00	\$92,996.00	2.99	\$31,102.34	0.714012

Vacant

Acreage Table 'A'

Description: **RURAL PLATS 2025**

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: 80,000	3 Acre: 110,000	10 Acre: 0	30 Acre: 0
1.5 Acre: 57,500	4 Acre: 117,500	15 Acre: 0	40 Acre: 0
2 Acre: 95,000	5 Acre: 125,000	20 Acre: 0	50 Acre: 0
2.5 Acre: 102,500	7 Acre: 155,000	25 Acre: 0	100 Acre: 0

Acreage Table 'A'

Description: **RURAL PLATS 2025**

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: 68,750	3 Acre: 80,000	10 Acre: 125,000	30 Acre: 270,000
1.5 Acre: 70,000	4 Acre: 90,000	15 Acre: 180,000	40 Acre: 320,000
2 Acre: 72,500	5 Acre: 100,000	20 Acre: 200,000	50 Acre: 400,000
2.5 Acre: 75,000	7 Acre: 120,000	25 Acre: 250,000	100 Acre: 500,000

* 1 Acre at \$80,000

* 2 Acre at \$95,000

* Increase in valuation from 2025 to 2026 supported based on 04/01/2023 - 03/31/2025 sales period.

2026 Roll Thornapple Farms (40030)Allocation					
Parcel #	Date of Sale	Sale Price	Market Value	Land Bid/Share	Land Ratio
22-03-377-003	4/24/2023	\$335,000.00	\$367,823.00	\$87,077.00	24.53%
22-03-377-013	9/25/2024	\$486,000.00	\$365,116.00	\$120,884.00	24.87%
22-10-277-008	2/6/2024	\$399,900.00	\$290,811.00	\$109,089.00	27.28%
22-10-278-011	10/27/2023	\$415,000.00	\$304,745.00	\$110,255.00	26.57%
22-11-126-026	2/25/2025	\$287,000.00	\$302,950.00	\$84,050.00	29.29%
22-11-402-003	6/27/2024	\$372,000.00	\$255,455.00	\$116,545.00	31.23%
22-11-402-006	6/9/2023	\$365,000.00	\$269,719.00	\$95,281.00	26.10%
22-16-301-012	8/27/2023	\$405,000.00	\$322,965.00	\$82,035.00	20.26%
22-17-228-019	11/15/2024	\$430,000.00	\$334,966.00	\$95,034.00	22.10%
22-17-229-006	8/24/2023	\$430,000.00	\$316,159.00	\$113,841.00	26.47%
22-16-301-006	5/13/2024	\$352,000.00	\$241,791.00	\$110,209.00	31.31%
22-03-377-016	7/26/2024	\$365,000.00	\$261,172.00	\$103,828.00	28.45%
22-10-226-012	6/7/2024	\$365,000.00	\$256,123.00	\$108,877.00	29.83%
22-16-301-004	6/17/2024	\$391,575.00	\$256,587.00	\$124,988.00	31.52%
22-03-460-002	4/10/2024	\$445,000.00	\$334,465.00	\$110,535.00	27.09%
22-03-460-013	9/11/2023	\$409,900.00	\$316,102.00	\$93,798.00	22.88%
22-03-376-007	5/24/2024	\$425,000.00	\$266,376.00	\$158,624.00	37.32%
22-10-227-018	11/28/2023	\$349,900.00	\$225,214.00	\$124,686.00	35.63%
22-11-126-023	7/21/2023	\$254,000.00	\$160,848.00	\$93,152.00	36.67%
22-11-126-051	8/29/2024	\$323,000.00	\$211,341.00	\$111,759.00	34.60%
22-11-126-017	4/15/2024	\$360,000.00	\$308,720.00	\$51,280.00	14.24%
22-16-305-001	9/11/2023	\$365,000.00	\$312,855.00	\$52,145.00	14.29%
22-16-329-010	8/9/2024	\$415,000.00	\$351,143.00	\$63,857.00	15.39%
22-03-461-002	3/14/2025	\$430,000.00	\$370,918.00	\$59,082.00	13.74%
22-11-383-001	6/28/2023	\$305,000.00	\$254,220.00	\$50,780.00	16.65%
					25.95%
					26.90%
Outliers					
22-10-228-012	4/5/2023	\$300,175.00	\$178,958.00	\$121,217.00	40.38%
22-03-461-006	4/14/2023	\$465,000.00	\$422,504.00	\$42,496.00	9.14%

Thornapple Farms	
Mean	25.86%
Standard Error	1.56%
Median	26.57%
Mode	#N/A
Standard Deviation	8.12%
Sample Variance	0.66%
Kurtosis	-58.50%
Skewness	-28.54%
Range	31.24%
Minimum	9.14%
Maximum	40.38%
Sum	698.33%
Count	27
1.5 S/D+	38.04%
1.5 S/D-	13.69%

2026 Roll Thornapple Farms (40030)					
Parcel #	Date of Sale	Sale Price	Land Value Factor	Allocated Land Value	Lot Size
22-11-126-023	7/21/2023	\$254,000.00	26%	\$66,040.00	7840.8
					58.42
22-11-126-017	4/15/2024	\$360,000.00	26%	\$93,600.00	10890.0
22-11-126-026	2/25/2025	\$287,000.00	26%	\$74,620.00	10890.0
22-11-126-051	8/29/2024	\$323,000.00	26%	\$83,980.00	10890.0
22-11-402-003	6/27/2024	\$372,000.00	26%	\$96,720.00	10890.0
22-11-402-006	6/9/2023	\$365,000.00	26%	\$94,900.00	10890.0
					58.15
					10000.0
					58.30
					\$81,000.00
22-10-277-008	2/6/2024	\$399,900.00	26%	\$103,974.00	11325.6
22-10-278-011	10/27/2023	\$415,000.00	26%	\$107,900.00	12632.4
22-16-329-010	8/9/2024	\$415,000.00	26%	\$107,900.00	13939.2
22-17-229-006	8/24/2023	\$430,000.00	26%	\$111,800.00	15681.6
22-16-301-012	9/27/2023	\$405,000.00	26%	\$105,300.00	16117.2
22-03-461-006	4/14/2023	\$465,000.00	26%	\$120,900.00	16552.8
22-03-377-003	4/14/2023	\$355,000.00	26%	\$92,300.00	17424.0
22-10-228-012	4/5/2023	\$300,175.00	26%	\$78,045.50	18295.2
22-10-227-018	11/28/2023	\$349,900.00	26%	\$90,974.00	19166.4
					58.75
					15681.6
					58.25
					15000.0
					58.50
					\$97,500.00
22-16-305-001	9/11/2023	\$365,000.00	26%	\$94,900.00	20908.8
22-17-228-019	11/15/2024	\$430,000.00	26%	\$111,800.00	23653.2
22-03-376-007	5/24/2024	\$425,000.00	26%	\$110,500.00	24393.6
22-10-226-012	6/7/2024	\$365,000.00	26%	\$94,900.00	28314.0
					53.35
					24066.50
					54.34
					\$106,000.00
22-03-377-013	9/25/2024	\$486,000.00	26%	\$126,360.00	30927.6
22-03-377-016	7/26/2024	\$365,000.00	26%	\$94,900.00	33976.8
22-16-301-004	6/17/2024	\$391,575.00	26%	\$101,869.50	35283.6
					53.89
					33396.0
					53.25
					30000.00
					53.68
					\$110,250.00

Thornapple Farms	
Mean	\$6.49
Standard Error	\$0.56
Median	\$6.85
Mode	#N/A
Standard Deviation	\$2.92
Sample Variance	\$8.54
Kurtosis	-80.74
Skewness	\$0.15
Range	\$10.58
Minimum	\$1.64
Maximum	\$12.22
Sum	\$175.34
Count	27.00
1.5 S/D+	\$10.00
1.5 S/D-	\$2.11

Outliers					
22-03-460-002	4/10/2024	\$445,000.00	26%	\$115,700.00	10018.80
22-03-460-013	9/11/2023	\$409,900.00	26%	\$106,574.00	9583.20
22-03-461-002	3/14/2025	\$430,000.00	26%	\$111,800.00	9147.6
22-16-301-006	5/13/2024	\$352,000.00	26%	\$91,520.00	55756.8
22-11-383-001	6/28/2023	\$305,000.00	26%	\$79,300.00	44866.8

- * New development started in 2025
- * Sales used from Caledonia Plats Land table for support.
- * 10,000 SF lot supported @ \$83,000
- * 15,000 SF lot supported at \$97,500.
- * 25,000 SF lot supported @ \$106,000.
- * 30,000 SF lot supported @ \$110,250.
- * Greatest weight given to most recent sales.
- * 110% Adj. for Cul-De-Sac lots on Railtown Dr

Square Footage Table	
Description:	2026
Adjusted Footage Values	
Enter the Estimated Land Value for each of these sizes.	
2,500 Sq. Ft.	68000
5,000 Sq. Ft.	73000
7,500 Sq. Ft.	78750
10,000 Sq. Ft.	83000
12,500 Sq. Ft.	90250
15,000 Sq. Ft.	97500
20,000 Sq. Ft.	101750
25,000 Sq. Ft.	106000
30,000 Sq. Ft.	110250
40,000 Sq. Ft.	114500
50,000 Sq. Ft.	118750
60,000 Sq. Ft.	123000
87,120 Sq. Ft.	128000
130,680 Sq. Ft.	133000
174,240 Sq. Ft.	138000
217,800 Sq. Ft.	0
435,600 Sq. Ft.	0
653,400 Sq. Ft.	0
871,200 Sq. Ft.	0
1,089,000 Sq. Ft.	0

Square Footage Table	
Description:	2025
Adjusted Footage Values	
Enter the Estimated Land Value for each of these sizes.	
2,500 Sq. Ft.	0
5,000 Sq. Ft.	0
7,500 Sq. Ft.	0
10,000 Sq. Ft.	70000
12,500 Sq. Ft.	75000
15,000 Sq. Ft.	80000
20,000 Sq. Ft.	85000
25,000 Sq. Ft.	90000
30,000 Sq. Ft.	95000
40,000 Sq. Ft.	100000
50,000 Sq. Ft.	0
60,000 Sq. Ft.	0
87,120 Sq. Ft.	0
130,680 Sq. Ft.	0
174,240 Sq. Ft.	0
217,800 Sq. Ft.	0
435,600 Sq. Ft.	0
653,400 Sq. Ft.	0
871,200 Sq. Ft.	0
1,089,000 Sq. Ft.	0

2026 Roll GRAVEL (30002)

Parcel #	Date of Sale	Sale Price	Improvement Value	Allocated Land Value	Lot Size	PP/SF	\$/Acre	
23-004-009-01	3/16/2023	\$284,080.00	\$0.00	\$284,080.00	15.30	\$0.43	\$18,567	Allegan Sale
11-020-032-00 & others	12/6/2023	\$884,000.00	\$69,299	\$814,701.00	76.40	\$0.24	\$10,664	Barry County
11-015-014-00 & others	12/15/2023	\$1,500,000	\$303,322	\$1,196,678.00	120.12	\$0.23	\$9,962	Barry County
11-010-004-00	2/22/2024	\$499,000.00	\$0.00	\$499,000.00	39.5	\$0.29	\$12,633	Barry County
10-001-600-00 & 53-001-230-00	7/22/2022	\$900,000.00	\$64,852.00	\$835,148.00	104.03	\$0.18	\$8,028	Barry County
11-014-010-00	9/29/2022	\$704,000.00	\$214,854.00	\$489,146.00	59.75	\$0.19	\$8,187	Barry County
11-023-003-01	11/17/2022	\$1,200,000.00	\$112,624.00	\$1,087,376.00	88.79	\$0.28	\$12,247	Barry County
						Average	\$12,957	
							\$13,700	

Land Table	2026 Land Values	2025 Land Values	Comments
Gravel	\$13,700	\$13,700	
Mineral	14,000 AC / .32 SF	\$14,000 AC / .32 SF	

2026 Roll
Exempt (7000)

Land Table	2026 Land Values	2025 Land Values	Comments
Tillable	\$8,900	\$8,000	See Ag Tbl (10000)
Non-Tillable	\$5,000.00	\$5,000.00	See Ag Tbl (10000)
Gravel	\$13,700.00	\$13,700.00	See Gravel Tbl (30002)

**2026 Roll
Praire Wolf (444)**

Parcel #	Address	Date of Sale	Sale Price	Improvement Value	Land Residual	Acres	Net Acres	\$ / Acre	\$ / SF
41-22-11-101-017	3316 68TH ST SE	12/30/2024	\$1,400,000	\$0.00	\$1,400,000	30.82	30.82	\$45,425	\$1.04
41-22-20-200-022	1280 84TH ST SE	6/27/2024	\$690,000.00	\$471,759.00	\$218,241.00	5.16	5.16	\$42,295	\$3.07
41-10-11-276-003 Multi	3950 KROES ST NE	1/17/2025	\$2,200,000	\$0.00	\$2,200,000	53.979	53.159	\$41,385	\$0.95
41-24-18-200-030	10122 76TH ST SE	7/25/2023	\$139,000	\$0.00	\$139,000	5.00	5.00	\$27,800	\$0.64
41-07-17-426-005 Multi	11185 SHANER AVE NE	11/27/2024	\$1,500,000	\$0.00	\$1,500,000	47.00	47.00	\$31,915	\$0.73
							Mean	\$33,700	
							Median	\$41,385	

\$40,000 High Developmental (Mix Use)

Tuesday, January 13, 2026 5:27:00 PM - land sales - use this 11.11.2025 - Excel

**Industrial-
Manufacturing
(312)**

Greenhouse, (Byron/Gaines)

<u>Parcel Number</u>	<u>Street Address</u>	<u>Municipal ity</u>	<u>Price per SF</u>	<u>Vacant / Impr.</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Ter ms</u>	<u>Net Acres</u>	<u>Net Sq Ft</u>	<u>price AC</u>	<u>Notes</u>
41-21-23-202-009	8555 Centre Industrial Dr	Byron	\$ 4.27	Vacant	4/30/2024	\$ 845,000	WD	4.546	198,024	185,878	Industrial park site, zoned D-1
41-21-36-200-037	10255 Division St	Byron	\$ 2.37	Vacant*	7/30/2024	\$ 1,500,000	WD	14.56	634,234	103,022	L-shaped site. Existing home/garage to be removed for redevelopment. US-131 visibility.
41-22-12-100-031	7147 Patterson Ave SE	Gaines	\$ 3.21	Vacant	5/20/2022	\$ 5,699,400	CD	40.71	1,773,328	140,000	4.1.2023)
70-18-05-400-026	3525 Quincy St	Jamestown	\$ 1.74	Vacant	12/15/2022	\$ 1,700,000	WD	22.43	976,833	75,808	Growth area. Part open, part wooded. Surrounded by other industrial (time adj. to 4.1.2023)
70-18-08-200-036	0 Central Parkway	Jamestown	\$ 1.26	Vacant	6/29/2022	\$ 1,000,000	WD	18.15	790,788	55,084	Growth area. 1 parcel at end of industrial park, the other 2 adjacent parcels front Greenly Street to south (time adj. to 4.1.2023)
41-17-24-201-007	300 36th st sw	Wyoming	\$ 3.59	vacant	9/25/2024	\$ 2,290,500	WD	14.65	638,154	156,348	zone ind.
41-21-02-600-002	1240 60th st sw	Wyoming	\$ 6.85	vacant	4/12/2021	\$ 180,000	WD	1.71	766,656	105,572	(time adj. to 4.1.2023)
41-21-11-401-006	7310 Ardith Ct SW	Byron	\$ 5.51	Vacant	9/16/2022	\$ 750,000	WD	3.126	136,169	239,923	Site in industrial park (time adj. to 4.1.2023)
41-13-05-326-009	3660 Dykstra dr	walker	\$ 3.18	vacant	1/11/2024	\$ 1,525,000	WD	11.01	479,596	138,510	Industrial park site, 2 lots 3.06+7.95 AC
41-22-12-100-031	7147 Patterson ave se	Gaines	\$ 5.53	vacant	11/14/2024	\$ 9,750,000	cd	40.50	1,764,180	240,741	Microsoft buyer
41-21-12-300-016	7898 761 76TH ST SW	Byron	\$ 14.61	part vac dev	10/31/2024	\$ 1,500,000	WD	2.36	102,671	636,402	comm redev. ABS corner lot
41-22-12-100-031	7147 PATTERSON AVE	Gaines	\$ 5.53	vacant	11/14/2024	\$ 9,750,000	CD	40.50	1,764,180	240,741	Microsoft-Pud - Lg scale Ind. - water and sewer
41-22-10-400-002	2901 76TH ST SE	Gaines	\$ 3.88	vacant/impr	3/14/2025	\$ 7,600,000	WD	45.00	1,960,200	168,889	Greenhouse with 190k SQ.FT.
		Average	\$ 4.73								
used	\$4.00	Median	\$ 3.88								sales from 3/31/2021 to 3/31/2023 had no increase
312 Industrial		High	\$ 14.61								
Byron/Gaines parcels 20-30		Low	\$ 1.26								