

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/SqFt
41-03-26-125-001	14715 AVEINDA DR NE	12/08/21	\$275,000	WD	\$122,400	\$244,844	\$69,064	\$38,908	0.77	\$2.06
41-03-26-125-004	14671 AVEINIDA DR NE	07/14/21	\$34,000	WD	\$18,400	\$36,887	\$34,000	\$36,887	0.73	\$1.07
41-03-26-125-005	14663 AVEINIDA DR NE	07/23/21	\$300,000	WD	\$140,900	\$281,734	\$53,131	\$34,865	0.69	\$1.77
41-03-26-125-006	14660 AVEINIDA DR NE	07/01/21	\$274,100	WD	\$124,900	\$249,829	\$66,211	\$41,940	0.83	\$1.83
41-03-32-323-015	13532 BECKER CT NE	08/18/21	\$243,000	WD	\$105,000	\$209,910	\$70,987	\$37,897	0.75	\$2.17
41-03-33-227-006	7033 CEDAR HIGHLANDS D	07/15/22	\$300,000	WD	\$124,000	\$248,036	\$92,240	\$40,276	2.01	\$1.05
41-03-33-227-008	7000 CEDAR HIGHLANDS D	12/01/21	\$310,000	WD	\$123,300	\$246,558	\$112,934	\$49,492	2.47	\$1.05
Totals:			\$1,736,100		\$758,900	\$1,517,798	\$498,567	\$280,265	8.25	

\$/SQFT \$1.39

Parcel Number	Street Address	Sale Date	Sale Price	Inst	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style
41-03-06-152-003	4858 GLEN BLUFF DR	09/17/21	\$210,000	WD	\$121,000	\$242,048	\$50,107	\$159,893	\$206,166	0.776	1,158	RANCH
41-03-06-152-008	5014 GLEN BLUFF DR NE	11/04/22	\$271,000	WD	\$118,300	\$236,564	\$63,736	\$207,264	\$217,121	0.955	1,134	RANCH
41-03-26-125-001	14715 AVEINDA DR NE	12/08/21	\$275,000	WD	\$122,400	\$244,844	\$45,363	\$229,637	\$221,400	1.037	1,082	BI-LEVEL
41-03-26-125-005	14663 AVEINIDA DR NE	07/23/21	\$300,000	WD	\$140,900	\$281,734	\$50,295	\$249,705	\$256,869	0.972	1,620	TWO-STORY
41-03-26-125-006	14660 AVEINIDA DR NE	07/01/21	\$274,100	WD	\$124,900	\$249,829	\$48,113	\$225,987	\$223,880	1.009	1,136	RANCH
41-03-32-323-015	13532 BECKER CT NE	08/18/21	\$243,000	WD	\$105,000	\$209,910	\$43,605	\$199,395	\$184,578	1.080	897	BI-LEVEL
41-03-33-227-006	7033 CEDAR HIGHLANDS D	07/15/22	\$300,000	WD	\$124,000	\$248,036	\$47,065	\$252,935	\$223,053	1.134	1,290	TWO-STORY
Totals:			\$1,873,100		\$856,500	\$1,712,965		\$1,524,816	\$1,533,067			

E.C.F. => 0.995

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/SqFt
41-03-30-127-009	14717 FIELD CT	04/24/23	\$260,000	WD	\$93,500	\$186,934	\$124,393	\$51,327	0.47	\$6.09
41-03-30-127-013	14752 FEILD CT	06/05/20	\$181,000	WD	\$96,100	\$192,214	\$33,445	\$44,659	0.49	\$1.56
41-03-30-127-021	5130 FIELDSTONE ME	05/26/23	\$295,000	WD	\$115,100	\$230,128	\$105,574	\$40,702	0.37	\$6.52
41-03-30-202-001	14777 IVORYSTONE D	05/25/21	\$255,000	WD	\$118,100	\$236,283	\$67,281	\$48,564	0.54	\$2.88
41-03-30-202-010	14669 IVORYSTONE D	12/14/23	\$290,000	PTA	\$120,500	\$241,064	\$103,166	\$54,230	0.50	\$4.77
41-03-30-202-017	14627 IVORYSTONE D	08/12/22	\$299,000	WD	\$124,500	\$249,053	\$96,980	\$47,033	0.52	\$4.29
Totals:			\$1,580,000		\$667,800	\$1,335,676	\$530,839	\$286,515	2.89	

\$/Sqft \$4.22

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
41-03-30-127-013	14752 FEILD CT	06/05/20	\$181,000	WD	\$96,100	\$44,659	\$136,341	\$151,806	0.898	901	\$151.32	RANCH
41-03-30-127-015	14724 FIELD CT NE	04/10/20	\$212,700	WD	\$119,300	\$44,188	\$168,512	\$200,057	0.842	936	\$180.03	BI-LEVEL
41-03-30-127-021	5130 FIELDSTONE ME	06/09/20	\$205,000	WD	\$114,500	\$41,468	\$163,532	\$192,984	0.847	900	\$181.70	BI-LEVEL
41-03-30-202-001	14777 IVORYSTONE D	05/25/21	\$255,000	WD	\$118,100	\$51,893	\$203,107	\$189,702	1.071	894	\$227.19	BI-LEVEL
41-03-30-202-004	14711 IVORYSTONE D	07/31/20	\$215,000	WD	\$112,400	\$50,360	\$164,640	\$179,497	0.917	816	\$201.76	BI-LEVEL
41-03-30-202-010	14669 IVORYSTONE D	12/14/23	\$290,000	PTA	\$120,500	\$60,523	\$229,477	\$207,757	1.105	899	\$255.26	BI-LEVEL
41-03-30-202-011	14663 IVORYSTONE D	05/11/21	\$232,500	WD	\$122,400	\$57,182	\$175,318	\$192,934	0.909	901	\$194.58	BI-LEVEL
41-03-30-202-017	14627 IVORYSTONE D	08/12/22	\$299,000	WD	\$124,500	\$47,033	\$251,967	\$240,787	1.046	1,184	\$212.81	RANCH
41-03-30-202-041	5287 FIELDSTONE ME	04/03/20	\$217,500	WD	\$116,500	\$48,849	\$168,651	\$189,426	0.890	1,120	\$150.58	RANCH
Totals:			\$2,107,700		\$1,044,300		\$1,661,545	\$1,744,948			\$195.03	

E.C.F. => 0.952

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Cur. Asmnt.	Land Residual	Est. Land Value	Net Acres	Dollars/Acre
41-03-06-155-004	4901 GRIMES ST	01/27/22	\$42,000	OTH	\$17,400	\$42,000	\$34,850	1.86	\$22,581
41-03-35-200-025	13701 TISDEL AVE N	05/31/22	\$58,000	WD	\$18,200	\$58,000	\$36,426	1.95	\$29,744
41-03-28-300-056	6511 17 MILE RD NE	06/16/22	\$72,000	WD	\$14,300	\$72,000	\$28,672	2.29	\$31,441
41-03-16-400-025	6809 19 MILE RD NE	07/21/21	\$90,000	WD	\$13,300	\$90,000	\$26,594	2.50	\$36,000
41-03-16-400-025	6809 19 MILE RD NE	03/25/22	\$40,000	WD	\$13,300	\$40,000	\$26,594	2.50	\$16,000
41-03-16-400-030	6827 19 MILE RD NE	07/21/21	\$90,000	WD	\$13,300	\$90,000	\$26,594	2.50	\$36,000
41-03-16-400-031	6855 19 MILE RD NE	07/21/21	\$90,000	WD	\$13,300	\$90,000	\$26,594	2.50	\$36,000
									\$29,681 .01-2.99 Acres
41-03-12-100-033	9034 21 MILE RD NE	09/01/21	\$24,500	WD	\$4,800	\$24,500	\$9,589	3.39	\$7,227
41-03-02-100-017	17800 PINE LAKE AV	05/28/21	\$12,220	WD	\$5,800	\$12,220	\$11,584	4.00	\$3,055
41-03-02-100-017	17800 PINE LAKE AV	03/30/23	\$24,995	WD	\$5,900	\$24,995	\$11,884	4.00	\$6,249
									\$16,531 3-4.99 Acres
41-03-32-326-008	5934 BECKER ST NE	06/22/21	\$72,500	WD	\$22,000	\$72,500	\$43,923	5.00	\$14,500
41-03-06-101-006	4886 22 MILE RD NE	07/11/22	\$410,000	WD	\$29,600	\$77,845	\$59,249	7.69	\$10,123
41-03-16-400-003	15775 MYERS LAKE	05/11/21	\$80,000	WD	\$30,400	\$80,000	\$60,708	8.00	\$10,000
41-03-34-400-047	7622 BECKER ST NE	09/27/21	\$100,000	WD	\$36,800	\$100,000	\$73,633	10.00	\$10,000
41-03-16-400-025	15875 MYERS LAKE	05/11/21	\$100,000	WD	\$37,000	\$100,000	\$74,031	10.06	\$9,940
41-03-16-400-026	15825 MYERS LAKE	05/11/21	\$100,000	WD	\$37,200	\$100,000	\$74,495	10.13	\$9,872
41-03-06-101-007	4916 22 MILE RD NE	07/11/22	\$410,000	WD	\$29,600	\$108,614	\$59,249	7.69	\$14,124
41-03-17-300-025	5701 19 MILE RD NE	07/27/22	\$120,000	WD	\$43,000	\$120,000	\$85,917	13.00	\$9,231
									\$10,974 5-15 Acre
41-03-19-200-017	15183 RITCHIE AVE	03/06/23	\$70,000	WD	\$57,200	\$70,000	\$114,336	18.27	\$3,831
41-03-15-100-015	16295 SIPPLE AVE N	04/05/21	\$90,000	WD	\$51,100	\$90,000	\$102,158	20.00	\$4,500
41-03-18-400-052	15853 RITCHIE AVE	02/18/22	\$85,000	WD	\$12,800	\$85,000	\$25,645	20.38	\$4,171
41-03-02-300-011	8356 21 MILE RD	09/29/21	\$102,000	WD	\$49,900	\$102,000	\$99,822	40.00	\$2,550
									\$3,763 15+ Acres
Totals:			\$2,283,215		\$556,200	\$1,649,674	\$1,112,547	197.71	

Nelson Township
Kent County, MI

2024
Land Value Analysis

Residential
Wetlands

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre
41-03-02-100-017	17800 PINE LAKE AVI	05/28/21	\$12,220	WD	\$11,584	\$12,220	\$11,584	4.00	\$3,055
41-03-02-100-017	17800 PINE LAKE AVI	03/30/23	\$24,995	WD	\$11,884	\$24,995	\$11,884	4.00	\$6,249
									\$4,652 .01-7 Acres
41-03-16-400-003	15775 MYERS LAKE A	05/11/21	\$80,000	WD	\$60,708	\$80,000	\$60,708	8.00	\$10,000
41-03-34-400-047	7622 BECKER ST NE	09/27/21	\$100,000	WD	\$73,633	\$100,000	\$73,633	10.00	\$10,000
41-03-17-300-025	5701 19 MILE RD NE	07/27/22	\$120,000	WD	\$85,917	\$120,000	\$85,917	13.00	\$9,231
									\$9,744 7.01-14.99 Acres
41-03-18-400-052	15853 RITCHIE AVE N	02/18/22	\$85,000	WD	\$25,645	\$85,000	\$25,645	20.38	\$4,171
41-03-02-300-011	8356 21 MILE RD	09/29/21	\$102,000	WD	\$99,822	\$102,000	\$99,822	40.00	\$2,550
									\$3,360 15 + Acres
Totals:			\$524,215		\$369,193	\$524,215	\$369,193	99.38	

Nelson Township
Kent County, MI

2024
ECF Analysis

General Township
Modular/Mobile

Parcel Number	Street Address	Sale Date	Instr.	Inf. Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style
41-03-08-300-022	16540 RITCHIE AVE I	09/14/21	WD	\$235,000	\$229,404	\$131,895	\$103,105	\$146,410	0.704	1,456	MANUFACTURED
41-03-10-100-017	17098 MYERS LAKE I	07/22/22	WD	\$225,000	\$185,675	\$46,255	\$178,745	\$209,339	0.854	1,456	MODULAR
41-03-10-100-017	17098 MYERS LAKE I	02/09/23	WD	\$215,800	\$226,935	\$49,729	\$166,071	\$207,016	0.802	1,456	MODULAR
41-03-18-400-038	5480 EGNER ST NE	01/30/23	WD	\$185,000	\$181,591	\$47,295	\$137,705	\$156,888	0.878	1,620	MODULAR
41-03-23-100-012	15404 PINE LAKE AV	08/20/21	WD	\$192,600	\$178,178	\$47,002	\$145,598	\$196,961	0.739	1,836	MANUFACTURED
Totals:				\$1,053,400	\$1,001,783		\$731,224	\$916,614			
									E.C.F. => 0.798		

Nelson Township
Kent County, MI

2024
ECF Analysis

General Township
Ranch

Parcel Number	Street Address	Sale Date	Instr	Inf. Adj. Sale \$	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style
41-03-09-200-029	16969 MYERS LAKE A	03/09/23	WD	\$49,900	\$35,300	\$70,529	\$47,295	\$2,605	\$31,061	0.084	934	RANCH
41-03-13-100-007	9090 20 MILE RD NE	11/24/21	WD	\$165,000	\$69,000	\$137,971	\$81,302	\$83,698	\$85,089	0.984	1,352	RANCH
41-03-14-100-042	16201 MCCLURE AVE	10/07/21	WD	\$218,000	\$90,100	\$180,190	\$50,513	\$167,487	\$162,503	1.031	1,248	RANCH
41-03-17-100-032	16191 RITCHIE AVE N	06/09/21	WD	\$195,000	\$91,700	\$183,496	\$91,041	\$103,959	\$115,858	0.897	1,597	RANCH
41-03-17-100-038	5849 COAN ST NE	05/06/22	WD	\$77,500	\$40,700	\$81,486	\$35,084	\$42,416	\$58,148	0.729	920	RANCH
41-03-18-400-012	5416 EGNER ST	02/04/22	LC	\$100,000	\$48,700	\$97,367	\$67,845	\$32,155	\$44,327	0.725	1,260	RANCH
41-03-19-200-011	15191 RITCHIE AVE N	08/03/22	WD	\$225,000	\$95,800	\$191,511	\$33,661	\$191,339	\$197,807	0.967	1,968	RANCH
41-03-21-200-039	6868 19 MILE RD	11/24/21	WD	\$385,000	\$163,900	\$327,753	\$116,176	\$268,824	\$265,134	1.014	1,308	RANCH
41-03-22-200-034	15263 PINE LAKE AVE	04/13/21	WD	\$250,000	\$125,200	\$250,334	\$72,728	\$177,272	\$222,564	0.796	1,728	RANCH
41-03-26-400-009	8755 17 MILE RD NE	10/21/21	WD	\$135,000	\$53,800	\$107,528	\$56,068	\$78,932	\$77,267	1.022	1,680	RANCH
41-03-28-201-001	14790 STOUT AVE NE	09/22/21	WD	\$225,000	\$109,400	\$218,749	\$39,951	\$185,049	\$224,058	0.826	1,700	RANCH
41-03-29-100-015	5988 18 MILE RD NE	05/12/21	WD	\$160,000	\$56,700	\$113,314	\$27,841	\$132,159	\$128,338	1.030	1,960	RANCH
41-03-30-200-018	5370 18 MILE RD	04/02/21	PTA	\$303,000	\$149,000	\$298,016	\$84,221	\$218,779	\$267,914	0.817	1,312	RANCH
41-03-32-200-027	13655 SHANER AVE N	07/19/21	PTA	\$425,000	\$165,800	\$331,652	\$33,590	\$391,410	\$373,511	1.048	1,451	RANCH
41-03-33-100-049	6750 17 MILE RD NE	08/05/21	WD	\$350,000	\$157,600	\$315,221	\$58,018	\$291,982	\$322,310	0.906	1,489	RANCH
41-03-35-176-015	8369 BECKER ST NE	08/10/21	WD	\$400,000	\$170,200	\$340,314	\$54,380	\$345,620	\$358,313	0.965	2,172	RANCH
Totals:				\$3,663,400	\$1,622,900	\$3,245,431		\$2,713,686	\$2,934,202			
										E.C.F. =>	0.925	

Nelson Township
Kent County, MI

2024
ECF Analysis

Genrea I Township
Tri/Bi-level

Parcel Number	Street Address	Sale Date	Inst	Inf. Adj. Sale \$	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style
41-03-22-100-008	15224 MYERS LAKE A	10/12/21	WD	\$350,000	\$144,700	\$289,369	\$57,599	\$292,401	\$299,832	0.975	2,016	TRI-LEVEL
41-03-34-100-012	7390 17 MILE RD	07/06/22	WD	\$250,000	\$101,100	\$202,173	\$31,413	\$218,587	\$220,906	0.990	1,764	TRI-LEVEL
Totals:				\$600,000	\$245,800	\$491,542		\$510,988	\$520,737		\$134.48	
										E.C.F. =>	0.981	

Parcel Number	Street Address	Sale Date	Instr	Inf. Adj. Sale \$	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
41-03-04-400-015	7016 PRINGLE	07/06/22	WD	\$235,000	\$111,200	\$222,422	\$74,433	\$160,567	\$191,448	0.839	1,804	\$89.01	TWO-STORY
41-03-09-400-020	7100 GROSVENOR ST	12/23/22	WD	\$387,000	\$180,700	\$361,451	\$43,565	\$343,435	\$360,824	0.952	2,064	\$166.39	1 1/2 STORY
41-03-18-200-014	5459 COAN ST NE	06/28/22	WD	\$152,000	\$77,800	\$155,583	\$45,561	\$106,439	\$145,192	0.733	2,355	\$45.20	TWO-STORY
41-03-18-400-047	15906 NORTHLAND E	06/04/21	PTA	\$359,900	\$176,900	\$353,786	\$73,364	\$286,536	\$305,138	0.939	2,128	\$134.65	1 1/2 STORY
41-03-27-400-016	7707 17 MILE RD NE	02/10/22	WD	\$280,000	\$150,200	\$300,369	\$61,809	\$218,191	\$259,587	0.841	2,192	\$99.54	1 1/2 STORY
41-03-27-400-022	7869 17 MILE RD	12/07/21	WD	\$266,000	\$110,300	\$220,678	\$50,285	\$215,715	\$220,431	0.979	2,389	\$90.30	TWO-STORY
41-03-33-100-006	13745 STOUT AVE NE	09/03/21	WD	\$378,000	\$166,600	\$333,123	\$119,002	\$258,998	\$277,000	0.935	2,032	\$127.46	TWO-STORY
41-03-33-400-015	6993 16 MILE RD NE	11/24/21	WD	\$322,000	\$135,900	\$271,872	\$41,089	\$280,911	\$298,555	0.941	1,844	\$152.34	TWO-STORY
Totals:				\$2,379,900	\$1,109,600	\$2,219,284		\$1,870,792	\$2,058,174			\$113.11	
										E.C.F. =>	0.909		

Parcel Number	Street Address	Sale Date	Instr	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre
41-03-16-200-014	7171 CAROLYN DR N	07/06/22	WD	\$328,000	\$147,300	\$294,529	\$56,976	\$23,505	2.70	\$21,102
41-03-16-200-020	6866 CAROLYN DR	10/29/21	WD	\$287,000	\$117,500	\$235,011	\$73,767	\$21,778	2.27	\$32,496
41-03-16-200-023	6733 CAROLYN DR N	07/11/22	WD	\$255,000	\$98,700	\$197,452	\$108,839	\$51,291	5.46	\$19,934
41-03-21-427-004	15067 CRANBERRY LI	04/29/22	WD	\$519,000	\$230,300	\$460,691	\$90,161	\$31,852	3.32	\$27,157
Totals:				\$1,389,000	\$593,800	\$1,187,683	\$329,743	\$128,426	13.75	
									\$/Acre	23,981.31

Nelson Township
Kent County, MI

2024
Land Value Analysis

Private Drives
Wildwood

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
41-03-16-300-023	6766 WILDWOOD CT	10/21/20	\$37,000	WD	\$39,837	\$37,000	\$39,837	4.17	4.17	\$8,873
41-03-16-300-033	6747 WILDWOOD LN	09/15/20	\$230,000	WD	\$223,781	\$25,406	\$19,187	2.00	2.00	\$12,703
41-03-16-400-015	6777 WILDWOOD LN N	03/18/21	\$100,000	WD	\$96,995	\$100,000	\$96,995	10.11	10.11	\$9,891
Totals:			\$367,000		\$360,613	\$162,406	\$156,019	16.28	16.28	
								Average per Net: 9,975.80		

Nelson Township
Kent County, MI

2024
ECF Analysis

Private Drives

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
41-03-16-200-014	7171 CAROLYN DR NE	07/06/22	\$328,000	\$147,300	\$294,529	\$33,797	\$294,203	\$266,053	1.106	1,370	\$214.75	RANCH
41-03-16-200-020	6866 CAROLYN DR	10/29/21	\$287,000	\$117,500	\$235,011	\$22,747	\$264,253	\$230,583	1.146	1,628	\$162.32	1 1/2 STORY
41-03-16-200-023	6733 CAROLYN DR NE	07/11/22	\$255,000	\$98,700	\$197,452	\$60,727	\$194,273	\$171,335	1.134	1,248	\$155.67	RANCH
41-03-16-300-033	6747 WILDWOOD LN	09/15/20	\$230,000	\$111,900	\$223,781	\$23,324	\$206,676	\$204,548	1.010	1,246	\$165.87	BI-LEVEL
41-03-21-427-004	15067 CRANBERRY LN	04/28/20	\$320,000	\$230,300	\$460,691	\$49,162	\$270,838	\$419,928	0.645	1,601	\$169.17	RANCH
41-03-21-427-004	15067 CRANBERRY LN	04/29/22	\$519,000	\$230,300	\$460,691	\$49,162	\$469,838	\$419,928	1.119	1,601	\$293.47	RANCH
Totals:			\$1,939,000	\$936,000	\$1,872,155		\$1,700,081	\$1,712,373			\$193.54	
								E.C.F. => 0.993				

Nelson Township
Kent County, MI

2024
Land Value Analysis

Site Condo

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Cur. Appraisal	Land Residual	Net Acres	Dollars/SqFt
41-03-28-251-003	6850 WHISPERING FOREST DR	06/10/21	\$251,750	PTA	\$267,820	\$71,016	0.59	\$2.77
41-03-28-251-005	6874 WHISPERING FOREST DR	08/11/22	\$295,000	WD	\$302,461	\$79,625	0.64	\$2.84
Totals:			\$546,750		\$570,281	\$150,641	1.23	
							\$/Sqft \$2.81	

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Buildin g Style
41-03-28-251-003	6850 WHISPERING FOREST DR	06/10/21	\$251,750	PTA	\$133,900	\$267,820	\$93,614	\$158,136	\$179,409	0.881	1,050	\$150.61	BI-LEVEL
41-03-28-251-005	6874 WHISPERING FOREST DR	08/11/22	\$295,000	WD	\$151,200	\$302,461	\$99,702	\$195,298	\$234,947	0.831	1,566	\$124.71	TRI-LEVEL
41-03-28-251-009	6905 WHISPERING FOREST DR	07/16/21	\$275,000	WD	\$150,500	\$300,925	\$96,915	\$178,085	\$210,103	0.848	1,289	\$138.16	RANCH
Totals:			\$821,750		\$435,600	\$871,206		\$531,519	\$624,459			\$137.82	
										E.C.F. =>	0.851		

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/ FF
41-03-26-352-008	8084 17 MILE	10/27/20	\$385,000	WD	\$263,800	\$527,544	\$195,748	\$338,292	149.4	\$1,311
41-03-35-102-008	8039 OAK LN	12/02/22	\$80,000	WD	\$57,800	\$115,541	\$38,556	\$74,097	61.2	\$630
41-03-35-103-012	8042 OAK LN	06/25/21	\$223,000	WD	\$79,900	\$159,875	\$178,200	\$115,075	50.8	\$3,507
41-03-35-103-013	8040 OAK LN I	07/16/20	\$285,000	WD	\$102,200	\$237,055	\$123,595	\$75,650	50.8	\$2,433
41-03-35-103-017	8044 OAK LN I	11/12/21	\$549,900	WD	\$297,700	\$595,308	\$137,685	\$183,093	80.8	\$1,703
41-03-35-103-020	8016 OAK LN I	09/18/20	\$147,500	WD	\$89,700	\$179,320	\$72,969	\$104,789	86.6	\$843
41-03-35-103-020	8016 OAK LN I	05/03/22	\$185,000	WD	\$89,700	\$179,320	\$110,469	\$104,789	86.6	\$1,276
41-03-35-104-020	8045 LOVE DR	06/24/20	\$330,000	WD	\$152,900	\$305,714	\$193,486	\$169,200	74.7	\$2,590
41-03-35-126-009	13901 SUNSET	09/10/21	\$460,000	WD	\$189,600	\$379,229	\$231,016	\$150,245	66.3	\$3,483
41-03-35-152-022	13555 SUNSET	05/07/21	\$445,000	WD	\$199,800	\$399,505	\$192,720	\$147,225	65.0	\$2,965
Totals:			\$3,090,400		\$1,523,100	\$3,078,411	\$1,474,444	\$1,462,455	772.3	
									Average per FF=>	\$1,909

Nelson Township
Kent County, MI

2024
Land Value Analysis

Pine Like
Non-Water

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Dollars/FF	Actual Front
41-03-35-102-008	8039 OAK LN	12/02/22	\$80,000	WD	\$115,541	\$38,556	\$74,097	61.2	0.12	\$630	50.00
41-03-35-103-020	8016 OAK LN I	09/18/20	\$147,500	WD	\$179,320	\$72,969	\$104,789	86.6	0.23	\$843	100.00
41-03-35-103-020	8016 OAK LN I	05/03/22	\$185,000	WD	\$179,320	\$110,469	\$104,789	86.6	0.23	\$1,276	100.00
Totals:			\$412,500		\$474,181	\$221,994	\$283,675	234.4	0.58		
								Average per FF=>		\$947	

Nelson Township
Kent County, MI

2024
Land Value Analysis

Pine Lake Water

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/F	Dollars/Sq Ft	Actual Front
41-03-35-103-012	8042 OAK LN	06/25/21	\$223,000	WD	\$79,900	\$159,875	\$178,200	\$115,075	50.8	\$3,507	\$31.47	45.00
41-03-35-103-013	8040 OAK LN NE	07/16/20	\$285,000	WD	\$102,200	\$237,055	\$123,595	\$75,650	50.8	\$2,433	\$23.64	45.00
41-03-35-103-017	8044 OAK LN NE	11/12/21	\$549,900	WD	\$297,700	\$595,308	\$137,685	\$183,093	80.8	\$1,703	\$11.29	90.00
41-03-35-104-020	8045 LOVE DR	06/24/20	\$330,000	WD	\$152,900	\$305,714	\$193,486	\$169,200	74.7	\$2,590	\$21.15	80.00
41-03-35-126-009	13901 SUNSET S	09/10/21	\$460,000	WD	\$189,600	\$379,229	\$231,016	\$150,245	66.3	\$3,483	\$14.73	67.00
41-03-35-152-022	13555 SUNSET S	05/07/21	\$445,000	WD	\$199,800	\$399,505	\$192,720	\$147,225	65.0	\$2,965	\$14.75	65.00
Totals:			\$2,292,900		\$1,022,100	\$2,076,686	\$1,056,702	\$840,488	388.5			
										\$/FF : \$2,720		

Nelson Township
Kent County, MI

2024
ECF Analysis

Pine Lake
Water

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
41-03-35-103-017	8044 OAK LN NE	11/12/21	\$549,900	WD	\$297,700	\$595,308	\$187,806	\$362,094	\$514,523	0.704	2,686	\$134.81	RANCH
41-03-35-152-022	13555 SUNSET SHORES	05/07/21	\$445,000	WD	\$199,800	\$399,505	\$150,793	\$294,207	\$314,030	0.937	2,434	\$120.87	TWO-STORY
41-03-35-152-032	13721 SUNSET SHORES C	09/14/23	\$340,000	WD	\$156,900	\$313,814	\$176,299	\$163,701	\$168,523	0.971	936	\$174.89	RANCH
Totals:			\$1,334,900		\$654,400	\$1,308,627		\$820,002	\$997,076			\$143.53	
										E.C.F. =>		0.822	

Nelson Township
Kent County, MI

2024
ECF Analysis

Pine Lake
Non-Water

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area \$/Sq.Ft.	Buildin g Style
41-03-35-102-008	8039 OAK LN	12/02/22	\$80,000	WD	\$57,800	\$115,541	\$74,097	\$5,903	\$68,616	0.086	750 \$7.87	RANCH
41-03-35-103-020	8016 OAK LN	05/03/22	\$185,000	WD	\$89,700	\$179,320	\$108,224	\$76,776	\$89,768	0.855	924 \$83.09	RANCH
Totals:			\$265,000		\$147,500	\$294,861		\$82,679	\$158,384		\$45.48	
										E.C.F. =>	0.522	

Nelson Township
Kent County, MI

2024
ECF Analysis

Shaffer Estates

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area \$/Sq.Ft.	Building Style
41-03-31-302-004	4944 DIO DR	09/09/21	\$275,000	WD	\$130,800	\$261,546	\$90,680	\$184,320	\$191,554	0.962	900 \$204.80	BI-LEVEL
41-03-31-302-013	4969 DIO DR	06/04/21	\$280,000	WD	\$160,000	\$320,027	\$78,426	\$201,574	\$270,853	0.744	1,804 \$111.74	RANCH
41-03-31-302-014	4983 DIO DR	09/13/21	\$300,000	WD	\$155,900	\$311,858	\$93,539	\$206,461	\$244,752	0.844	1,196 \$172.63	BI-LEVEL
41-03-31-302-030	5130 DIO DR	01/21/22	\$300,000	WD	\$155,600	\$311,190	\$85,503	\$214,497	\$253,012	0.848	1,300 \$165.00	RANCH
41-03-31-302-034	5228 DIO DR	06/16/22	\$299,500	WD	\$154,800	\$309,604	\$92,649	\$206,851	\$243,223	0.850	1,680 \$123.13	1 1/2 STORY
Totals:			\$1,454,500		\$757,100	\$1,514,225		\$1,013,703	\$1,203,395		\$155.46	
										E.C.F. =>	0.842	

Nelson Township
Kent County, MI

2024
Land Value Analysis

White Pine Ridge

Parcel Number	Street Address	Sale Date	Sale Price	Inst r.	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/A cre
41-03-28-110-004	14658 WHITE PINE R	06/10/22	\$320,000	WD	\$149,000	\$297,965	\$88,269	\$66,234	1.00	1.00	\$88,093
41-03-28-110-005	14636 WHITE PINE R	05/25/22	\$390,000	WD	\$158,000	\$315,927	\$140,307	\$66,234	1.00	1.00	\$140,027
41-03-28-110-009	14633 WHITE PINE R	08/11/21	\$320,500	WD	\$152,500	\$304,956	\$81,778	\$66,234	1.02	1.02	\$80,253
Totals:			\$1,030,500		\$459,500	\$918,848	\$310,354	\$198,702	3.02	3.02	
											Site Value: \$66,234

Nelson Township
Kent County, MI

2024
ECF Analysis

White Pine Ridge

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
41-03-28-110-004	14658 WHITE PINE R	06/10/22	\$320,000	WD	\$149,000	\$297,965	\$71,099	\$248,901	\$251,794	0.989	1,800	\$138.28	RANCH
41-03-28-110-009	14633 WHITE PINE R	08/11/21	\$320,500	WD	\$152,500	\$304,956	\$71,938	\$248,562	\$258,622	0.961	1,884	\$131.93	RANCH
Totals:			\$640,500		\$301,500	\$602,921		\$497,463	\$510,415			\$135.11	
										E.C.F. => 0.975			

Nelson Township
Kent County, MI

2024
Land Value Analysis

Village
Wide

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Rate Group 2
41-03-04-108-006	313 E LAKE ST	05/11/22	\$205,000	WD	\$79,600	\$159,225	\$90,531	\$44,756	132.0	132.0	0.40	\$686	WIDER THAN 66FT
41-03-05-131-011	240 OAK ST N	08/23/21	\$190,000	PTA	\$89,800	\$179,513	\$47,571	\$37,084	82.5	132.0	0.25	\$577	WIDER THAN 66FT
41-03-05-131-012	230 OAK ST	11/24/21	\$192,000	WD	\$87,600	\$175,209	\$53,875	\$37,084	82.5	132.0	0.25	\$653	WIDER THAN 66FT
41-03-05-206-004	170 W LAKE S	05/28/21	\$135,000	WD	\$55,000	\$110,023	\$60,839	\$35,862	123.2	149.0	0.40	\$494	WIDER THAN 66FT
41-03-05-207-003	108 LAKE ST	02/07/22	\$165,000	WD	\$63,100	\$126,101	\$83,655	\$44,756	132.0	132.0	0.40	\$634	WIDER THAN 66FT
41-03-05-226-004	25 E MAPLE S	01/31/22	\$152,000	WD	\$82,300	\$164,555	\$28,565	\$41,120	149.8	170.0	0.52	\$191	WIDER THAN 66FT
41-03-05-242-007	209 LAKE ST F	02/01/23	\$112,000	WD	\$70,800	\$141,529	\$17,840	\$47,369	148.0	166.0	0.50	\$121	WIDER THAN 66FT
41-03-05-243-003	190 E LAKE ST	07/01/21	\$165,000	WD	\$80,300	\$160,672	\$49,084	\$44,756	132.0	132.0	0.40	\$372	WIDER THAN 66FT
41-03-05-244-010	105 1ST ST	05/03/22	\$172,500	PTA	\$56,200	\$147,430	\$34,739	\$24,169	161.7	198.0	0.60	\$215	WIDER THAN 66FT
41-03-05-253-004	280 S 3RD ST	09/16/21	\$135,000	WD	\$61,200	\$122,433	\$50,846	\$38,279	153.0	309.0	0.71	\$332	WIDER THAN 66FT
Totals:			\$1,623,500		\$725,900	\$1,486,690	\$517,545	\$395,235	1,296.7		4.42		
								Average per FF=> \$399					

Nelson Township
Kent County, MI

2024
Land Value Analysis

Village
Deep Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/F	Rate Group 1
41-03-05-206-004	170 W LAKE S	05/28/21	\$135,000	WD	\$55,000	\$110,023	\$60,839	\$35,862	123.2	149.0	0.40	\$494	DEEP LOTS
41-03-05-244-010	105 1ST ST	05/03/22	\$172,500	PTA	\$56,200	\$147,430	\$34,739	\$24,169	161.7	198.0	0.60	\$215	DEEP LOTS
41-03-05-253-004	280 S 3RD ST	09/16/21	\$135,000	WD	\$61,200	\$122,433	\$50,846	\$38,279	153.0	309.0	0.71	\$332	DEEP LOTS
41-03-05-276-005	17451 SHANE	10/29/21	\$110,000	WD	\$71,200	\$142,348	\$59,590	\$91,938	233.3	264.0	1.00	\$255	DEEP LOTS
Totals:			\$552,500		\$243,600	\$522,234	\$206,014	\$190,248	671.3		2.71		
								Average per FF=> \$307					

Nelson Township
Kent County, MI

2024
Land Value Analysis

Village
GENEVIVE PLAT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Asmnt.	Cur. Appraisal	Land Residual	Net Acres	Dollars/SqFt
41-03-05-152-001	17880 W RITCHIE	09/20/21	\$40,000	WD	\$3,500	\$6,948	\$40,000	0.40	\$2.31
41-03-05-152-002	17876 W RITCHIE	09/16/22	\$40,000	WD	\$20,000	\$40,000	\$40,000	0.40	\$2.32
41-03-05-152-003	17864 W RITCHIE	05/30/22	\$40,000	WD	\$3,500	\$6,913	\$40,000	0.40	\$2.32
41-03-05-152-004	17852 W RITCHIE	06/24/22	\$40,000	WD	\$3,500	\$6,913	\$40,000	0.40	\$2.32
Totals:			\$160,000		\$30,500	\$60,774	\$160,000	1.58	

Site Value: \$40,000

Nelson Township
Kent County, MI

2024
ECF Analysis

Village
GENEVIVE PLAT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
41-03-05-151-012	17710 W RITCHIE AVE N	11/23/20	\$227,400	WD	\$123,700	\$247,498	\$7,082	\$220,318	\$266,832	0.826	2,064	\$106.74	TWO-STORY
41-03-05-151-013	17680 W RITCHIE AVE N	12/22/20	\$239,900	WD	\$127,800	\$255,652	\$12,309	\$227,591	\$272,501	0.835	1,605	\$141.80	RANCH
41-03-05-152-012	17746 W RITCHIE AVE N	03/22/23	\$346,655	WD	\$134,600	\$269,242	\$42,750	\$303,905	\$264,593	1.149	1,686	\$180.25	RANCH
41-03-05-152-013	17734 W RITCHIE AVE N	09/30/22	\$283,000	WD	\$111,300	\$222,653	\$44,981	\$238,019	\$207,561	1.147	1,220	\$195.10	RANCH
Totals:			\$1,096,955		\$497,400	\$995,045		\$989,833	\$1,011,487			\$155.97	
										E.C.F. =>	0.979		

Nelson Township
Kent County, MI

2024
Land Value Analysis

Village
Sand Lake Lots

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/F F	Dollars/Ac re	Dollars/SqFt
41-03-04-108-006	313 E LAKE ST	05/11/22	\$205,000	\$90,531	\$44,756	132.0	132.0	\$686	\$226,328	\$5.20
41-03-05-101-006	551 W LAKE ST	04/09/21	\$220,000	\$142,263	\$84,540	180.0	0.0	\$790	\$169,361	\$3.89
41-03-05-207-003	108 LAKE ST	02/07/22	\$165,000	\$83,655	\$44,756	132.0	132.0	\$634	\$209,138	\$4.80
Totals:			\$590,000	\$316,449	\$174,052	444.0				

Site Value: \$105,483

Nelson Township
Kent County, MI

2024
Land Value Analysis

Village
66*132 Site

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Rate Group 1
41-03-05-129-002	344 W LAKE ST	08/03/22	\$175,000	WD	\$65,900	\$131,844	\$77,682	\$34,526	66.0	132.0	0.20	66X132 SITE
41-03-05-129-005	322 W LAKE ST	05/13/22	\$170,000	WD	\$78,400	\$156,828	\$47,698	\$34,526	66.0	132.0	0.20	66X132 SITE
41-03-05-209-003	168 W OAK ST I	06/07/21	\$120,000	WD	\$57,200	\$114,434	\$40,092	\$34,526	66.0	132.0	0.20	66X132 SITE
Totals:			\$465,000		\$201,500	\$403,106	\$165,472	\$103,578	198.0		0.60	

Site Value \$55,157

Nelson Township
Kent County, MI

2024
ECF Analysis

Village
Bi-Level2 Sty/1.5 Sty

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style
41-03-05-129-005	322 W LAKE	05/13/22	\$170,000	\$78,400	\$37,019	\$132,981	\$132,973	1.000	1,265	1 1/2 STORY
41-03-05-131-011	240 OAK ST I	08/23/21	\$190,000	\$89,800	\$41,279	\$148,721	\$154,797	0.961	800	BI-LEVEL
41-03-05-131-012	230 OAK ST	11/24/21	\$192,000	\$87,600	\$42,225	\$149,775	\$148,918	1.006	800	BI-LEVEL
41-03-05-226-004	25 E MAPLE	01/31/22	\$152,000	\$82,300	\$46,238	\$105,762	\$131,317	0.805	1,660	1 1/2 STORY
41-03-05-227-003	26 N 5TH ST	01/04/23	\$90,000	\$57,400	\$34,526	\$55,474	\$93,820	0.591	1,268	TWO-STORY
41-03-05-243-003	190 E LAKE S	07/01/21	\$165,000	\$80,300	\$45,808	\$119,192	\$127,485	0.935	1,416	1 1/2 STORY
Totals:			\$959,000	\$475,800		\$711,905	\$789,311			

E.C.F. => 0.902

Nelson Township
Kenr County, MI

2024
ECF Analysis

Village
Ranch

Parcel Number	Street Address	Sale Date	Sale Price	Inst r	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style
41-03-04-108-006	313 E LAKE ST	05/11/22	\$205,000	WD	\$79,600	\$159,225	\$50,596	\$154,404	\$163,107	0.947	1,248	RANCH
41-03-05-206-004	170 W LAKE ST	05/28/21	\$135,000	WD	\$55,000	\$110,023	\$35,862	\$99,138	\$111,353	0.890	1,056	RANCH
41-03-05-207-003	108 LAKE ST	02/07/22	\$165,000	WD	\$63,100	\$126,101	\$45,355	\$119,645	\$121,240	0.987	1,248	RANCH
41-03-05-209-003	168 W OAK ST I	06/07/21	\$120,000	WD	\$57,200	\$114,434	\$40,142	\$79,858	\$83,194	0.960	720	RANCH
41-03-05-244-010	105 1ST ST	05/03/22	\$172,500	PTA	\$56,200	\$147,430	\$24,169	\$133,831	\$138,030	0.970	1,068	RANCH
Totals:			\$797,500		\$311,100	\$657,213		\$586,876	\$616,924			

E.C.F. => 0.951

Nelson Township
Kent County, MI

2024
ECF Analysis

Village
Modular/Mobile

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq-Ft.	Building Style
41-03-05-131-013	220 W OAK ST	04/29/22	\$116,000	WD	\$43,100	\$86,207	\$41,030	\$74,970	\$67,833	1.105	1,216	\$61.65	MODULAR
41-03-05-242-009	55 1ST ST	09/23/20	\$130,000	WD	\$53,400	\$106,846	\$45,601	\$84,399	\$91,959	0.918	1,296	\$65.12	MANUFACTURED
41-03-05-276-005	17451 SHANER A	10/29/21	\$110,000	WD	\$71,200	\$142,348	\$92,459	\$17,541	\$74,908	0.234	1,568	\$11.19	MANUFACTURED
Totals:			\$356,000		\$167,700	\$335,401		\$176,910	\$234,701			\$45.99	
										E.C.F. =>	0.754		

Nelson Township
Kent County, MI

2024
Land Value Analysis

Commercial
Township

Parcel Number	Street Address	Sale Date	Sale Price	Inst. r.	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/SqFt
41-03-30-102-003	5137 18 MILE	02/28/22	\$140,000	WD	\$47,300	\$94,682	\$83,100	\$94,682	4.14	\$0.46
41-03-30-102-004	5123 18 MILE	02/28/22	\$140,000	WD	\$47,300	\$94,682	\$56,900	\$94,682	4.14	\$0.32
Totals:			\$280,000		\$94,600	\$189,364	\$140,000	\$189,364	8.27	
										\$/Sqft \$0.39

Nelson Township
Kent County, MI

2024
Land Value Analysis

Commercial
Village

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/SqFt
41-03-05-227-015	45 LAKE ST	12/21/21	\$95,000	WD	\$51,500	\$103,062	\$31,172	\$39,234	0.13	\$5.38
41-03-05-227-028	23 LAKE ST	09/30/21	\$250,000	MLC	\$117,400	\$234,749	\$44,835	\$57,584	0.19	\$5.33
41-03-05-228-015	20 LAKE ST	09/30/21	\$63,500	WD	\$32,700	\$65,382	\$22,608	\$24,490	0.07	\$7.01
41-03-05-231-011	37 4TH ST	10/18/21	\$105,000	MLC	\$31,700	\$63,438	\$74,041	\$32,479	0.21	\$7.94
41-03-05-238-001	4 S 3RD ST	11/01/22	\$129,000	WD	\$49,200	\$98,361	\$69,642	\$40,003	0.21	\$7.58
41-03-05-276-007	120 S 3RD S	11/07/22	\$170,000	WD	\$23,100	\$46,242	\$152,462	\$28,704	2.38	\$1.47
Totals:			\$812,500		\$305,600	\$611,234	\$394,760	\$222,494	3.21	
										\$/Sqft \$2.83

Nelson Township
Kent County, MI

2024
ECF Analysis

Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
41-03-05-227-004	11 LAKE ST	05/27/22	\$230,000	MLC	\$152,600	\$305,290	\$40,857	\$189,143	\$439,257	0.431	4,000	\$47.29
41-03-05-227-015	45 LAKE ST	12/21/21	\$95,000	WD	\$51,500	\$103,062	\$39,234	\$55,766	\$106,027	0.526	1,552	\$35.93
41-03-05-227-028	23 LAKE ST	09/30/21	\$250,000	MLC	\$117,400	\$234,749	\$62,639	\$159,361	\$285,897	0.557	2,854	\$55.84
41-03-05-228-015	20 LAKE ST	09/30/21	\$63,500	WD	\$32,700	\$65,382	\$24,490	\$39,010	\$67,927	0.574	800	\$48.76
41-03-05-231-011	37 4TH ST	10/18/21	\$105,000	MLC	\$31,700	\$63,438	\$32,479	\$72,521	\$51,427	1.410	576	\$125.90
41-03-05-238-001	4 S 3RD ST	11/01/22	\$129,000	WD	\$49,200	\$98,361	\$42,044	\$85,956	\$93,550	0.919	2,144	\$40.09
Totals:			\$872,500		\$435,100	\$870,282		\$601,757	\$1,044,085			\$58.97
										E.C.F. =>	0.576	

Nelson Township
Kent County, MI

2024
Land Value Analysis

Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Cur. Asmnt.	Cur. Appraisal	Land Residual	Total Acres	Dollars/A cre	Dollars/S qFt
41-03-19-100-026	15034 NORTHLAND D	08/10/21	\$175,000	WD	\$175,000	\$51,700	\$103,426	\$175,000	43.00	\$4,070	\$0.09
41-03-30-102-003	5137 18 MILE RD NE	02/28/22	\$140,000	WD	\$83,100	\$47,300	\$94,682	\$83,100	4.14	\$20,092	\$0.46
41-03-30-102-004	5123 18 MILE RD NE	02/28/22	\$140,000	WD	\$56,900	\$47,300	\$94,682	\$56,900	2.56	\$13,757	\$0.32
Totals:			\$455,000		\$315,000	\$146,300	\$292,790	\$315,000	49.69		
										\$/Acre	6,143.70

Nelson Township
Kent County, MI

2024
ECF Analysis

Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
41-03-05-227-015	45 LAKE ST	12/21/21	\$95,000	WD	\$51,500	\$103,062	\$39,234	\$55,766	\$106,027	0.526	1,552	\$35.93
41-03-05-228-015	20 LAKE ST	09/30/21	\$63,500	WD	\$32,700	\$65,382	\$24,490	\$39,010	\$67,927	0.574	800	\$48.76
41-03-05-238-001	4 S 3RD ST I	11/01/22	\$129,000	WD	\$49,200	\$98,361	\$42,044	\$85,956	\$93,550	0.919	2,144	\$40.09
Totals:			\$287,500		\$133,400	\$266,805		\$180,732	\$267,503			\$41.60
										E.C.F. =>	0.676	

PPN	Address	Sale Date	Sale Price	Acreage	\$/Acre
41-03-03-300-019	7444 PRINGLE	6/21/2019	\$ 45,000	19.44	\$ 2,314.81
41-03-06-300-005	5140 GRIMES ST	10/11/2022	\$ 210,000	33.28	\$ 6,310.10
41-03-32-100-044	5979 BECKER ST	2/28/2023	\$ 190,000	34.39	\$ 5,524.86
41-08-19-251-001	10570 NE HARVARD	5/14/2020	\$ 150,000	29.6	\$ 5,067.57
41-02-16-400-010	2191 19 MILE RD NE	3/9/2021	\$ 417,000	72.51	\$ 5,750.93
41-01-30-151-004	14482 KENOWA AVE	11/4/2022	\$ 250,000	35.21	\$ 7,100.26
41-01-31-100-017	4500 17 MILE RD	5/3/2022	\$ 400,000	57.77	\$ 6,924.01
41-01-33-400-011	13390 PHELPS AVE	7/17/2020	\$ 305,000	73.56	\$ 4,146.28
\$/Acre					\$ 5,392.35

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style
41-03-08-300-022	16540 RITCHIE AVE	09/14/21	\$235,000	WD	\$114,700	\$108,465	\$126,535	\$161,420	0.784	1,456	MANUFACTURED
41-03-11-100-009	17170 PINE LAKE A\	11/01/21	\$350,000	WD	\$212,800	\$101,666	\$248,334	\$394,978	0.629	2,868	TWO-STORY
41-03-27-400-016	7707 17 MILE RD NE	02/10/22	\$280,000	WD	\$150,200	\$45,477	\$234,523	\$270,049	0.868	2,192	1 1/2 STORY
Totals:			\$865,000		\$477,700		\$609,392	\$826,446			
									E.C.F. =>	0.737	