Ottawa County®

Equalization

Economic Condition Factors
For 2023 Appraisal Studies

Rev. 8/3/23

OTTAWA COUNTY EQUALIZATION 1000/1001: AGRICULTURAL- GENERAL									
Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp $	Res Bldg $	Residual	Cost Manual	E.C.F
70-13-24-300-044	5401 PORT SHELDON ST	01/30/23	$5,400,000	$1,693,690	$101,184	$96,232	$3,508,894	$3,712,467	0.945
70-04-11-300-027	17976 112TH AVE	01/10/23	$1,025,000	$171,656	$2,658	$0	$850,686	$309,173	2.751
70-05-05-300-002	8507 TAFT ST	11/21/22	$930,000	$857,010	$2,954	$57,362	$12,674	$44,323	0.286
70-12-07-400-008	13901 BAGLEY ST	08/19/22	$1,500,000	$668,070	$30,779	$361,533	$439,618	$566,688	0.776
70-04-04-200-018	12250 WILSON ST	07/22/22	$649,900	$130,053	$5,364	$411,265	$103,218	$103,050	1.002
70-17-31-100-004	9380 ADAMS ST	07/13/22	$975,000	$306,360	$47,431	$0	$621,209	$339,353	1.831
~~70-17-35-100-032~~	~~6094 ADAMS ST~~	~~04/30/22~~	~~$625,000~~	~~$436,440~~	~~$3,371~~	~~$0~~	~~$185,189~~	~~$50,838~~	~~3.643~~
70-13-14-200-022	7875 56TH AVE	01/13/22	$360,000	$93,533	$0	$234,947	$31,520	$24,717	1.275
70-14-18-100-014	4763 BALDWIN ST	12/01/21	$250,000	$209,760	$0	$0	$40,240	$23,753	1.694
70-13-29-200-004	8060 PORT SHELDON ST	09/26/21	$255,000	$80,520	$0	$142,319	$32,161	$23,733	1.355
70-14-18-300-018	7400 48TH AVE	08/31/21	$900,000	$80,880	$56,881	$205,731	$556,508	$487,714	1.141
70-06-11-300-012	17914 14TH AVE	05/23/21	$330,000	$69,020	$6,789	$162,705	$91,486	$167,904	0.545
						Totals:	$6,473,403	$5,853,713	1.106
								Standard Deviation:	0.950
								2 Std Dev Above ECF:	3.005
								2 Std Dev Below ECF:	(0.794)
								ECF Within 2 Std Dev:	1.084
Previous Year ECF:	*0.780*							**Adopted ECF:**	**1.084**

OTTAWA COUNTY EQUALIZATION

2003: COMMERCIAL- HOLLAND CITY DOWNTOWN

Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp $	Res Bldg $	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF
~~70-16-29-401-014~~	~~46 E 8TH ST~~	~~10/13/22~~	~~$920,000~~	~~$145,530~~	~~$0~~	~~$0~~	~~$774,470~~	~~$429,425~~	~~1.804~~	~~4,388~~	~~$209.66~~
70-16-29-327-011	8 W 8TH ST	07/18/22	$678,900	$109,803	$0	$0	$569,097	$468,294	1.215	4,688	$144.82
70-16-29-401-008	26 E 8TH ST	12/14/21	$600,000	$175,986	$0	$0	$424,014	$332,865	1.274	3,909	$153.49
						Totals:	$993,111	$801,159	1.240		
								Standard Deviation:	0.042		
								2 Std Dev Above ECF:	1.323		
								2 Std Dev Below ECF:	1.156		
								ECF Within 2 Std Dev:	1.240		
Previous Year ECF:	*1.190*							**Adopted ECF:**	**1.240**		

OTTAWA COUNTY EQUALIZATION
2008: COMMERCIAL- OFFICE

Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp $	Res Bldg $	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF
70-16-31-128-003	510 W 17TH ST	03/22/23	$750,000	$159,532	$72,455	$0	$518,013	$420,883	1.231	4,422	$169.61
70-07-22-200-004	11944 US-31	03/17/23	$595,000	$116,435	$39,546	$0	$439,019	$470,253	0.934	4,620	$128.79
70-16-32-183-039	533 MICHIGAN AVE	03/03/23	$492,750	$101,410	$13,283	$0	$378,057	$397,830	0.950	4,568	$107.87
70-16-18-400-043	610 BUTTERNUT DR	02/28/23	$225,000	$110,602	$10,734	$0	$103,664	$160,335	0.647	2,232	$100.81
70-16-19-228-002	445 BUTTERNUT DR	02/17/23	$470,000	$121,564	$23,260	$0	$325,176	$390,891	0.832	4,388	$107.11
70-03-24-200-027	14520 CLEVELAND ST	02/14/23	$1,500,000	$455,054	$43,683	$0	$1,001,263	$983,474	1.018	11,280	$132.98
70-16-24-400-082	400 ALLIED CT	12/27/22	$1,100,000	$219,424	$43,155	$0	$837,421	$932,695	0.898	9,541	$115.29
70-16-28-479-021	675 E 16TH ST	11/18/22	$2,100,000	$230,445	$83,708	$0	$1,785,847	$2,240,613	0.797	18,606	$112.87
70-17-17-400-042	8300 LOGISTIC DR	11/14/22	$795,000	$387,814	$51,629	$0	$355,557	$1,377,714	0.258	12,940	$61.44
70-16-08-300-069	187 RILEY ST	09/19/22	$775,000	$201,816	$26,154	$0	$547,030	$587,005	0.932	3,097	$250.24
70-16-13-300-025	10263 CHICAGO DR	09/06/22	$462,500	$129,054	$20,046	$0	$313,400	$326,779	0.959	2,880	$160.59
~~70-03-15-379-003~~	~~113 W SAVIDGE ST~~	~~07/22/22~~	~~$560,000~~	~~$90,288~~	~~$0~~	~~$0~~	~~$469,712~~	~~$188,253~~	~~2.495~~	~~2,387~~	~~$234.60~~
~~70-03-20-451-015~~	~~212 S HARBOR DR~~	~~07/18/22~~	~~$3,200,000~~	~~$411,692~~	~~$0~~	~~$466,691~~	~~$2,321,617~~	~~$810,816~~	~~2.863~~	~~5,232~~	~~$611.62~~
70-16-33-477-028	700 WAVERLY RD	06/30/22	$10,300,000	$602,527	$317,041	$0	$9,380,432	$8,738,919	1.073	62,704	$164.26
70-16-29-401-045	36 E 8TH ST	06/17/22	$4,425,000	$854,301	$74,917	$0	$3,495,782	$4,584,143	0.763	24,783	$178.55
70-14-33-101-006	5570 32ND AVE	05/18/22	$432,500	$103,600	$10,834	$0	$318,066	$496,613	0.640	8,860	$48.81
70-07-10-300-001	16770 FERRIS ST	05/06/22	$529,900	$291,175	$26,322	$0	$212,403	$371,903	0.571	7,583	$69.88
70-16-19-477-004	280 DOUGLAS AVE	05/02/22	$150,000	$57,847	$8,371	$0	$83,782	$88,875	0.943	1,216	$123.36
70-03-20-432-007	201 WASHINGTON AVE	04/29/22	$875,000	$387,742	$3,149	$0	$484,109	$730,983	0.662	9,078	$96.39
70-03-21-305-012	627 ELLIOTT AVE	04/20/22	$399,000	$201,168	$17,290	$0	$180,542	$284,578	0.634	4,091	$97.53
70-16-33-400-064	607 HERITAGE CT	04/19/22	$375,000	$171,105	$18,405	$0	$185,490	$526,196	0.353	3,345	$112.11
70-10-24-300-053	11230 TALLMADGE WOODS DF	04/14/22	$399,000	$152,373	$19,044	$0	$227,583	$294,125	0.774	2,640	$151.14
70-14-21-300-112	2874 PORT SHELDON ST A	03/21/22	$707,000	$143,900	$40,585	$0	$522,515	$555,298	0.941	5,680	$124.47
70-16-16-100-113	12662 RILEY ST	03/21/22	$1,212,500	$246,668	$104,704	$0	$861,128	$1,172,605	0.734	10,286	$117.88
70-17-07-399-008	9581 RILEY ST	03/18/22	$1,125,000	$313,760	$79,366	$0	$731,874	$1,053,970	0.694	6,885	$163.40
70-16-20-327-001	177 N RIVER AVE	03/18/22	$610,000	$111,192	$34,461	$0	$464,347	$421,009	1.103	2,280	$267.54
70-03-28-152-015	601 S BEACON BLVD	03/04/22	$675,000	$186,421	$46,735	$0	$441,844	$685,444	0.645	8,187	$82.45
70-16-27-300-072	877 E 16TH ST	03/04/22	$1,191,550	$229,382	$54,916	$0	$907,252	$1,286,664	0.705	13,796	$86.37
70-16-32-351-006	205 W 29TH ST	02/22/22	$1,750,000	$175,145	$46,661	$0	$1,528,194	$1,056,406	1.447	10,936	$160.02
70-14-15-200-023	1963 BALDWIN ST	02/10/22	$875,000	$320,760	$49,628	$0	$504,612	$479,376	1.053	2,630	$332.70
70-09-23-300-096	6065 LAKE MICHIGAN DR	02/10/22	$1,200,000	$224,443	$89,343	$0	$886,214	$970,839	0.913	3,974	$301.96
70-03-15-379-005	109 N BUCHANAN ST	02/10/22	$165,000	$48,384	$3,827	$0	$112,789	$125,341	0.900	903	$182.72
70-16-21-200-075	320 N 120TH AVE	02/04/22	$1,380,000	$185,058	$69,609	$0	$1,125,333	$1,519,326	0.741	12,826	$107.59
70-12-19-400-025	13827 PORT SHELDON ST	12/01/21	$249,900	$62,518	$10,331	$0	$177,051	$184,293	0.961	1,440	$173.54
70-16-20-151-003	330 N RIVER AVE	11/01/21	$140,000	$56,549	$1,990	$0	$81,461	$97,836	0.833	1,080	$129.63
70-14-32-276-049	5445 32ND AVE	10/15/21	$800,000	$207,251	$27,695	$0	$565,054	$603,789	0.936	3,760	$212.77
70-03-28-104-007	201 S BEACON BLVD	10/07/21	$265,000	$90,526	$7,112	$0	$167,362	$128,070	1.307	1,350	$196.30
70-05-23-408-037	286 OTTAWA ST	09/03/21	$150,000	$53,727	$0	$0	$96,273	$131,446	0.732	1,980	$75.76
70-03-16-401-009	403 OAK ST	07/28/21	$325,000	$49,632	$27,337	$0	$248,031	$333,841	0.743	3,115	$104.33
70-16-19-458-004	312 DOUGLAS AVE	07/22/21	$230,000	$32,130	$0	$0	$197,870	$198,058	0.999	1,964	$117.11
70-16-24-400-081	405 CENTERSTONE CT	07/01/21	$280,000	$115,556	$6,282	$0	$158,162	$162,426	0.974	1,080	$259.26
70-16-31-104-010	551 W 18TH ST	07/01/21	$80,000	$42,413	$10,759	$0	$26,828	$133,959	0.200	939	$85.20
70-09-25-232-001	4868 A LAKE MICHIGAN DR STE	06/03/21	$249,900	$95,112	$11,463	$0	$143,325	$224,111	0.640	1,539	$162.38
70-14-13-433-018	110 CHICAGO DR	05/26/21	$875,000	$336,720	$25,872	$0	$512,408	$384,663	1.332	4,460	$196.19
70-03-28-176-013	616 S BEACON BLVD	05/10/21	$265,500	$73,920	$0	$0	$191,580	$290,036	0.661	2,261	$117.43
						Totals:	$34,615,472	$37,602,676	0.921		
								Standard Deviation:	0.459		
								2 Std Dev Above ECF:	1.839		
								2 Std Dev Below ECF:	0.002		
								ECF Within 2 Std Dev:	0.869		
Previous Year ECF:	*0.800*							**Adopted ECF:**	**0.869**		

OTTAWA COUNTY EQUALIZATION

2009: COMMERCIAL- RETAIL & SHOPPING CENTERS

Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp $	Res Bldg $	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF
70-09-23-300-104	6193 LAKE MICHIGAN DR	03/31/23	$2,100,000	$174,110	$89,208	$0	$1,836,682	$1,521,194	1.207	20,128	$104.33
70-16-16-300-029	12610 FELCH ST 100	03/14/23	$2,185,000	$296,388	$105,108	$0	$1,783,504	$2,050,792	0.870	44,135	$49.51
70-16-16-400-047	12386 FELCH ST	03/14/23	$4,750,000	$1,299,195	$232,230	$0	$3,218,575	$3,353,940	0.960	80,462	$59.03
70-17-18-357-023	111 E MAIN AVE	02/28/23	$465,000	$33,031	$0	$0	$431,969	$423,411	1.020	4,590	$101.31
70-03-21-310-014	216 N 7TH ST	01/20/23	$450,000	$151,536	$21,157	$0	$277,307	$292,116	0.949	6,563	$68.57
70-16-20-301-007	176 W LAKEWOOD BLVD	01/20/23	$350,000	$86,315	$9,076	$0	$254,609	$255,629	0.996	5,005	$69.93
70-16-32-105-001	208 W 18TH ST	01/13/23	$215,000	$58,888	$6,828	$0	$149,284	$134,608	1.109	1,382	$155.57
70-14-32-258-079	5340 PLAZA AVE	12/16/22	$1,421,000	$219,572	$56,901	$0	$1,144,527	$710,010	1.612	9,200	$154.46
70-05-23-476-041	284 MAIN ST	11/30/22	$139,000	$25,682	$73	$0	$113,245	$151,542	0.747	2,003	$69.40
70-03-33-201-002	1106 ROBBINS RD	09/23/22	$1,850,000	$274,389	$97,916	$0	$1,477,695	$1,353,617	1.092	22,806	$81.12
70-16-27-179-002	761 E 8TH ST	09/23/22	$320,000	$121,825	$21,234	$0	$176,941	$183,254	0.966	3,000	$106.67
70-14-13-401-029	312 BALDWIN ST	09/09/22	$2,225,000	$514,220	$57,486	$0	$1,653,294	$1,278,704	1.293	13,329	$166.93
70-14-28-365-001	5775 BALSAM DR	08/31/22	$1,090,000	$211,060	$63,837	$0	$815,103	$913,673	0.892	22,080	$49.37
70-03-13-400-037	14721 CLEVELAND ST	07/27/22	$209,900	$75,342	$15,295	$0	$119,263	$148,868	0.801	1,452	$144.56
70-16-16-100-124	3006 WEST SHORE DR	06/29/22	$2,700,000	$356,239	$229,705	$0	$2,114,056	$2,780,624	0.760	27,296	$98.92
70-15-25-160-022	1130 OTTAWA BEACH RD	05/27/22	$600,000	$124,462	$41,495	$0	$434,043	$501,012	0.866	7,674	$78.19
70-03-21-302-009	427 N 6TH ST	05/16/22	$170,000	$76,279	$0	$0	$93,721	$126,392	0.742	2,445	$69.53
70-14-32-258-088	3424 CHICAGO DR	05/13/22	$5,200,000	$163,505	$57,358	$0	$4,979,137	$3,525,245	1.412	24,678	$210.71
70-14-32-261-021	3501 KELLY ST	04/12/22	$775,000	$127,666	$15,161	$0	$632,173	$707,723	0.893	11,770	$65.85
70-18-04-101-079	4676 32ND AVE	03/30/22	$2,650,000	$797,200	$122,014	$0	$1,730,786	$1,379,681	1.254	12,588	$210.52
~~70-17-18-460-016~~	~~405 E MAIN AVE~~	~~03/23/22~~	~~$340,000~~	~~$99,792~~	~~$24,286~~	~~$0~~	~~$215,922~~	~~$86,299~~	~~2.502~~	~~1,032~~	~~$329.46~~
70-16-31-104-003	578 SOUTH SHORE DR	03/18/22	$340,000	$61,600	$6,820	$0	$271,580	$183,432	1.481	3,162	$107.53
70-17-19-102-031	120 E MAIN AVE	03/16/22	$375,000	$48,870	$0	$0	$326,130	$346,356	0.942	4,895	$76.61
70-16-20-301-015	218 N RIVER AVE	03/01/22	$1,900,000	$314,573	$131,252	$0	$1,454,175	$1,822,151	0.798	33,138	$57.34
70-16-29-383-007	9 W 16TH ST	12/31/21	$490,000	$85,603	$5,842	$0	$398,555	$523,326	0.762	8,469	$57.86
70-16-16-400-095	12360 FELCH ST	12/30/21	$1,800,000	$370,687	$154,645	$0	$1,274,668	$1,428,522	0.892	27,586	$65.25
70-03-20-432-013	215 WASHINGTON AVE	12/03/21	$400,000	$189,563	$757	$0	$209,680	$289,556	0.724	2,449	$163.33
70-18-09-100-068	3686 32ND AVE	08/31/21	$2,900,000	$377,549	$135,430	$0	$2,387,021	$1,675,581	1.425	11,375	$254.95
70-17-18-357-056	139 E MAIN AVE	08/20/21	$260,000	$34,824	$2,664	$0	$222,512	$239,712	0.928	3,305	$78.67
70-10-01-400-012	13905 IRONWOOD DR	08/02/21	$1,350,000	$301,355	$81,123	$0	$967,522	$727,606	1.330	8,000	$168.75
70-16-32-102-014	114 W 16TH ST	07/28/21	$169,000	$35,250	$6,278	$0	$127,472	$176,733	0.721	2,448	$69.04
70-09-25-100-065	5596 LAKE MICHIGAN DR	07/16/21	$325,000	$103,074	$31,263	$0	$190,663	$229,260	0.832	2,592	$125.39
70-14-32-257-010	5221 CHERRY AVE	07/13/21	$2,100,000	$298,055	$46,328	$0	$1,755,617	$2,244,852	0.782	42,246	$49.71
70-16-21-330-002	386 BAYPARK DR	04/21/21	$650,000	$170,326	$82,455	$0	$397,219	$657,311	0.604	3,300	$196.97
70-03-20-408-006	112 WASHINGTON AVE	04/01/21	$615,000	$325,380	$10,325	$0	$279,295	$381,042	0.733	3,107	$197.94
						Totals:	$33,913,945	$32,803,773	1.034		
								Standard Deviation:	0.359		
								2 Std Dev Above ECF:	1.752		
								2 Std Dev Below ECF:	0.316		
								ECF Within 2 Std Dev:	1.030		
Previous Year ECF:	*1.010*							**Adopted ECF:**	**1.030**		

OTTAWA COUNTY EQUALIZATION

2010: COMMERCIAL- MULTIPLE RESIDENTIAL & APARTMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp $	Res Bldg $	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF
70-03-15-452-012	326 E SAVIDGE ST	03/30/23	$375,000	$74,034	$0	$806	$300,160	$134,920	2.225	3,065	$122.35
70-03-22-353-020	104 S BEECHTREE ST	03/20/23	$330,000	$66,272	$786	$0	$262,942	$159,454	1.649	2,982	$110.66
70-09-22-400-073	6433 LAKE MICHIGAN DR	01/18/23	$360,000	$96,818	$10,388	$0	$252,794	$199,932	1.264	4,620	$77.92
70-10-01-400-031	13827 IRONWOOD DR	01/03/23	$370,000	$203,675	$13,740	$0	$152,585	$243,007	0.628	3,960	$93.43
70-14-26-400-063	5955 8TH AVE	12/15/22	$8,400,000	$794,563	$189,106	$0	$7,416,331	$4,936,599	1.502	83,862	$100.16
70-16-13-456-004	210 W MCKINLEY AVE	08/01/22	$865,000	$211,078	$25,877	$0	$628,045	$552,898	1.136	9,314	$92.87
70-16-27-470-017	1061 ABBEY CT	06/21/22	$675,000	$115,876	$14,174	$0	$544,950	$355,665	1.532	6,130	$110.11
70-16-27-470-019	1041 ABBEY CT	06/09/22	$668,000	$116,634	$14,142	$0	$537,224	$342,060	1.571	6,413	$104.16
70-16-07-300-052	14351 PINE CREEK CT	06/02/22	$5,500,000	$413,036	$121,449	$0	$4,965,515	$2,930,604	1.694	44,972	$122.30
~~70-09-23-361-002~~	~~11248 WASHINGTON AVE~~	~~03/14/22~~	~~$475,000~~	~~$131,884~~	~~$9,228~~	~~$0~~	~~$333,888~~	~~$123,960~~	~~2.694~~	~~2,880~~	~~$164.93~~
70-16-07-200-023	13828 N TRADITION WAY	02/22/22	$13,300,000	$431,290	$4,298	$0	$12,864,412	$5,640,617	2.281	19,377	$686.38
70-16-18-450-002	672 136TH AVE	01/07/22	$420,000	$84,549	$8,994	$0	$326,457	$194,458	1.679	3,456	$121.53
70-16-33-103-035	451 LINCOLN AVE	12/20/21	$775,000	$102,027	$17,116	$0	$655,857	$358,520	1.829	6,412	$120.87
70-09-27-200-050	6692 MARTINIE DR	12/15/21	$2,800,000	$328,047	$77,513	$0	$2,394,440	$1,435,702	1.668	34,866	$80.31
70-03-08-382-002	18275 SWISS DR	11/30/21	$245,000	$35,212	$10,116	$0	$199,672	$264,524	0.755	4,590	$53.38
70-03-21-100-012	591 MILLER DR	11/09/21	$21,450,000	$1,442,267	$541,736	$0	$19,465,997	$21,915,209	0.888	188,314	$113.91
70-16-16-325-018	2670 KRAGSPOUGH CT	06/30/21	$365,200	$83,013	$10,120	$0	$272,067	$231,971	1.173	4,968	$73.51
70-16-16-325-020	2696 KRAGSPOUGH CT	06/30/21	$360,200	$84,532	$8,536	$0	$267,132	$231,971	1.152	4,968	$72.50
70-16-16-325-021	2712 KRAGSPOUGH CT	06/30/21	$365,200	$59,008	$7,902	$0	$298,290	$243,484	1.225	4,968	$73.51
70-12-31-300-005	4940 PINE ACRES DR	05/27/21	$2,100,000	$326,588	$119,088	$243,450	$1,410,874	$1,618,729	0.872	39,002	$53.84
70-16-16-325-004	2739 KRAGSPOUGH CT	05/14/21	$355,000	$10,060	$6,534	$0	$338,406	$231,971	1.459	4,968	$71.46
70-15-26-276-006	1170 OTTAWA BEACH RD	04/21/21	$380,000	$60,094	$12,682	$0	$307,224	$162,825	1.887	3,692	$102.93
70-09-27-200-071	6425 MISTA DR	04/15/21	$1,275,000	$127,311	$15,180	$0	$1,132,509	$556,058	2.037	13,560	$94.03
						Totals:	$55,327,771	$43,065,138	1.285		
								Standard Deviation:	0.514		
								2 Std Dev Above ECF:	2.312		
								2 Std Dev Below ECF:	0.257		
								ECF Within 2 Std Dev:	1.281		
Previous Year ECF:	*1.270*							**Adopted ECF:**	**1.281**		

OTTAWA COUNTY EQUALIZATION

2011: COMMERCIAL- GARAGES & WAREHOUSE

Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp $	Res Bldg $	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF
70-14-23-250-027	828 CHICAGO DR	03/30/23	$590,000	$234,493	$24,820	$0	$330,687	$217,062	1.523	5,588	$105.58
70-03-21-451-013	1107 COLUMBUS AVE	03/24/23	$537,500	$139,458	$23,427	$0	$374,615	$277,751	1.349	6,120	$87.83
70-16-13-398-010	401 W WASHINGTON AVE STE A	02/22/23	$625,000	$138,247	$23,270	$0	$463,483	$304,242	1.523	13,496	$46.31
70-14-23-250-063	971 ROSEWOOD ST	01/03/23	$357,900	$72,298	$9,166	$0	$276,436	$206,289	1.340	6,098	$58.69
70-05-23-476-002	276 MAIN ST	01/03/23	$50,000	$20,143	$0	$0	$29,857	$36,825	0.811	2,000	$25.00
70-12-05-200-051	12991 STANTON ST	12/22/22	$675,000	$140,157	$36,236	$0	$498,607	$378,673	1.317	10,824	$62.36
70-06-19-200-034	4330 CLEVELAND ST	12/20/22	$600,000	$79,947	$7,034	$0	$513,019	$402,917	1.273	13,200	$45.45
70-04-16-200-023	12135 DICKINSON ST	12/08/22	$350,000	$254,010	$11,029	$0	$84,961	$108,058	0.786	6,652	$52.62
~~70-14-32-258-065~~	~~3434 CHICAGO DR~~	~~11/14/22~~	~~$229,555~~	~~$82,668~~	~~$8,153~~	~~$0~~	~~$138,734~~	~~$43,991~~	~~3.154~~	~~1,008~~	~~$227.73~~
~~70-13-12-200-032~~	~~8447 48TH AVE~~	~~11/14/22~~	~~$310,000~~	~~$60,953~~	~~$15,715~~	~~$0~~	~~$233,332~~	~~$57,930~~	~~4.028~~	~~1,496~~	~~$207.22~~
70-14-32-258-009	3440 CHICAGO DR	11/09/22	$226,100	$71,964	$20,510	$0	$133,626	$119,066	1.122	2,288	$98.82
70-14-22-365-006	6467 CENTER INDUSTRIAL DR	10/28/22	$1,200,000	$306,919	$114,694	$0	$778,387	$642,600	1.211	8,550	$140.35
70-14-32-328-017	5164 37TH AVE	09/30/22	$500,000	$143,359	$31,127	$0	$325,514	$191,196	1.703	4,308	$116.06
70-17-18-353-005	140 E HARRISON	09/01/22	$149,900	$35,516	$6,217	$0	$108,167	$73,852	1.465	1,372	$109.26
70-14-24-100-004	750 CHICAGO DR	08/19/22	$135,000	$82,098	$11,455	$0	$41,447	$40,801	1.016	1,237	$109.14
70-16-22-450-012	11344 CHICAGO DR	07/25/22	$330,000	$169,145	$17,193	$0	$143,662	$158,354	0.907	4,140	$79.71
70-09-27-226-021	6546 LAKE MICHIGAN DR	07/20/22	$200,000	$138,648	$2,221	$0	$59,131	$59,313	0.997	2,400	$83.33
70-08-24-400-007	9625 LAKE MICHIGAN DR	07/01/22	$425,000	$174,588	$5,942	$0	$244,470	$170,140	1.437	4,000	$106.25
70-13-23-400-031	6421 56TH AVE	06/22/22	$706,000	$422,520	$8,031	$0	$275,449	$208,748	1.320	5,356	$131.81
70-16-17-300-059	37 JAMES ST	06/21/22	$250,000	$115,073	$104,320	$0	$30,607	$80,049	0.382	3,550	$70.42
70-18-08-230-001	3364 QUINCY ST	06/16/22	$3,144,000	$376,642	$164,598	$0	$2,602,760	$2,467,528	1.055	42,500	$73.98
70-17-21-300-011	1905 76TH AVE	06/02/22	$160,000	$83,775	$15,926	$0	$60,299	$105,582	0.571	3,040	$52.63
70-03-28-233-022	1434 COLFAX AVE	03/23/22	$160,000	$84,500	$3,581	$0	$71,919	$73,727	0.975	3,360	$47.62
70-14-21-472-004	2668 EDWARD ST	03/07/22	$750,000	$113,992	$21,804	$0	$614,204	$358,245	1.714	8,400	$89.29
70-16-22-380-007	932 CHICAGO DR	12/14/21	$400,000	$238,414	$0	$0	$161,586	$114,250	1.414	2,400	$166.67
70-14-32-227-038	3243 PROSPECT ST	12/12/21	$290,000	$205,954	$4,787	$0	$79,259	$95,417	0.831	4,944	$58.66
70-03-21-329-012	200 N BEACON BLVD	11/08/21	$425,000	$219,720	$28,288	$0	$176,992	$81,712	2.166	1,854	$229.23
70-04-21-200-035	12200 CLEVELAND ST	10/04/21	$600,000	$349,170	$39,887	$0	$210,943	$235,212	0.897	4,704	$127.55
70-14-28-200-017	2400 CHICAGO DR	10/01/21	$950,000	$292,126	$24,911	$0	$632,963	$493,837	1.282	25,666	$37.01
70-03-21-481-026	5 S BEECHTREE ST	08/02/21	$230,000	$60,600	$8,961	$0	$160,439	$132,613	1.210	3,120	$73.72
70-17-01-200-038	5140 CHICAGO DR	07/15/21	$490,000	$159,235	$35,990	$0	$294,775	$412,071	0.715	6,000	$81.67
70-16-16-376-007	2525 VAN OMMEN DR	07/09/21	$330,000	$193,479	$22,407	$0	$114,114	$130,738	0.873	4,000	$82.50
70-06-35-400-047	1128 FRANKLIN ST	07/06/21	$930,000	$148,259	$149,741	$0	$632,000	$860,433	0.735	13,474	$69.02
70-14-13-429-005	7501 MAIN ST	05/21/21	$602,268	$113,883	$20,017	$0	$468,368	$373,547	1.254	2,520	$239.00
70-10-26-100-017	1600 LAKE MICHIGAN DR	05/19/21	$955,000	$379,694	$178,641	$0	$396,665	$217,248	1.826	8,447	$113.06
70-10-26-100-019	1600 LAKE MICHIGAN DR	05/19/21	$955,000	$298,373	$107,098	$0	$549,529	$216,353	2.540	8,447	$113.06
70-03-33-100-083	830 ROBBINS RD	05/13/21	$750,000	$610,266	$25,771	$0	$113,963	$111,869	1.019	1,200	$625.00
70-03-22-351-001	12 N BEECHTREE ST	05/03/21	$450,000	$151,985	$52,496	$0	$245,519	$342,270	0.717	7,270	$61.90
70-10-01-480-021	13620 2ND AVE	04/30/21	$725,000	$153,006	$37,596	$0	$534,398	$683,759	0.782	7,898	$91.80
~~70-09-24-300-057~~	~~5537 LAKE MICHIGAN DR~~	~~04/23/21~~	~~$360,000~~	~~$249,256~~	~~$490~~	~~$0~~	~~$110,254~~	~~$41,618~~	~~2.649~~	~~5,400~~	~~$66.67~~
70-17-31-120-005	665 CONSTRUCTION CT	04/15/21	$1,175,000	$151,840	$52,357	$0	$970,803	$1,148,511	0.845	19,450	$60.41
						Totals:	$14,285,943	$12,474,395	1.145		
								Standard Deviation:	0.712		
								2 Std Dev Above ECF:	2.568		
								2 Std Dev Below ECF:	(0.278)		
								ECF Within 2 Std Dev:	1.119		
Previous Year ECF:	*1.020*							**Adopted ECF:**	**1.119**		

OTTAWA COUNTY EQUALIZATION
2012: COMMERCIAL- GENERAL

Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp $	Res Bldg $	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF
70-14-23-250-064	914 CHICAGO DR	03/20/23	$343,988	$132,208	$20,132	$0	$191,648	$213,749	0.897	3,616	$95.13
70-16-33-400-074	650 E 24TH ST	03/15/23	$7,300,000	$547,218	$335,173	$0	$6,417,609	$6,611,989	0.971	119,817	$60.93
70-03-21-303-029	401 N 7TH ST	03/13/23	$1,100,000	$740,520	$70,973	$0	$288,507	$324,865	0.888	5,110	$215.26
70-18-05-402-007	4155 32ND AVE	03/10/23	$6,090,000	$1,740,920	$509,487	$0	$3,839,593	$3,907,164	0.983	61,981	$98.26
70-03-15-381-005	218 W SAVIDGE ST	03/03/23	$169,000	$32,000	$0	$0	$137,000	$123,696	1.108	1,475	$114.58
70-03-14-325-069	617 E SAVIDGE ST	01/24/23	$700,000	$173,866	$74,174	$0	$451,960	$614,653	0.735	7,806	$89.67
70-11-01-100-027	9254 US 31	12/27/22	$280,000	$42,885	$5,126	$0	$231,989	$214,969	1.079	4,224	$66.29
70-03-16-476-018	971 W SAVIDGE ST	12/19/22	$1,450,000	$806,976	$82,521	$0	$560,503	$601,384	0.932	7,200	$201.39
70-03-15-382-012	116 S JACKSON ST	12/13/22	$847,500	$56,400	$0	$0	$791,100	$823,593	0.961	4,912	$172.54
70-16-33-205-008	500 CENTURY LN	11/11/22	$1,950,000	$148,269	$33,103	$0	$1,768,628	$856,601	2.065	9,112	$214.00
70-16-13-430-003	320 N STATE ST	10/26/22	$1,050,000	$134,119	$30,473	$0	$885,408	$529,337	1.673	2,640	$397.73
70-09-23-300-090	6241 LAKE MICHIGAN DR	10/07/22	$300,000	$110,842	$38,962	$0	$150,196	$154,134	0.974	2,900	$103.45
70-16-16-131-001	3176 WEST SHORE DR	10/06/22	$2,196,118	$1,310,899	$81,393	$0	$803,826	$525,729	1.529	3,175	$691.69
70-09-23-400-097	5615 LAKE MICHIGAN DR	09/30/22	$355,000	$157,265	$27,908	$0	$169,827	$104,110	1.631	1,768	$200.79
70-16-33-200-054	638 E 16TH ST	09/09/22	$1,100,000	$611,567	$56,074	$0	$432,359	$383,464	1.128	3,068	$358.54
70-18-10-360-036	2371 RILEY ST	07/27/22	$738,000	$84,810	$31,774	$0	$621,416	$465,577	1.335	4,797	$153.85
70-16-04-100-008	12429 RANSOM ST	07/15/22	$1,700,000	$146,982	$66,097	$0	$1,486,921	$1,559,284	0.954	20,250	$83.95
70-03-20-407-024	38 WASHINGTON AVE	06/30/22	$500,000	$318,128	$8,192	$0	$173,680	$127,017	1.367	819	$610.50
70-03-21-306-003	300 N 7TH ST	06/15/22	$382,000	$43,560	$4,883	$0	$333,557	$142,185	2.346	3,519	$108.55
~~70-05-23-408-022~~	~~287 MAIN ST~~	~~06/10/22~~	~~$475,000~~	~~$86,767~~	~~$385~~	~~$0~~	~~$387,848~~	~~$137,951~~	~~2.811~~	~~2,804~~	~~$169.40~~
70-14-13-100-101	7763 COTTONWOOD DR	06/03/22	$4,000,000	$219,500	$152,282	$0	$3,628,218	$2,355,496	1.540	10,000	$400.00
~~70-03-21-354-007~~	~~108 N 7TH ST~~	~~05/26/22~~	~~$275,000~~	~~$65,340~~	~~$3,507~~	~~$73,289~~	~~$132,864~~	~~$35,777~~	~~3.714~~	~~729~~	~~$377.23~~
70-03-21-301-001	400 JACKSON AVE	05/19/22	$270,000	$129,591	$4,974	$0	$135,435	$72,443	1.870	1,046	$258.13
70-12-19-200-010	13871 BLAIR ST	05/06/22	$525,000	$196,460	$9,188	$113,632	$205,720	$113,013	1.820	1,280	$410.16
70-09-25-100-080	5566 LAKE MICHIGAN DR	05/04/22	$325,000	$153,172	$54,085	$0	$117,743	$55,852	2.108	1,560	$208.33
70-03-14-400-028	15348 CLEVELAND ST	03/08/22	$275,000	$145,270	$46,469	$0	$83,261	$39,484	2.109	4,645	$59.20
70-03-21-328-035	1045 FULTON AVE	02/25/22	$610,000	$107,200	$24,754	$0	$478,046	$653,521	0.731	3,669	$166.26
70-15-33-201-011	2155 OTTAWA BEACH RD	02/16/22	$500,000	$219,420	$30,995	$0	$249,585	$346,421	0.720	2,616	$191.13
70-14-28-200-021	2350 CHICAGO DR	02/09/22	$375,000	$95,605	$14,731	$0	$264,664	$303,282	0.873	6,308	$59.45
70-05-27-260-001	1098 O'MALLEY DR	01/28/22	$1,764,000	$332,178	$236,170	$0	$1,195,652	$938,648	1.274	17,457	$101.05
70-04-20-200-032	12968 CLEVELAND ST	12/28/21	$550,000	$159,152	$27,475	$0	$363,373	$436,819	0.832	91,072	$6.04
70-04-14-320-013	17044 MAIN ST	12/09/21	$156,600	$26,292	$9,915	$0	$120,393	$215,166	0.560	3,667	$42.71
70-16-13-399-020	430 W WASHINGTON AVE	11/01/21	$400,000	$114,872	$35,999	$0	$249,129	$304,380	0.818	4,010	$99.75
70-05-23-100-004	526 W CLEVELAND ST	10/08/21	$750,000	$144,989	$114,601	$0	$490,410	$610,964	0.803	19,185	$39.09
70-09-25-200-070	5180 LAKE MICHIGAN DR	08/11/21	$986,022	$318,929	$75,852	$0	$591,241	$416,476	1.420	2,380	$414.29
70-16-34-300-030	623 WAVERLY RD	08/11/21	$2,175,000	$231,455	$61,727	$0	$1,881,818	$2,204,405	0.854	11,411	$190.61
70-03-27-107-002	540 S BEECHTREE ST	06/11/21	$1,010,000	$96,672	$65,987	$0	$847,341	$652,272	1.299	3,112	$324.55
70-14-15-227-013	7686 GEORGETOWN CENTER DI	05/21/21	$2,248,524	$217,549	$73,079	$0	$1,957,896	$1,928,211	1.015	10,267	$219.00
70-14-13-100-096	7666 COTTONWOOD DR	05/03/21	$710,000	$73,351	$20,767	$0	$615,882	$613,382	1.004	4,214	$168.49
						Totals:	$33,732,246	$30,717,463	1.098		
								Standard Deviation:	0.648		
								2 Std Dev Above ECF:	2.394		
								2 Std Dev Below ECF:	(0.198)		
								ECF Within 2 Std Dev:	1.087		
Previous Year ECF:	*0.980*							**Adopted ECF:**	**1.087**		

OTTAWA COUNTY EQUALIZATION

2013: COMMERCIAL- MINI STORAGE FACILITIES

Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp $	Res Bldg $	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF
70-05-23-100-057	434 N 64TH AVE	09/19/22	$1,105,000	$453,877	$35,307	$0	$615,816	$474,433	1.298	19,200	$57.55
70-09-29-100-028	8454 LAKE MICHIGAN DR	04/22/22	$600,000	$203,474	$57,390	$0	$339,136	$442,524	0.766	20,624	$29.09
70-14-22-450-017	1778 CHICAGO DR	02/22/22	$3,700,000	$334,981	$145,150	$0	$3,219,869	$1,791,886	1.797	30,230	$122.39
70-17-31-400-038	9237 OTTOGAN ST	07/01/21	$600,000	$115,549	$71,513	$0	$412,938	$413,139	1.000	18,796	$31.92
						Totals:	$4,587,759	$3,121,982	1.470		
								Standard Deviation:	0.445		
								2 Std Dev Above ECF:	2.359		
								2 Std Dev Below ECF:	0.580		
								ECF Within 2 Std Dev:	1.470		
Previous Year ECF:	*1.400*							**Adopted ECF:**	**1.470**		

OTTAWA COUNTY EQUALIZATION 3001: INDUSTRIAL- OVER 15,000 SQUARE FOOT											
Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp $	Res Bldg $	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF
70-06-35-100-049	1245 COMSTOCK ST	01/20/23	$1,425,000	$529,814	$127,240	$0	$767,946	$907,314	0.846	20,712	$68.80
70-16-08-200-057	3601 JOHN F DONNELLY DR	01/03/23	$33,250,000	$1,762,087	$1,143,351	$0	$30,344,562	$22,386,623	1.355	389,744	$85.31
70-16-31-204-007	441 OTTAWA AVE	12/09/22	$875,000	$134,413	$75,914	$0	$664,673	$655,935	1.013	19,494	$44.89
70-16-31-401-008	611 OTTAWA AVE	11/30/22	$2,500,000	$260,784	$115,330	$0	$2,123,886	$1,906,174	1.114	72,069	$34.69
~~70-10-24-400-072~~	~~379 LAKE MICHIGAN DR~~	~~11/02/22~~	~~$2,300,000~~	~~$148,881~~	~~$32,445~~	~~$0~~	~~$2,118,674~~	~~$726,170~~	~~2.918~~	~~21,844~~	~~$105.29~~
70-03-24-100-105	14851 MICHAEL LN	10/21/22	$1,495,000	$321,171	$60,277	$0	$1,113,552	$1,168,122	0.953	25,884	$57.76
70-07-04-400-032	14000 172ND AVE	10/06/22	$5,382,500	$429,454	$198,477	$0	$4,754,569	$4,413,515	1.077	83,964	$64.10
70-17-18-200-009	411 E ROOSEVELT AVE	09/19/22	$3,345,000	$287,958	$95,382	$0	$2,961,660	$2,231,383	1.327	45,116	$74.14
70-16-28-201-007	507 CHICAGO DR	07/06/22	$1,950,000	$252,372	$146,784	$0	$1,550,844	$1,947,983	0.796	55,440	$35.17
70-03-24-100-052	16685 150TH AVE	04/29/22	$945,000	$81,865	$20,786	$0	$842,349	$768,605	1.096	16,144	$58.54
70-03-27-315-010	1250 S BEECHTREE ST	04/28/22	$12,189,334	$1,124,494	$476,019	$0	$10,588,821	$8,590,828	1.233	198,869	$61.29
70-03-21-427-009	295 N BEECHTREE ST	01/27/22	$4,800,000	$307,133	$0	$0	$4,492,867	$2,925,634	1.536	60,167	$79.78
70-03-04-100-099	19102 174TH AVE	12/29/21	$599,000	$90,000	$23,960	$0	$485,040	$514,334	0.943	16,056	$37.31
70-03-21-415-029	335 N GRIFFIN ST	12/15/21	$3,750,000	$535,099	$95,010	$0	$3,119,891	$4,050,556	0.770	148,030	$25.33
70-03-04-200-028	17011 HICKORY ST	08/18/21	$2,000,000	$341,986	$262,547	$0	$1,395,467	$1,898,465	0.735	80,050	$24.98
70-03-01-200-025	14638 APPLE DR	08/12/21	$13,225,000	$994,323	$624,391	$0	$11,606,286	$12,209,233	0.951	274,109	$48.25
70-07-04-200-017	14130 172ND AVE	07/09/21	$5,501,154	$973,921	$176,525	$0	$4,350,708	$6,184,662	0.703	175,746	$31.30
70-14-22-347-006	2206 PINE RIDGE DR	06/11/21	$4,150,000	$316,825	$101,724	$0	$3,731,451	$3,113,855	1.198	54,184	$76.59
70-03-13-400-016	16910 148TH AVE	05/26/21	$850,000	$101,934	$58,057	$0	$690,009	$835,392	0.826	31,000	$27.42
70-16-22-400-013	11431 CHICAGO DR	04/20/21	$2,200,000	$292,127	$94,094	$0	$1,813,779	$1,897,375	0.956	35,295	$62.33
						Totals:	$89,517,034	$79,332,159	1.128		
								Standard Deviation:	0.479		
								2 Std Dev Above ECF:	2.087		
								2 Std Dev Below ECF:	0.170		
								ECF Within 2 Std Dev:	1.112		
Previous Year ECF:	*1.010*							**Adopted ECF:**	**1.112**		

OTTAWA COUNTY EQUALIZATION 3002: INDUSTRIAL- UNDER 15,000 SQUARE FOOT											
Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp $	Res Bldg $	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF
70-17-07-399-012	9433 RILEY ST	12/21/22	$1,607,143	$174,125	$49,659	$0	$1,383,359	$872,310	1.586	14,136	$113.69
70-16-17-310-003	170 MANUFACTURERS DR	12/19/22	$1,100,000	$59,805	$50,387	$0	$989,808	$515,542	1.920	13,650	$80.59
70-18-05-226-002	3566 HIGHLAND DR	12/15/22	$1,330,000	$165,737	$33,701	$0	$1,130,562	$706,678	1.600	12,000	$110.83
70-16-16-200-048	12255 FELCH ST	11/17/22	$1,750,000	$264,953	$106,558	$0	$1,378,489	$1,109,386	1.243	15,000	$116.67
70-03-16-254-004	536 OAK ST	06/03/22	$300,000	$40,549	$4,470	$0	$254,981	$142,954	1.784	6,168	$48.64
70-16-33-477-023	760 WAVERLY RD	05/06/22	$1,200,000	$140,284	$45,038	$0	$1,014,678	$803,563	1.263	13,200	$90.91
70-17-18-300-069	260 N CHURCH ST	05/06/22	$520,000	$28,648	$7,124	$0	$484,228	$356,105	1.360	14,400	$36.11
70-03-16-476-020	903 W SAVIDGE ST	03/17/22	$400,000	$193,510	$2,805	$0	$203,685	$172,383	1.182	6,470	$61.82
70-04-16-300-026	16913 POWER DR	01/27/22	$620,000	$92,627	$27,856	$1	$499,516	$295,653	1.690	8,320	$74.52
70-03-13-300-031	16923 148TH AVE	10/29/21	$225,000	$120,534	$939	$2	$103,525	$88,353	1.172	3,280	$68.60
70-16-04-179-007	12491 SUPERIOR CT	09/09/21	$1,225,000	$180,510	$55,348	$3	$989,139	$934,810	1.058	12,500	$98.00
70-03-16-174-008	300 CARMEN DR	08/18/21	$261,900	$31,928	$10,334	$0	$219,638	$181,777	1.208	4,000	$65.48
70-16-36-200-021	647 96TH AVE	05/26/21	$725,000	$120,534	$82,522	$4	$521,940	$736,277	0.709	9,900	$73.23
70-16-08-400-039	12813 RILEY ST	05/24/21	$570,000	$116,549	$39,561	$5	$413,885	$370,282	1.118	8,766	$65.02
						Totals:	$9,587,433	$7,286,075	1.316		
								Standard Deviation:	0.328		
								2 Std Dev Above ECF:	1.971		
								2 Std Dev Below ECF:	0.660		
								ECF Within 2 Std Dev:	1.316		
Previous Year ECF:	*1.140*							**Adopted ECF:**	**1.316**		

"2023 Residential ECF"

7/11/2023

	Parcel Number	Owner	**	Date	Sale	Land & Imp	Bldg Sale	Bldg Appr	ECF
		ABOVE THE GRAND RIVER							
14	70-04-08-400-040	BAKKE ANASTINA	1	06/04/21	240,000	31,951	208,049	147,750	140.81%
14	70-04-17-200-033	CIMOCK JASON A -WELDEN ERI	1	09/23/21	332,500	46,336	286,164	255,525	111.99%
21	70-05-11-400-003	PICCARD TRAVIS -LINDSEY	1	02/22/22	246,000	49,833	196,167	154,698	126.81%
25	70-10-13-400-042	SINGLETON BENJAMIN HARRY	1	01/07/22	248,000	64,380	183,620	172,260	106.59%
25	70-10-21-400-016	WISE ALEXANDER D -AMR HEAT	1	06/24/21	230,000	75,400	154,600	110,420	140.01%
26	70-06-27-400-011	SCHOENBORN KRYSTAL	1	06/07/21	260,000	52,664	207,336	201,762	102.76%
26	70-06-30-300-006	LOISELLE GUY M	1	07/16/21	165,000	48,314	116,686	104,769	111.37%
13	70-01-03-300-011	WASSENAAR THOMAS R-HAZEL	2	07/29/22	260,000	41,262	218,738	171,698	127.40%
13	70-01-05-200-025	PATTON TRENT	2	06/28/22	165,000	43,019	121,981	126,681	96.29%
14	70-04-07-400-006	GOETZ ALYSSA-JORDAN	2	12/01/22	217,000	56,202	160,798	131,164	122.59%
14	70-04-16-100-012	ROSE TYLER -DANIELLE	2	07/26/22	245,000	50,620	194,380	155,920	124.67%
21	70-05-21-100-008	DELGADO JR VICTOR JONATHA	2	04/08/22	177,000	30,376	146,624	112,881	129.89%
21	70-09-06-400-047	SECHLER KALEN-CALIN	2	07/06/22	359,900	53,179	306,721	289,357	106.00%
24	70-03-03-400-074	RUNYON CORY A-BLACKFORD A	2	06/15/22	182,500	49,405	133,095	114,638	116.10%
25	70-10-06-300-029	KAMPS JENNIFER M	2	04/22/22	285,000	102,313	182,687	144,382	126.53%
25	70-10-27-400-037	IN FRONT OF THE FARM LLC	2	01/04/23	290,000	87,301	202,699	177,652	114.10%
26	70-06-12-400-011	KOSTEN DANIEL-ALLISON	2	09/02/22	311,000	98,525	212,475	239,671	88.65%
26	70-06-17-100-010	KEEGSTRA JOSHUA	2	09/09/22	270,000	85,987	184,013	208,516	88.25%
		BELOW THE GRAND RIVER							
11	70-09-23-400-024	WILLETT BLAKE M - MACKENZIE	1	06/18/21	278,000	99,268	178,732	157,443	113.52%
11	70-09-33-300-045	MERCADO DAVID -REBECCA	1	12/09/21	238,000	79,829	158,171	171,469	92.24%
12	70-13-19-400-005	VILLARREAL TROY -SHUTTE DA	1	05/14/21	220,000	70,794	149,206	118,495	125.92%
12	70-13-21-200-007	SMITH JARED T -CAITLIN D	1	05/28/21	400,000	95,765	304,235	281,167	108.20%
16	70-07-27-100-029	VEGA LUIS H	1	12/30/21	260,000	69,426	190,574	169,434	112.48%
18	70-18-17-100-005	SYNERGISTIC BUILDING CONCE	1	09/24/21	210,000	53,348	156,652	153,367	102.14%
18	70-18-24-300-035	ROBITAILLE BLAKE S -KAYLA K	1	08/11/21	260,000	83,251	176,749	181,426	97.42%
19	70-12-16-200-029	WALTERS SETH -LANGEJANS C	1	04/02/21	260,000	67,155	192,845	192,793	100.03%
20	70-15-12-400-096	BERGHUIS STUART	1	04/22/21	212,500	59,493	153,007	134,416	113.83%
22	70-11-24-100-001	PETROWSKI ROSEMARY -MARY	1	12/09/21	285,000	80,380	204,620	172,621	118.54%
23	70-08-04-400-033	BENSINGER SHELBY -JUSTIN	1	11/30/21	262,074	67,528	194,546	162,426	119.78%
23	70-08-10-400-010	VISSER BRETT	1	07/30/21	200,000	57,099	142,901	116,617	122.54%
27	70-17-14-300-049	WOLFORD BRENDEN -MADISON	1	06/28/21	285,000	73,483	211,517	146,313	144.56%
11	70-09-21-300-010	DUNNEBACK SCOTT-PATRICIA	2	05/18/22	370,000	106,846	263,154	242,091	108.70%
12	70-13-22-400-014	RHODERICK TREL	2	07/07/22	240,000	92,578	147,422	127,588	115.55%
12	70-13-30-100-024	TENBROEKE CALEB J	2	12/27/22	233,000	88,263	144,737	110,906	130.50%
16	70-07-28-200-018	DYK DAVID M-KIMBERLY S	2	07/26/22	336,000	84,934	251,066	183,626	136.73%
17	70-16-05-200-005	NEESON BROCK	2	10/19/22	260,000	105,241	154,759	159,404	97.09%
18	70-18-13-100-002	BRADLEY PAUL W-ANDREA	2	07/27/22	360,000	146,804	213,196	197,675	107.85%
18	70-18-25-200-007	DEEWAARD JACOB W	2	05/04/22	300,000	106,175	193,825	184,533	105.04%
19	70-12-23-400-014	KOETJE DIRK-ERIN	2	08/19/22	350,000	97,194	252,806	212,349	119.05%
19	70-12-30-300-025	SCHREUR KYLE-ELIZABETH	2	06/30/22	303,000	93,731	209,269	208,695	100.28%
20	70-15-02-200-059	SCHOUT CALEB	2	11/18/22	297,500	111,316	186,184	149,614	124.44%
22	70-11-22-300-008	MESHKIN DEREK-KATIE	2	07/05/22	230,000	133,036	96,964	107,518	90.18%
23	70-08-17-200-012	STAGGS KEVIN G	2	04/08/22	244,000	83,046	160,954	125,531	128.22%
23	70-08-32-400-005	BAKER OWEN-LEAH	2	01/10/23	186,500	65,438	121,062	87,706	138.03%
27	70-17-26-400-014	KORNSTADT CODY-MORGAN	2	12/19/22	249,900	84,384	165,516	150,987	109.62%

** 1 = Old Sale, 2= New Sale

Grand Total ALL Parcels $8,391,502 $7,425,954 113.00%

	#	Sale	Bldg Appr	ECF
Above the Grand	18	$3,416,833	$3,019,744	113.15%
Below the Grand	27	$4,974,669	$4,406,210	112.90%
TOTAL SALES	45	$8,391,502	$7,425,954	113.00%
Old sales	20	$3,766,377	$3,305,171	113.95%
New sales	25	$4,625,125	$4,120,783	112.24%
TOTAL	45	**$8,391,502**	**$7,425,954**	113.00%

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

(2014 STC MANUAL)

Primarily for Houses in County Agricultural St

Higher ECF for new sales reflects change in depreciation estimation

Last Years Values (2014 STC Manual)		
Above the Grand	Use	114%
Below the Grand	Use	113%
	Total	112%

Sale Dates

Year 1 Apr 1, 2021 - Mar 31, 2022

Year 2 Apr 1, 2022 - Mar 31, 2023

Statistical Mean	114.74%
Coefficient of Dispersion	10.42%
Price Related Differential	1.01538