

Residual land analysis for MULTIFAMILY COM rate group on the L201 (all commercial) land table																																
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Use Code	Class	Rate Group 1					
70-16-13-456-004	210 W MCKINLEY	08/01/22	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$447,900	51.78	\$895,868	\$238,772	\$269,640	280.0	165.0	1.06	1.06	\$853	\$225,044	\$5.17	280.00	MULTI	2022-0028308		ALL COMMERCIAL	10/17/2019	APARTMENTS	201	MULTIFAMILY COM					
70-16-13-398-010	401 W WASHINGTON	02/22/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$261,300	41.81	\$522,557	\$262,364	\$159,921	138.7	221.7	0.71	0.71	\$1,892	\$371,620	\$8.53	138.70	2008	2023-0004960		ALL COMMERCIAL	NOT INSPECTED	WHS DIST	201	NON CBD COMMERC					
70-16-24-400-082	400 ALLIED	12/27/22	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$0	0.00	\$957,764	\$213,236	\$71,000	268.0	258.0	1.70	1.70	\$796	\$125,433	\$2.88	268.00	2007	2023-0000270		ALL COMMERCIAL	6/20/2024	OFFICE BUILDINGS	201	NON CBD COMMERC					
70-17-18-353-005	140 E HARRISON	09/01/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$83,700	55.84	\$167,465	\$59,110	\$76,675	66.5	165.0	0.25	0.25	\$889	\$234,563	\$5.38	66.50	2000	2022-0032214		ALL COMMERCIAL	11/4/1993	BROADCAST	201	NON CBD COMMERC					
Totals:			\$2,739,900			\$2,739,900	\$792,900		\$2,543,654	\$773,482	\$577,236	753.2		3.72	3.72																	
								Sale. Ratio =>	28.94									Average														
								Std. Dev. =>	25.59									per FF=>	\$1,027													
																		Average														
																		per Net Acre=>	207,981.18													
																							</									

Residual land analysis for NON CBD COMMERC & BUS DIST rate groups on the L201 (all commercial) land table and COM ACREAGE table																																	
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dev	Abs Dev	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1		
70-16-24-400-082	400 ALLIED	12/27/22	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$0	0.00	\$957,764	\$213,236	\$71,000	268.0	258.0	1.70	1.70	\$796	(\$551)	\$551	\$125,433	\$2.88	268.00	2007	2023-0000270		ALL COMMERCIAL	0	0	6/20/2024	OFFICE BUILDINGS	201	NON CBD COMMERC		
70-17-18-353-005	140 E HARRISON	09/01/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$83,700	55.84	\$167,465	\$59,110	\$76,675	66.5	165.0	0.25	0.25	\$889	(\$458)	\$458	\$234,563	\$5.38	66.50	2000	2022-0032214		ALL COMMERCIAL	0	1	11/4/1993	BROADCAST	201	NON CBD COMMERC		
70-17-18-200-065	650 N FAIRVIEW	10/20/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$64,000	25.10	\$128,071	\$255,000	\$128,071	223.5	388.5	2.07	2.07	\$1,141	(\$206)	\$206	\$123,188														
70-17-18-357-023	111 E MAIN	02/28/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$228,500	49.14	\$456,996	\$31,064	\$23,060	20.0	125.0	0.06	0.06	\$1,553	\$206	\$206	\$544,982	\$12.51	20.00	2001	2023-		ALL COMMERCIAL	0	1	11/17/2022	RESTAURANTS	201	BUS DIST		
70-16-13-398-010	401 W WASHINGTON	02/22/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$261,300	41.81	\$522,557	\$262,364	\$159,921	138.7	221.7	0.71	0.71	\$1,892	\$545	\$545	\$371,620	\$8.53	138.70	2008	2023-0004960		ALL COMMERCIAL	0	0	NOT INSPECTED	WHS DIST	201	NON CBD COMMERC		
70-17-19-101-052	52 E MAIN	01/01/24	\$800,000	LC	03-ARM'S LENGTH	\$800,000	\$364,000	45.50	\$727,941	\$148,157	\$76,098	66.0	117.0	0.18	0.18	\$2,245	\$898	\$898	\$837,045	\$19.22	66.00	2001	2024-0019612		ALL COMMERCIAL	0	0	11/10/2023		201	BUS DIST		
Totals:						\$3,394,900				\$3,394,900	\$2,960,794	\$968,931		\$534,825	782.7		4.96																
							Sale. Ratio =>		29.50		Average				Average						Average												
							Std. Dev. =>		20.52		per FF=>	\$1,238			per Net Acre=>	\$ 195,268.8					per SqFt=>	\$4.48											
														Current		Before Alt																	
														Median		1,346.97																	
														Mean		1,419.14																	
														Abs Dev		2,864.33																	
														Sales		6.00																	
														COD		35.44%																	
														St Dev		\$27.62																	
														2x Std Dev High		2,474.39																	
														2x Std Dev Low		363.89																	
														1.5x Std Dev High		2,210.58																	
														1.5x Std Dev Low		627.71																	

Land Value Analysis for ALL IND VALUES Land Table L301

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Other Parcels in Sale	Municipality	Class
70-17-17-101-026	700 E RILEY	10/21/22	\$635,000	WD	03-ARM'S LENGTH	\$635,000	9.07	10.04	\$70,011	2022-0036927		Zeeland City	302
70-17-17-101-028	800 E RILEY	08/30/22	\$1,575,000	WD	03-ARM'S LENGTH	\$1,575,000	29.33	29.33	\$53,699	2022-0031503		ZeelandCity	302
70-17-07-398-006	Pentatech Dr	2/31/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	6.60	6.60	\$60,606	2023-0003716		Zeeland Township	302
70-18-05-400-026	Quincy St	12/15/22	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	22.56	22.56	\$75,355	2022-0042443		Jamestown Township	302
70-16-05-400-014	Quincy St	11/17/22	\$381,500	WD	03-ARM'S LENGTH	\$381,500	6.61		\$57,716	2022-0039681		Holland Township	302

Average

per Net Acre=>

\$ 63,476.9

Current

Before Removals

Median	\$60,606	\$70,011
Mean	\$63,477	\$121,563
Std Dev	\$8,010	\$119,880
2x Std Dev High	\$134,965	\$363,005
2x Std Dev Low	\$47,457	(\$118,197)
1.5x Std Dev High	\$75,492.51	
1.5x Std Dev Low	\$51,462.11	

[illegible]

Median	\$1,780	\$1,851
Mean	\$1,749	\$2,064
Total Abs Dev	\$1,011	\$5,408
# of Sales	\$6	\$9
COD	9.47%	32.46%
STD Dev	\$194	\$888
1.5x Std Dev High	\$3,396.0	\$3,396
1.5x STD Dev Low	\$732.0	\$732
1x Std Dev High	\$2,952	\$2,952
1x Std Dev Low	\$1,176	\$1,176

Residual land analysis for RES NORTH rate group on the L401 (all residential) land table

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale Price	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Deviation	Usb Deviation	Dollars/Acre	Dollars/SqFt	Actual Front	EFC Area	Libr/Page	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
70-16-13-428-008	369 N OTTAWA	08/19/12	\$190,000	WD	03-ARM'S LENGTH	\$186,724	\$99,400	49.16	\$186,724	\$77,676	\$128,048	60.0	145.0	0.20	0.20	\$1,295	(\$895)	\$395	\$388.80	\$8.92	60.00	401-N-2022-030816	ALL RESIDENTIAL	0	1	5/19/2017	401	RES NORTH		
70-16-13-404-010	357 WOODWARD	06/26/13	\$266,000	WD	03-ARM'S LENGTH	\$276,000	\$131,200	47.54	\$262,353	\$137,647	\$124,000	100.0	140.0	0.32	0.32	\$1,376	(\$131)	\$313	\$428.80	\$9.84	100.00	401-N-2023-016752	ALL RESIDENTIAL	0	1	5/10/2017	401	RES NORTH		
70-16-13-450-011	351 W MAIN	05/17/13	\$593,000	WD	03-ARM'S LENGTH	\$596,000	\$276,300	46.59	\$552,544	\$205,376	\$164,920	133.0	213.0	0.65	0.65	\$1,546	(\$145)	\$145	\$153.96	\$7.25	133.00	401-N-2023-013181	ALL RESIDENTIAL	0	1	6/21/2017	401	RES NORTH		
70-16-13-404-027	367 WILKINSON	06/26/13	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$161,972	46.58	\$330,000	\$161,972	\$168,028	100.0	140.0	0.32	0.32	\$1,593	(\$145)	\$145	\$153.96	\$7.25	100.00	401-N-2023-013181	ALL RESIDENTIAL	0	1	6/21/2017	401	RES NORTH		
70-16-13-476-018	133 W MCKINLEY	08/12/12	\$248,280	WD	03-ARM'S LENGTH	\$248,280	\$113,400	45.67	\$232,727	\$86,033	\$96,840	52.0	132.0	0.16	0.16	\$1,654	(\$35)	\$35	\$544.53	\$12.50	52.00	401-N-2022-029918	ALL RESIDENTIAL	0	1	6/28/2017	401	RES NORTH		
70-16-13-427-010	354 N OTTAWA	12/27/12	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$163,300	43.55	\$326,581	\$172,419	\$124,000	100.0	136.0	0.31	0.31	\$1,724	\$35	\$35	\$525.625	\$12.69	100.00	401-N-2023-000086	ALL RESIDENTIAL	0	1	5/16/2017	401	RES NORTH		
70-16-13-404-015	340 N COLONIAL	09/29/13	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$142,400	40.69	\$284,726	\$189,274	\$124,000	100.0	140.0	0.32	0.32	\$1,893	\$203	\$203	\$589.639	\$13.54	100.00	401-N-2022-025324	ALL RESIDENTIAL	0	1	5/10/2017	401	RES NORTH		
70-16-13-454-014	220 N WOODWARD	12/23/12	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$114,100	43.06	\$228,153	\$98,847	\$62,000	50.0	140.0	0.16	0.16	\$1,977	\$288	\$288	\$613.957	\$14.09	50.00	401-N-2022-043514	ALL RESIDENTIAL	0	1	6/9/2017	401	RES NORTH		
70-16-13-427-030	110 W ROOSEVELT	08/10/13	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$122,300	40.77	\$244,514	\$147,246	\$91,760	74.0	137.0	0.23	0.23	\$1,990	\$300	\$300	\$631.957	\$14.51	74.00	401-N-2023-002040	ALL RESIDENTIAL	0	1	5/19/2017	401	RES NORTH		
70-16-13-477-004	242 N OTTAWA	04/12/12	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$91,000	41.18	\$182,079	\$100,921	\$62,000	50.0	143.0	0.16	0.16	\$2,018	\$329	\$329	\$615.372	\$14.13	50.00	401-N-2022-014067	ALL RESIDENTIAL	0	1	6/29/2017	401	RES NORTH		

[illegible]

Median	\$1,689	\$1,724
Mean	\$1,707	\$1,731
Total Abs Deviation	\$2,139	\$11,720
Sales	10	\$23
COD	12.66%	29.55%
STD Dev	\$246	\$621
2X Std Dev High	\$2,973	
2X Std Dev Low	\$489	
1.5x Std Dev High	\$2,663	
1.5x Std Dev Low	\$800	
1.25x Std Dev High	\$2,500	
1.25x Std Dev Low	\$955	
1x Std Dev High	\$2,345	
1X Std Dev Low	\$1,110	
.75x Std Dev High	\$2,197	
.75x Std Dev Low	\$1,265	

Residual land analysis for RES SOUTH rate group on the L401 (all residential) land table																															
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Deviation	Abs Deviation	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	
70-17-19-278-024	724 E LINCOLN	10/12/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$125,300	41.77	\$250,540	\$128,660	\$79,200	60.0	325.0	0.45	0.45	\$2,144	\$384	\$384	\$287,188	\$6.59	60.00	401-S 2023-0026556		ALL RESIDENTIAL	0	1	10/4/2023	401	RES SOUTH		
70-17-19-203-011	29 S PARK	06/23/23	\$272,488	WD	03-ARM'S LENGTH	\$272,488	\$107,200	39.34	\$225,374	\$126,314	\$79,200	60.0	150.0	0.21	0.21	\$2,105	\$345	\$345	\$610,213	\$14.01	60.00	401-S 2023-0015818		ALL RESIDENTIAL	0	1	11/9/2021	401	RES SOUTH		
70-17-19-277-013	644 E LINCOLN	12/22/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$215,200	43.04	\$430,359	\$188,045	\$118,404	89.7	214.3	0.44	0.44	\$2,096	\$336	\$336	\$426,406	\$9.79	89.70	401-S 2023-0032879		ALL RESIDENTIAL	0	1	8/2/2021	401	RES SOUTH		
70-17-19-203-012	36 S DIVISION	03/26/24	\$306,500	WD	03-ARM'S LENGTH	\$306,500	\$129,400	42.22	\$258,869	\$129,471	\$81,840	62.0	160.0	0.23	0.23	\$2,088	\$328	\$328	\$567,855	\$13.04	62.00	401-S 2024-0007017		ALL RESIDENTIAL	0	1	11/9/2021	401	RES SOUTH		
70-17-19-204-010	134 WALL	11/03/23	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$159,800	44.76	\$319,515	\$111,405	\$73,920	56.0	141.0	0.18	0.18	\$1,989	\$229	\$229	\$615,497	\$14.13	56.00	401-S 2023-0028613		ALL RESIDENTIAL	0	1	11/9/2021	401	RES SOUTH		
70-17-19-228-001	610 E CENTRAL	05/02/22	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$202,400	44.39	\$404,814	\$154,146	\$102,960	78.0	140.0	0.25	0.25	\$1,976	\$216	\$216	\$614,127	\$14.10	78.00	401-S 2022-0016842		ALL RESIDENTIAL	0	1	11/10/2021	401	RES SOUTH		
70-17-19-252-026	279 WALL	08/01/23	\$350,000	LC	03-ARM'S LENGTH	\$350,000	\$155,600	44.46	\$311,198	\$125,922	\$87,120	66.0	177.0	0.27	0.27	\$1,908	\$148	\$148	\$469,858	\$10.79	66.00	401-S 2023-0019751		ALL RESIDENTIAL	0	1	11/15/2021	401	RES SOUTH		
70-17-19-226-012	607 E CENTRAL	02/01/23	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$116,100	45.09	\$232,180	\$92,640	\$67,320	51.0	134.0	0.16	0.16	\$1,816	\$56	\$56	\$590,064	\$13.55	51.00	401-S 2023-0002613		ALL RESIDENTIAL	0	1	11/10/2021	401	RES SOUTH		
70-17-19-232-016	741 E LINCOLN	05/17/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$120,100	44.48	\$240,110	\$111,783	\$81,893	62.0	122.3	0.17	0.17	\$1,802	\$42	\$42	\$642,431	\$14.75	62.04	401-S 2022-0019024		ALL RESIDENTIAL	0	1	7/20/2021	401	RES SOUTH		
70-17-19-101-011	29 S STATE	11/29/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$101,500	45.11	\$202,999	\$88,001	\$66,000	50.0	169.0	0.19	0.19	\$1,760	50	50	\$453,613	\$10.41	50.00	401-S 2022-0040761		ALL RESIDENTIAL	0	1	4/7/2016	401	RES SOUTH		
70-17-19-231-005	112 S FAIRVIEW	07/12/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$120,000	42.11	\$240,025	\$186,215	\$141,240	107.0	138.0	0.34	0.34	\$1,740	(\$20)	\$20	\$549,307	\$12.61	107.00	401-S 2023-0017157		ALL RESIDENTIAL	0	1	7/20/2021	401	RES SOUTH		
70-17-19-251-025	280 WALL	08/28/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$123,100	46.45	\$246,270	\$105,850	\$87,120	66.0	177.0	0.27	0.27	\$1,604	(\$156)	\$156	\$394,963	\$9.07	66.00	401-S 2023-0021582		ALL RESIDENTIAL	0	1	11/15/2021	401	RES SOUTH		
70-17-19-101-030	38 S ELM	04/26/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$140,000	48.28	\$280,067	\$75,933	\$66,000	50.0	114.0	0.13	0.13	\$1,519	(\$241)	\$241	\$579,641	\$13.31	50.00	401-S 2022-0016022		ALL RESIDENTIAL	0	1	10/1/2021	401	RES SOUTH		
70-17-19-226-021	28 SANFORD	10/13/22	\$372,500	WD	03-ARM'S LENGTH	\$372,500	\$181,600	48.75	\$363,141	\$81,959	\$72,600	55.0	140.0	0.18	0.18	\$1,490	(\$270)	\$270	\$463,045	\$10.63	55.00	401-S 2022-0036003		ALL RESIDENTIAL	0	1	11/10/2021	401	RES SOUTH		
70-16-24-226-005	154 W MAIN	07/10/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$119,800	48.90	\$239,686	\$84,514	\$79,200	60.0	121.0	0.17	0.17	\$1,409	(\$351)	\$351	\$506,072	\$11.62	60.00	401-S 2023-0017239		ALL RESIDENTIAL	0	1	5/14/2024	401	RES SOUTH		
70-17-19-230-014	711 E LINCOLN	03/17/23	\$323,003	WD	03-ARM'S LENGTH	\$323,003	\$160,100	49.57	\$320,297	\$131,406	\$138,700	97.5	143.3	0.32	0.32	\$1,348	(\$412)	\$412	\$409,364	\$9.40	97.50	401-S 2023-0006334		ALL RESIDENTIAL	0	1	7/21/2021	401	RES SOUTH		
70-17-19-278-001	223 WOODLAWN	05/26/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$161,500	49.69	\$322,948	\$111,612	\$109,560	83.0	139.0	0.27	0.27	\$1,345	(\$415)	\$415	\$421,177	\$9.67	83.00	401-S 2023-0012957		ALL RESIDENTIAL	0	1	4/27/2021	401	RES SOUTH		
70-17-19-232-003	738 PLAINFIELD	07/29/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$106,800	50.86	\$213,532	\$62,468	\$66,000	50.0	132.0	0.15	0.15	\$1,249	(\$511)	\$511	\$410,974	\$9.43	50.00	401-S 2022-0027806		ALL RESIDENTIAL	0	1	7/20/2021	401	RES SOUTH		
70-17-19-253-026	544 E LINCOLN	12/02/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$174,200	51.24	\$348,326	\$123,674	\$132,000	100.0	203.0	0.47	0.47	\$1,237	(\$523)	\$523	\$265,395	\$6.09	100.00	401-S 2022-0042518		ALL RESIDENTIAL	0	1	11/15/2021	401	RES SOUTH		
Totals:			\$5,949,991			\$5,949,991	\$2,719,700		\$5,450,250	\$2,220,018	\$1,720,277	1,303.2		4.84	4.84																
							Sale. Ratio >>	45.71				Average		Average								Average									
							Std. Dev. >>	3.41				per FF>>	\$1,703		per Net Acre>>	459,155.74						per SqFt>>									

After removal of 1x Std Dev from overall

Mean Before Removals	\$1,717	\$1,710
Median before removals	\$1,760	\$1,802
Total Abs Dev	\$4,986	\$29,307
Sales	19	553
COD	14.91%	30.69%
STD Dev	\$ 302.22	\$ 632.00
1X Std Dev High	\$2,342.00	
1X Std Dev Low	\$1,078.00	
.9X Std Dev High	\$2,278.80	2278
.9X Std Dev Low	\$1,141.20	1141
.8x STD Dev High	\$2,152.40	
.8x STD Dev Low	\$1,204.40	

Residual land analysis for VALLEY RES rate group on the L401 (all residential) land table

[illegible]

Median	\$1,282
Mean	\$1,260
Total Abs Dev	\$865
Sales	8
COD	8.43%