

Courtland Vacant Land Sales 2024 4/01/2021 - 3/31/23 All

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
41-07-32-151-001	5703 COURTLAND HILLS DR NE	03/03/22	\$99,750	WD	21-NOT USED/OTHER	\$99,750	\$0	0.00	\$97,000
41-07-32-151-002	5707 COURTLAND HILLS DR NE	11/15/22	\$99,750	WD	21-NOT USED/OTHER	\$99,750	\$0	0.00	\$97,000
41-07-32-152-002	8965 COURTLAND HILLS CT NE	02/28/23	\$115,500	PTA	03-ARM'S LENGTH	\$115,500	\$0	0.00	\$97,000
41-07-32-152-011	8961 BRAESIDE CT NE	05/26/22	\$110,000	WD	32-SPLIT VACANT	\$110,000	\$0	0.00	\$97,000
41-07-32-152-012	8957 BRAESIDE CT NE	03/30/22	\$110,000	WD	32-SPLIT VACANT	\$110,000	\$0	0.00	\$97,000
41-07-32-152-013	8960 BRAESIDE CT NE	01/20/23	\$115,500	WD	21-NOT USED/OTHER	\$115,500	\$0	0.00	\$97,000
41-07-35-427-002	8621 BENTHAM CT NE	06/18/21	\$105,090	WD	03-ARM'S LENGTH	\$105,090	\$37,500	35.68	\$813,375
41-07-35-427-011	8745 BENTHAM CT NE	05/17/22	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$45,000	34.88	\$122,100
41-07-35-427-014	8777 BENTHAM CT NE	05/06/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$45,000	32.14	\$122,100
41-07-35-427-015	8785 BENTHAM CT NE	07/16/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$37,500	29.76	\$122,100
41-07-35-427-022	8718 BENTHAM CT NE	01/17/22	\$109,740	WD	03-ARM'S LENGTH	\$109,740	\$37,500	34.17	\$122,100
41-07-35-427-023	8700 BENTHAM CT NE	12/10/21	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$37,500	25.68	\$122,100
41-07-35-427-025	8674 BENTHAM CT NE	02/17/22	\$123,690	WD	03-ARM'S LENGTH	\$123,690	\$37,500	30.32	\$122,100
41-07-34-476-010	8412 JE NE BE DR NE	10/17/22	\$35,000	WD	21-NOT USED/OTHER	\$35,000	\$25,000	71.43	\$75,000
41-07-20-300-009	10385 TEFFT AVE NE	01/30/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$28,200	35.25	\$76,400
41-07-26-400-046	8651 11 MILE RD NE	06/17/22	\$55,000	WD	21-NOT USED/OTHER	\$55,000	\$27,800	50.55	\$71,700
41-07-21-101-006	10740 SHANER AVE NE	09/24/21	\$110,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$55,000	\$35,100	63.82	\$70,100
41-07-21-101-007	10722 SHANER AVE NE	09/24/21	\$110,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$55,000	\$35,100	63.82	\$70,100
41-07-27-200-016	9819 YOUNG AVE NE	01/31/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$25,000	33.33	\$75,075
41-07-27-200-017	9777 YOUNG AVE NE	06/08/21	\$75,500	WD	03-ARM'S LENGTH	\$75,500	\$25,000	33.11	\$75,075
41-07-29-300-017	5877 11 MILE RD NE	10/21/22	\$125,000	WD	32-SPLIT VACANT	\$125,000	\$0	0.00	\$0
41-07-07-300-047	4905 14 MILE RD NE	06/24/21	\$160,000	OTH	03-ARM'S LENGTH	\$160,000	\$98,000	61.25	\$158,776
41-07-20-176-005	10495 TEFFT AVE NE	05/12/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$36,800	35.05	\$88,600
41-07-20-176-005	10495 TEFFT AVE NE	12/21/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$36,800	46.00	\$88,600
41-07-10-351-006	7325 14 MILE RD NE	06/23/22	\$59,900	WD	32-SPLIT VACANT	\$59,900	\$0	0.00	\$284,447
41-07-11-400-009	8751 14 MILE RD NE	02/04/22	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$36,100	48.13	\$77,870
41-07-17-200-044	11500 TEFFT AVE NE	10/11/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$23,900	19.92	\$65,680
41-07-19-100-069	4875 WOODVIEW DR NE	09/02/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$43,500	39.55	\$101,900
41-07-06-100-057	4990 16 MILE RD NE	08/15/22	\$95,000	WD	32-SPLIT VACANT	\$95,000	\$0	0.00	\$69,460
41-07-25-100-021	9120 WHITTALL ST NE	10/26/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$39,400	47.76	\$98,700
41-07-35-326-004	8262 SQUIRES ST NE	05/20/22	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$64,100	36.11	\$150,900
41-07-04-200-039	12865 MYERS LAKE AVE NE	10/05/22	\$120,000	WD	32-SPLIT VACANT	\$60,000	\$0	0.00	\$98,200

41-07-04-200-040	12841 MYERS LAKE AVE NE	10/05/22	\$120,000	WD	32-SPLIT VACANT	\$60,000	\$0	0.00	\$98,200
41-07-16-200-027	11416 STOUT AVE NE	03/25/22	\$90,000	MLC	03-ARM'S LENGTH	\$90,000	\$29,000	32.22	\$79,350
41-07-16-200-029	11398 STOUT AVE NE	03/25/22	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$30,100	30.10	\$82,725
41-07-16-200-028	11420 STOUT AVE NE	03/25/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$32,100	32.10	\$88,875
41-07-29-200-037	9869 SHANER AVE NE	03/23/22	\$50,000	QC	03-ARM'S LENGTH	\$50,000	\$54,600	109.20	\$129,100
41-07-29-427-044	9559 ARROWCREST DR NE	10/07/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$99,500	31.59	\$204,500
41-07-13-400-003	9421 13 MILE RD NE	07/01/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$37,500	45.45	\$110,000
41-07-03-200-039	13033 PINE LAKE AVE NE	08/05/22	\$120,000	MLC	32-SPLIT VACANT	\$120,000	\$0	0.00	\$110,214
41-07-04-200-038	12889 MYERS LAKE AVE NE	11/16/22	\$116,467	WD	32-SPLIT VACANT	\$116,467	\$0	0.00	\$111,780
41-07-21-101-002	10600 SHANER AVE NE	09/15/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$75,400	25.13	\$150,890
41-07-19-400-040	10177 COURTLAND DR NE	09/29/22	\$295,000	WD	32-SPLIT VACANT	\$295,000	\$0	0.00	\$154,040
41-07-29-300-002	5571 11 MILE RD NE	11/15/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$75,700	47.31	\$156,950
41-07-19-400-039	10193 COURTLAND DR NE	09/29/22	\$295,000	WD	32-SPLIT VACANT	\$295,000	\$0	0.00	\$246,040
41-07-19-300-052	10089 NORTHLAND DR NE	12/21/22	\$535,000	WD	32-SPLIT VACANT	\$535,000	\$0	0.00	\$204,893
41-07-29-300-011	5915 11 MILE RD NE	03/21/22	\$645,000	WD	22-OUTLIER	\$645,000	\$120,300	18.65	\$365,330
41-07-03-100-018	12900 MYERS LAKE AVE NE	03/31/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$105,100	39.66	\$306,600
41-07-22-300-022	10020 MYERS LAKE AVE NE	08/02/22	\$690,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$690,000	\$143,900	20.86	\$287,849
41-07-07-131-017	5184 15 MILE RD NE	05/05/22	\$360,000	WD	32-SPLIT VACANT	\$360,000	\$0	0.00	\$389,602
41-07-04-400-016	12780 STOUT AVE NE	12/10/21	\$415,986	WD	03-ARM'S LENGTH	\$415,986	\$137,300	33.01	\$434,528
41-07-31-200-009	5312 11 MILE RD NE	02/10/23	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$417,300	33.38	\$834,530
Totals:			\$9,685,373			\$9,455,373	\$2,215,100		\$8,470,554
Sale. Ratio =>								23.43	
Std. Dev. =>								23.73	
41-07-19-100-069	4875 WOODVIEW DR NE	05/10/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$41,000	43.16	\$101,900

Cur. Assessed	Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type
\$48,500	\$48,500	\$97,000	0.0	0.0	0.0			402	WR-B	Not Used
\$48,500	\$0	\$97,000	0.0	0.0	0.0			402	WR-B	Not Used
\$48,500	\$48,500	\$97,000	0.0	0.0	0.0			402	WR-B	Not Used
\$48,500	\$0	\$97,000	0.0	0.0	0.0			402	WR-B	Not Used
\$97,000	\$0	\$97,000	0.0	0.0	0.0			402	WR-B	Not Used
\$48,500	\$0	\$97,000	0.0	0.0	0.0			402	WR-B	Not Used
\$406,800	\$379,800	\$122,100	0.0	0.0	0.0			402	CON-B	Conventional
\$61,100	\$45,000	\$122,100	0.0	0.0	0.0			402	CON-B	Conventional
\$61,100	\$45,000	\$122,100	0.0	0.0	0.0			402	CON-B	Conventional
\$97,300	\$37,500	\$122,100	0.0	0.0	0.0			402	CON-B	Conventional
\$89,000	\$72,300	\$122,100	0.0	0.0	0.0			402	CON-B	Conventional
\$61,100	\$45,000	\$122,100	0.0	0.0	0.0		DEAN L & STEPHANIE A SEGER	402	CON-B	Conventional
\$61,100	\$45,000	\$122,100	0.0	0.0	0.0			402	CON-B	Conventional
\$37,500	\$25,000	\$75,000	0.0	0.0	0.0		NEIGHBOR	402	ER-C	Not Used
\$38,200	\$28,200	\$76,400	0.0	0.0	0.0			402	WR-C	Conventional
\$35,900	\$27,800	\$71,700	0.0	0.0	0.0		NEIGHBOR	402	ER-C	Not Used
\$35,100	\$35,100	\$70,100	0.0	0.0	0.0			402	WCS-C	Conventional
\$35,100	\$35,100	\$70,100	0.0	0.0	0.0			402	WCS-C	Conventional
\$37,500	\$25,000	\$75,075	0.0	0.0	0.0		LOST DOCUMENT	402	ER-N	Conventional
\$138,700	\$25,000	\$75,075	0.0	0.0	0.0			402	ER-N	Conventional
\$0	\$0	\$0	0.0	0.0	0.0		NO DIVISIONS TRANSFERRED	402	WR-N	Not Used
\$79,400	\$79,400	\$158,776	0.0	0.0	0.0		NEIGHBOR-EXPOSED?	202	COM	Conventional
\$44,300	\$36,800	\$88,600	0.0	0.0	0.0			402	WR-C	Conventional
\$44,300	\$36,800	\$88,600	0.0	0.0	0.0			402	WR-C	Conventional
\$142,200	\$0	\$61,700	0.0	0.0	0.0			402	ECS-N	Not Used
\$38,900	\$36,100	\$77,870	0.0	0.0	0.0		PER RPS, DOESN'T PERK	202	COM	Conventional
\$32,800	\$23,900	\$65,680	0.0	0.0	0.0			402	WCS-C	Conventional
\$51,000	\$43,500	\$101,900	0.0	0.0	0.0			402	WR-C	Conventional
\$34,700	\$0	\$69,460	0.0	0.0	0.0			402	WCS-N	Not Used
\$49,400	\$39,400	\$98,700	0.0	0.0	0.0			402	ER-C	Conventional
\$75,500	\$64,100	\$150,900	4.0	4.0	0.0			402	ER-N	Conventional
\$49,100	\$0	\$98,200	0.0	0.0	0.0			402	WCS-N	Not Used

\$49,100	\$0	\$98,200	0.0	0.0	0.0		402 WCS-N	Not Used
\$39,700	\$29,000	\$79,350	0.0	0.0	0.0		402 WCS-C	Conventional
\$41,400	\$30,100	\$82,725	0.0	0.0	0.0		402 WCS-C	Conventional
\$44,400	\$32,100	\$88,875	0.0	0.0	0.0		402 WCS-C	Conventional
\$64,600	\$59,400	\$129,100	3.9	3.9	0.0		402 WR-C	Not Used
\$102,300	\$99,500	\$204,500	0.0	0.0	0.0		402 CON-B	Conventional
\$55,000	\$37,500	\$110,000	0.0	0.0	0.0		402 ECS-C	Conventional
\$55,100	\$0	\$110,214	0.0	0.0	0.0	20220928-0075445 SCRVRN ERR	402 ECS-N	Not Used
\$55,900	\$0	\$111,780	0.0	0.0	0.0		402 WCS-N	Not Used
\$75,400	\$75,400	\$150,890	0.0	0.0	0.0		402 WR-C	Conventional
\$77,000	\$0	\$154,040	0.0	0.0	0.0		402 WR-N	Not Used
\$78,500	\$75,700	\$156,950	0.0	0.0	0.0		402 WR-C	Conventional
\$123,000	\$0	\$246,040	0.0	0.0	0.0		402 WR-N	Not Used
\$102,400	\$0	\$204,893	9.0	9.0	0.0	20221227-0094889 TRST	402 WR-N	Not Used
\$182,700	\$127,900	\$365,330	0.0	0.0	0.0	20220405-0027848 DC MICHAEL	402 WR-C	Not Used
\$153,300	\$153,300	\$306,600	0.0	0.0	0.0		402 ECS-C	Not Used
\$143,900	\$143,900	\$287,849	0.0	0.0	0.0	\$13,105/ACRE	102 COU-A	Conventional
\$194,800	\$0	\$389,602	0.0	0.0	0.0	ALL DIVISION RIGHTS	102 COU-A	Not Used
\$217,300	\$137,300	\$434,528	0.0	0.0	0.0	\$5638/ACRE	102 COU-A	Conventional
\$417,300	\$417,300	\$834,530	0.0	0.0	0.0		402 WR-C	Conventional
\$4,449,700	\$2,746,200	\$7,556,532	16.9	16.9	0.0			
\$85,571	\$52,812	\$145,318	0.3	0.3	0.0			
\$51,000	\$41,000	\$101,900	0.0	0.0	0.0		402 WR-C	Conventional

Liber/Page	Grantor	Grantee	Verified by	Other Parcels in Sale	% Trans.
20230215-0008115	BRAESIDE HOLDINGS LLC	ROERSMA & WURN BUILDERS INC	PROPERTY TRANSFER AFFIDAVIT		100.00
20221208-0091616	BRAESIDE HOLDINGS LLC	ROERSMA & WURN BUILDERS INC	PROPERTY TRANSFER AFFIDAVIT		100.00
20230530-0029680	BRAESIDE HOLDINGS LLC	ROERSMA & WURN BUILDERS INC	PROPERTY TRANSFER AFFIDAVIT		100.00
20220606-0046172	ROERSMA & WURN BUILDERS INC	JORDAN AMANDA M & SETH A	DEED		100.00
20220511-0039218	BRAESIDE HOLDINGS LLC	ROERSMA & WURN BUILDERS INC	PROPERTY TRANSFER AFFIDAVIT		100.00
20230215-0008122	BRAESIDE HOLDINGS LLC	ROERSMA & WURN BUILDERS INC	PROPERTY TRANSFER AFFIDAVIT		100.00
20210701-0074961	SIGNATURE LAND DEVELOPMENT CORPORAT	EASTBROOK HOMES INC	PROPERTY TRANSFER AFFIDAVIT		0.00
20220602-0045576	EASTBROOK HOMES INC	MILANOWSKI ERIC J	PROPERTY TRANSFER AFFIDAVIT		100.00
20220518-0041466	SIGNATURE LAND DEVELOPMENT CORPORAT	CRAIG WILIAM JR & KORRIE	PROPERTY TRANSFER AFFIDAVIT		100.00
20210730-0085599	SIGNATURE LAND DEVELOPMENT CORPORAT	MCCLENTHEN JAKE JR & JERRI	PROPERTY TRANSFER AFFIDAVIT		100.00
20220128-0008909	SIGNATURE LAND DEVELOPMENT CORPORAT	EASTBROOK HOMES INC	PROPERTY TRANSFER AFFIDAVIT		0.00
20211229-0139156	SIGNATURE LAND DEVELOPMENT CORPORAT	SEGER FAMILY TRUST	PROPERTY TRANSFER AFFIDAVIT		100.00
20220513-0040290	SIGNATURE LAND DEVELOPMENT CORPORAT	EASTBROOK HOMES INC	PROPERTY TRANSFER AFFIDAVIT		0.00
20221101-0083809	TROMMATER PAMELA A TRUST	COURTRIGHT ROBERTA	PROPERTY TRANSFER AFFIDAVIT		100.00
20230202-0005924	GRANT CHERIE L	MEEK LAURA L & STEVEN K	PROPERTY TRANSFER AFFIDAVIT		100.00
20220621-0050591	GEZON KATHLEEN M FKA KLINE	WEST PATRICK A & LEONA S	PROPERTY TRANSFER AFFIDAVIT		100.00
20211013-0111980	SKY HIGH VENTURES LLC	CAVNER STUART G & KRISTY K	PROPERTY TRANSFER AFFIDAVIT	41-07-21-101-007	100.00
20211013-0111980	SKY HIGH VENTURES LLC	CAVNER STUART G & KRISTY K	PROPERTY TRANSFER AFFIDAVIT	41-07-21-101-006	100.00
20220318-0022700	RUDDOCK PEGGY & SWETT TANNER	OSWALD ANTHONY & STACEY	PROPERTY TRANSFER AFFIDAVIT		100.00
20210618-0070465	GECKO PROPERTIES LLC	HANSEN TIMOTHY J & MELISSA K	PROPERTY TRANSFER AFFIDAVIT		100.00
20221027-0082871	COFFMAN NATHAN P	JAEGER DAVID R	DEED		100.00
20210701-0074675	TRINITY HEALTH-MICHIGAN	HOP FAMILY LLC	PROPERTY TRANSFER AFFIDAVIT		100.00
20220602-0045338	IRWIN CHRISTOPHER & HOLLY	HOLE CRAIG & BETSY	PROPERTY TRANSFER AFFIDAVIT		100.00
20221229-0095610	HOLE CRAIG & BETSY	SMITH BRENT A & CATHERINE A	PROPERTY TRANSFER AFFIDAVIT		100.00
20220628-0052397	NOSKER ROBERT D PATRICIA A TRUST	KAPTEYN ALEXANDER J & JULIA R	PROPERTY TRANSFER AFFIDAVIT		100.00
20220207-0011639	NIENHUIS MICHAEL	ROVE RENTALS LLC	PROPERTY TRANSFER AFFIDAVIT		100.00
20221027-0082926	VANGTMAEL RYAN & ANNA	VARNER ALEX	PROPERTY TRANSFER AFFIDAVIT		100.00
20220912-0071479	WITTKOWSKI JOHN & ANGELA	BOVERHOF BRADLEY M	PROPERTY TRANSFER AFFIDAVIT		100.00
20220818-0065665	NORDQUIST DAVID & REBECCA	BENNETT KELLY & SEAWOOD ANDREW	PROPERTY TRANSFER AFFIDAVIT		100.00
20211028-0117723	WALKER JOHN & LEIGH A	LOWE MICHAEL & TRACY	PROPERTY TRANSFER AFFIDAVIT		100.00
20220607-0046508	KESTELOOT ANTHONY T & ALIESHA A	VAUGHAN CRAIG & BETH	PROPERTY TRANSFER AFFIDAVIT		100.00
20221007-0078125	FRASER VALLEY INVESTMENTS LLC	CUMMINS EUGENE III & CYDNEY	PROPERTY TRANSFER AFFIDAVIT	41-07-04-200-040	100.00

20221007-0078125	FRASER VALLEY INVESTMENTS LLC	CUMMINS EUGENE III & CYDNEY	PROPERTY TRANSFER AFFIDAVIT	41-07-04-200-039	100.00
20220328-0025318	BRILL RICHARD H & SANDRA L	DYKSTRA RICKY & DYKSTRA RICKY L JR	PROPERTY TRANSFER AFFIDAVIT		100.00
20220330-0026156	BRILL RICHARD H & SANDRA L	DYKSTRA RICKY ET AL	PROPERTY TRANSFER AFFIDAVIT		100.00
20220404-0027388	BRILL RICHARD H & SANDRA L	DYKSTRA RICKY L & TAMMEY D	PROPERTY TRANSFER AFFIDAVIT		100.00
20220330-0026040	RODNEY LLC	HORLING MARK & MELISSA	PROPERTY TRANSFER AFFIDAVIT		100.00
20221011-0078718	ELLERBROEK ZAC & ANNA	RHODA ELIZABETH	PROPERTY TRANSFER AFFIDAVIT		100.00
20210707-0076488	DEFRANG DARYL & LEANN	GREENLAND MATTHEW R & HEIDI M	PROPERTY TRANSFER AFFIDAVIT		100.00
20220809-0063320	HOSKINS MARK & JOY TRUST	GREEN CALEB & JALYN	PROPERTY TRANSFER AFFIDAVIT		100.00
20221121-0088108	FRASER VALLEY INVESTMENTS LLC	LEFERS FREDERICK	PROPERTY TRANSFER AFFIDAVIT		100.00
20220919-0073070	HULBERT STEVEN E & MARY A TRUST	REINSMA MATTHEW & JENNIFER	PROPERTY TRANSFER AFFIDAVIT		100.00
20221005-0077279	MICHAEL BETTY A	GILL JESJEET S & HEFEL ALISON	PROPERTY TRANSFER AFFIDAVIT	41-07-19-400-039	100.00
20220106-0001394	HUSTOSKY WILLIAM R & ST JOHN PHILIP	MEYER JUDD & ANN	PROPERTY TRANSFER AFFIDAVIT		100.00
20221005-0077279	MICHAEL BETTY A	GILL JESJEET S & HEFEL ALISON	PROPERTY TRANSFER AFFIDAVIT	41-07-19-400-040	100.00
20221227-0094891	TOWNSEND FAMILY PROTECTION TRUST	HABITAT FOR HUMANITY OF KENT COUNTY	PROPERTY TRANSFER AFFIDAVIT		100.00
20220405-0027850	NEUHAUS MICHAEL NEUHAUS DAVID ET AL	COFFMAN NATHAN P	PROPERTY TRANSFER AFFIDAVIT		100.00
20230411-0018295	DEYMAN LEONARD E & DAVID D	FLIER BROTHERES DEVELOPMENT LLC	PROPERTY TRANSFER AFFIDAVIT		100.00
20220805-0062187	POST FAMILY PROTECTION TRUST	HANSEN AGRICULTURAL PROPERTIES LLC	PROPERTY TRANSFER AFFIDAVIT	41-07-22-300-006	0.00
20220517-0041216	DUNAVEN DONNA J TRUST	HANSEN AGRICULTURAL PROPERTIES LLC	PROPERTY TRANSFER AFFIDAVIT		0.00
20211213-0133633	OSBORN DANIEL C	BAJEMA JUSTIN	PROPERTY TRANSFER AFFIDAVIT		0.00
20230216-0008263	G L A D PROPERTIES LLC	BRAESIDE HOLDINGS LLC	PROPERTY TRANSFER AFFIDAVIT		100.00

88.46

20210514-0057426	GILBERT GEORGE & RUTHANNE	WITTKOWSKI JOHN & ANGELA	PROPERTY TRANSFER AFFIDAVIT		100.00
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Courtland Vacant Land Sales 2024 4/01/2021 - 3/31/23 All

Comments	Land Table	Net Acreage	\$ Per Acre	Average/Acre	Comments	Used
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!			
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!			
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!			
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!			
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!			
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!			
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!			
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!			
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!			
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!			
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!			
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!			
	E 1/2 TOWNSHIP ROCKFORD SCHOOLS	1.00	\$35,000		Neighbor-Not Used	
	W 1/2 TWP ROCKFORD SCHOOL DIST	2.00	\$40,000			
	E 1/2 TOWNSHIP ROCKFORD SCHOOLS	2.05	\$26,829		Neighbor-Not Used	
	W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	2.14	\$25,701			
	W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	2.14	\$25,701			
	E 1/2 TOWNSHIP ROCKFORD SCHOOLS	2.20	\$34,091			
	E 1/2 TOWNSHIP ROCKFORD SCHOOLS	2.20	\$34,318			
	W 1/2 TWP ROCKFORD SCHOOL DIST	2.26	\$55,359	\$34,625		
	COMMERCIAL LAND TABLE	3.00	\$53,333		Com: Neighbor-Not Used	
	W 1/2 TWP ROCKFORD SCHOOL DIST	3.05	\$34,426			
	W 1/2 TWP ROCKFORD SCHOOL DIST	3.05	\$26,230			
	E 1/2 TWP CEDAR SPRINGS SCHOOL DIST	3.17	\$18,896			
	COMMERCIAL LAND TABLE	3.40	\$22,033		Com: PER RPS, DOESN'T PERK	
	W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	3.73	\$32,146			
	W 1/2 TWP ROCKFORD SCHOOL DIST	4.19	\$26,253			
	W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	4.20	\$22,619			
	E 1/2 TOWNSHIP ROCKFORD SCHOOLS	5.00	\$16,500			
	E 1/2 TOWNSHIP ROCKFORD SCHOOLS	5.06	\$35,079			
	W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	5.20	\$11,538			

W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	5.20	\$11,538		
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	5.83	\$15,437		
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	6.03	\$16,584		
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	6.85	\$14,599		
W 1/2 TWP ROCKFORD SCHOOL DIST	6.91	\$7,236		QC Outlier-Not Used
W 1/2 TWP ROCKFORD SCHOOL DIST	8.90	\$35,393	\$18,212	\$19,584
E 1/2 TWP CEDAR SPRINGS SCHOOL DIST	10.00	\$8,250		
E 1/2 TWP CEDAR SPRINGS SCHOOL DIST	10.46	\$11,469		
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	11.78	\$9,887		
W 1/2 TWP ROCKFORD SCHOOL DIST	13.87	\$21,629		
W 1/2 TWP ROCKFORD SCHOOL DIST	14.73	\$20,027	\$14,252	
W 1/2 TWP ROCKFORD SCHOOL DIST	15.90	\$10,063		
W 1/2 TWP ROCKFORD SCHOOL DIST	18.13	\$16,271		
W 1/2 TWP ROCKFORD SCHOOL DIST	24.23	\$22,080	\$16,138	
W 1/2 TWP ROCKFORD SCHOOL DIST	43.45	\$14,845		
E 1/2 TWP CEDAR SPRINGS SCHOOL DIST	45.80	\$5,786		
COURTLAND AG	52.65	\$13,105		AG
COURTLAND AG	64.24	\$5,604		AG
COURTLAND AG	73.77	\$5,639		AG
W 1/2 TWP ROCKFORD SCHOOL DIST	99.31	\$12,587	\$9,594	\$11,073
		597.09		
		11.48		
W 1/2 TWP ROCKFORD SCHOOL DIST	4.19	Paired Not Used		

Cedar Springs Schools Vacant Land Sales 2024 4/01/2021 - 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
41-07-21-101-006	10740 SHANER AVE NE	09/24/21	\$110,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$55,000	\$35,100	63.82	\$70,100
41-07-21-101-007	10722 SHANER AVE NE	09/24/21	\$110,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$55,000	\$35,100	63.82	\$70,100
41-07-10-351-006	7325 14 MILE RD NE	06/23/22	\$59,900	WD	32-SPLIT VACANT	\$59,900	\$0	0.00	\$284,447
41-07-17-200-044	11500 TEFFT AVE NE	10/11/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$23,900	19.92	\$65,680
41-07-06-100-057	4990 16 MILE RD NE	08/15/22	\$95,000	WD	32-SPLIT VACANT	\$95,000	\$0	0.00	\$69,460
41-07-04-200-039	12865 MYERS LAKE AVE NE	10/05/22	\$120,000	WD	32-SPLIT VACANT	\$60,000	\$0	0.00	\$98,200
41-07-04-200-040	12841 MYERS LAKE AVE NE	10/05/22	\$120,000	WD	32-SPLIT VACANT	\$60,000	\$0	0.00	\$98,200
41-07-16-200-027	11416 STOUT AVE NE	03/25/22	\$90,000	MLC	03-ARM'S LENGTH	\$90,000	\$29,000	32.22	\$79,350
41-07-16-200-029	11398 STOUT AVE NE	03/25/22	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$30,100	30.10	\$82,725
41-07-16-200-028	11420 STOUT AVE NE	03/25/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$32,100	32.10	\$88,875
41-07-13-400-003	9421 13 MILE RD NE	07/01/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$37,500	45.45	\$110,000
41-07-03-200-039	13033 PINE LAKE AVE NE	08/05/22	\$120,000	MLC	32-SPLIT VACANT	\$120,000	\$0	0.00	\$110,214
41-07-04-200-038	12889 MYERS LAKE AVE NE	11/16/22	\$116,467	WD	32-SPLIT VACANT	\$116,467	\$0	0.00	\$111,780
41-07-03-100-018	12900 MYERS LAKE AVE NE	03/31/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$105,100	39.66	\$306,600
Totals:			\$1,388,867			\$1,268,867	\$257,700		\$1,505,531
								Sale. Ratio =>	20.31
								Std. Dev. =>	18.33

Cedar Springs Schools Vacant Land Sales 2024 4/01/2021 - 3/31/23 (East)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
41-07-10-351-006	7325 14 MILE RD NE	06/23/22	\$59,900	WD	32-SPLIT VACANT	\$59,900	\$0	0.00	\$284,447
41-07-13-400-003	9421 13 MILE RD NE	07/01/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$37,500	45.45	\$110,000
41-07-03-200-039	13033 PINE LAKE AVE NE	08/05/22	\$120,000	MLC	32-SPLIT VACANT	\$120,000	\$0	0.00	\$110,214
41-07-03-100-018	12900 MYERS LAKE AVE NE	03/31/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$105,100	39.66	\$306,600
Totals:			\$527,400			\$527,400	\$142,600		\$811,261
								Sale. Ratio =>	27.04
								Std. Dev. =>	24.68

Cedar Springs Schools Vacant Land Sales 2024 4/01/2021 - 3/31/23 (West)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
41-07-21-101-006	10740 SHANER AVE NE	09/24/21	\$110,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$55,000	\$35,100	63.82	\$70,100
41-07-21-101-007	10722 SHANER AVE NE	09/24/21	\$110,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$55,000	\$35,100	63.82	\$70,100
41-07-17-200-044	11500 TEFFT AVE NE	10/11/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$23,900	19.92	\$65,680
41-07-06-100-057	4990 16 MILE RD NE	08/15/22	\$95,000	WD	32-SPLIT VACANT	\$95,000	\$0	0.00	\$69,460

41-07-04-200-039	12865 MYERS LAKE AVE NE	10/05/22	\$120,000	WD	32-SPLIT VACANT	\$60,000	\$0	0.00	\$98,200
41-07-04-200-040	12841 MYERS LAKE AVE NE	10/05/22	\$120,000	WD	32-SPLIT VACANT	\$60,000	\$0	0.00	\$98,200
41-07-16-200-027	11416 STOUT AVE NE	03/25/22	\$90,000	MLC	03-ARM'S LENGTH	\$90,000	\$29,000	32.22	\$79,350
41-07-16-200-029	11398 STOUT AVE NE	03/25/22	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$30,100	30.10	\$82,725
41-07-16-200-028	11420 STOUT AVE NE	03/25/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$32,100	32.10	\$88,875
41-07-04-200-038	12889 MYERS LAKE AVE NE	11/16/22	\$116,467	WD	32-SPLIT VACANT	\$116,467	\$0	0.00	\$111,780
Totals:			\$861,467			\$741,467	\$115,100		\$694,270
								Sale. Ratio =>	15.52
								Std. Dev. =>	15.75

Cur. Assessed	Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type
\$35,100	\$35,100	\$70,100	0.0	0.0	0.0			402	WCS-C	Conventional
\$35,100	\$35,100	\$70,100	0.0	0.0	0.0			402	WCS-C	Conventional
\$142,200	\$0	\$61,700	0.0	0.0	0.0			402	ECS-N	Not Used
\$32,800	\$23,900	\$65,680	0.0	0.0	0.0			402	WCS-C	Conventional
\$34,700	\$0	\$69,460	0.0	0.0	0.0			402	WCS-N	Not Used
\$49,100	\$0	\$98,200	0.0	0.0	0.0			402	WCS-N	Not Used
\$49,100	\$0	\$98,200	0.0	0.0	0.0			402	WCS-N	Not Used
\$39,700	\$29,000	\$79,350	0.0	0.0	0.0			402	WCS-C	Conventional
\$41,400	\$30,100	\$82,725	0.0	0.0	0.0			402	WCS-C	Conventional
\$44,400	\$32,100	\$88,875	0.0	0.0	0.0			402	WCS-C	Conventional
\$55,000	\$37,500	\$110,000	0.0	0.0	0.0			402	ECS-C	Conventional
\$55,100	\$0	\$110,214	0.0	0.0	0.0		20220928-0075445 SCRVNR ERR	402	ECS-N	Not Used
\$55,900	\$0	\$111,780	0.0	0.0	0.0			402	WCS-N	Not Used
\$153,300	\$153,300	\$306,600	0.0	0.0	0.0			402	ECS-C	Not Used
\$752,700	\$305,900	\$1,282,784	0.0	0.0	0.0					
\$62,725	\$25,492	\$106,899	0.0	0.0	0.0					

Cur. Assessed	Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type
\$142,200	\$0	\$61,700	0.0	0.0	0.0			402	ECS-N	Not Used
\$55,000	\$37,500	\$110,000	0.0	0.0	0.0			402	ECS-C	Conventional
\$55,100	\$0	\$110,214	0.0	0.0	0.0		20220928-0075445 SCRVNR ERR	402	ECS-N	Not Used
\$153,300	\$153,300	\$306,600	0.0	0.0	0.0			402	ECS-C	Not Used
\$405,600	\$190,800	\$588,514	0.0	0.0	0.0					
\$101,400	\$47,700	\$147,129	0.0	0.0	0.0					

Cur. Assessed	Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type
\$35,100	\$35,100	\$70,100	0.0	0.0	0.0			402	WCS-C	Conventional
\$35,100	\$35,100	\$70,100	0.0	0.0	0.0			402	WCS-C	Conventional
\$32,800	\$23,900	\$65,680	0.0	0.0	0.0			402	WCS-C	Conventional
\$34,700	\$0	\$69,460	0.0	0.0	0.0			402	WCS-N	Not Used

\$49,100	\$0	\$98,200	0.0	0.0	0.0	402 WCS-N	Not Used
\$49,100	\$0	\$98,200	0.0	0.0	0.0	402 WCS-N	Not Used
\$39,700	\$29,000	\$79,350	0.0	0.0	0.0	402 WCS-C	Conventional
\$41,400	\$30,100	\$82,725	0.0	0.0	0.0	402 WCS-C	Conventional
\$44,400	\$32,100	\$88,875	0.0	0.0	0.0	402 WCS-C	Conventional
\$55,900	\$0	\$111,780	0.0	0.0	0.0	402 WCS-N	Not Used
\$347,100	\$115,100	\$694,270	0.0	0.0	0.0		
\$43,388	\$14,388	\$86,784	0.0	0.0	0.0		

Liber/Page	Grantor	Grantee	Verified by	Other Parcels in Sale	% Trans.
20211013-0111980	SKY HIGH VENTURES LLC	CAVNER STUART G & KRISTY K	PROPERTY TRANSFER AFFIDAVIT	41-07-21-101-007	100.00
20211013-0111980	SKY HIGH VENTURES LLC	CAVNER STUART G & KRISTY K	PROPERTY TRANSFER AFFIDAVIT	41-07-21-101-006	100.00
20220628-0052397	NOSKER ROBERT D PATRICIA A TRUST	KAPTEYN ALEXANDER J & JULIA R	PROPERTY TRANSFER AFFIDAVIT		100.00
20221027-0082926	VANGTMAEL RYAN & ANNA	VARNER ALEX	PROPERTY TRANSFER AFFIDAVIT		100.00
20220818-0065665	NORDQUIST DAVID & REBECCA	BENNETT KELLY & SEAWOOD ANDREW	PROPERTY TRANSFER AFFIDAVIT		100.00
20221007-0078125	FRASER VALLEY INVESTMENTS LLC	CUMMINS EUGENE III & CYDNEY	PROPERTY TRANSFER AFFIDAVIT	41-07-04-200-040	100.00
20221007-0078125	FRASER VALLEY INVESTMENTS LLC	CUMMINS EUGENE III & CYDNEY	PROPERTY TRANSFER AFFIDAVIT	41-07-04-200-039	100.00
20220328-0025318	BRILL RICHARD H & SANDRA L	DYKSTRA RICKY & DYKSTRA RICKY L JR	PROPERTY TRANSFER AFFIDAVIT		100.00
20220330-0026156	BRILL RICHARD H & SANDRA L	DYKSTRA RICKY ET AL	PROPERTY TRANSFER AFFIDAVIT		100.00
20220404-0027388	BRILL RICHARD H & SANDRA L	DYKSTRA RICKY L & TAMMEY D	PROPERTY TRANSFER AFFIDAVIT		100.00
20210707-0076488	DEFRANG DARYL & LEANN	GREENLAND MATTHEW R & HEIDI M	PROPERTY TRANSFER AFFIDAVIT		100.00
20220809-0063320	HOSKINS MARK & JOY TRUST	GREEN CALEB & JALYN	PROPERTY TRANSFER AFFIDAVIT		100.00
20221121-0088108	FRASER VALLEY INVESTMENTS LLC	LEFERS FREDERICK	PROPERTY TRANSFER AFFIDAVIT		100.00
20230411-0018295	DEYMAN LEONARD E & DAVID D	FLIER BROTHERES DEVELOPMENT LLC	PROPERTY TRANSFER AFFIDAVIT		100.00

100.00

Liber/Page	Grantor	Grantee	Verified by	Other Parcels in Sale	% Trans.
20220628-0052397	NOSKER ROBERT D PATRICIA A TRUST	KAPTEYN ALEXANDER J & JULIA R	PROPERTY TRANSFER AFFIDAVIT		100.00
20210707-0076488	DEFRANG DARYL & LEANN	GREENLAND MATTHEW R & HEIDI M	PROPERTY TRANSFER AFFIDAVIT		100.00
20220809-0063320	HOSKINS MARK & JOY TRUST	GREEN CALEB & JALYN	PROPERTY TRANSFER AFFIDAVIT		100.00
20230411-0018295	DEYMAN LEONARD E & DAVID D	FLIER BROTHERES DEVELOPMENT LLC	PROPERTY TRANSFER AFFIDAVIT		100.00

100.00

Liber/Page	Grantor	Grantee	Verified by	Other Parcels in Sale	% Trans.
20211013-0111980	SKY HIGH VENTURES LLC	CAVNER STUART G & KRISTY K	PROPERTY TRANSFER AFFIDAVIT	41-07-21-101-007	100.00
20211013-0111980	SKY HIGH VENTURES LLC	CAVNER STUART G & KRISTY K	PROPERTY TRANSFER AFFIDAVIT	41-07-21-101-006	100.00
20221027-0082926	VANGTMAEL RYAN & ANNA	VARNER ALEX	PROPERTY TRANSFER AFFIDAVIT		100.00
20220818-0065665	NORDQUIST DAVID & REBECCA	BENNETT KELLY & SEAWOOD ANDREW	PROPERTY TRANSFER AFFIDAVIT		100.00

20221007-0078125	FRASER VALLEY INVESTMENTS LLC	CUMMINS EUGENE III & CYDNEY	PROPERTY TRANSFER AFFIDAVIT	41-07-04-200-040	100.00
20221007-0078125	FRASER VALLEY INVESTMENTS LLC	CUMMINS EUGENE III & CYDNEY	PROPERTY TRANSFER AFFIDAVIT	41-07-04-200-039	100.00
20220328-0025318	BRILL RICHARD H & SANDRA L	DYKSTRA RICKY & DYKSTRA RICKY L JR	PROPERTY TRANSFER AFFIDAVIT		100.00
20220330-0026156	BRILL RICHARD H & SANDRA L	DYKSTRA RICKY ET AL	PROPERTY TRANSFER AFFIDAVIT		100.00
20220404-0027388	BRILL RICHARD H & SANDRA L	DYKSTRA RICKY L & TAMMEY D	PROPERTY TRANSFER AFFIDAVIT		100.00
20221121-0088108	FRASER VALLEY INVESTMENTS LLC	LEFERS FREDERICK	PROPERTY TRANSFER AFFIDAVIT		100.00

100.00

Cedar Springs Schools Vacant Land Sales 2024 4/01/2021 - 3/31/23

Land Table	Adj. Sale \$	Net Acreage	\$ Per Acre	Average/Acre	Comments	Used
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$55,000	2.14	\$25,701		Same Sale	
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$55,000	2.14	\$25,701	\$25,701	Same Sale	
E 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$59,900	3.17	\$18,896			
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$120,000	3.73	\$32,146			
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$95,000	4.20	\$22,619	\$24,554		
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$60,000	5.20	\$11,538			
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$60,000	5.20	\$11,538			
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$90,000	5.83	\$15,437			
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$100,000	6.03	\$16,584			
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$100,000	6.85	\$14,599	\$13,939		Used \$14,000/acre for 7 acres E-CS W-CS
E 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$82,500	10.00	\$8,250			
E 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$120,000	10.46	\$11,469			
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$116,467	11.78	\$9,887	\$9,869		
E 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$265,000	45.80	\$5,786	\$5,786	Qual Ag	
	\$1,268,867	118.26				
		9.85				

Cedar Springs Schools Vacant Land Sales 2024 4/01/2021 - 3/31/23 (East)

Land Table	Adj. Sale \$	Net Acreage	\$ Per Acre	Average/Acre	Comments	Used
E 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$59,900	3.17	\$18,896	\$18,896		
E 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$82,500	10.00	\$8,250			
E 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$120,000	10.46	\$11,469	\$9,859		
E 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$265,000	45.80	\$5,786	\$5,786	Qual Ag	
	\$527,400	69.43				
		17.36				

Cedar Springs Schools Vacant Land Sales 2024 4/01/2021 - 3/31/23 (West)

Land Table	Adj. Sale \$	Net Acreage	\$ Per Acre	Average/Acre	Comments	Used
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$55,000	2.14	\$25,701			
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$55,000	2.14	\$25,701	\$25,701		
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$120,000	3.73	\$32,146			
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$95,000	4.20	\$22,619	\$27,382		

W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$60,000	5.20	\$11,538	
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$60,000	5.20	\$11,538	
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$90,000	5.83	\$15,437	
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$100,000	6.03	\$16,584	
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$100,000	6.85	\$14,599	\$13,939
W 1/2 TWP CEDAR SPRINGS SCHOOL DIST	\$116,467	11.78	\$9,887	\$9,887
	\$741,467	48.82		
		6.10		

Rockford Schools Vacant Land Sales 2024 4/01/2021 - 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed
41-07-34-476-010	8412 JE NE BE DR NE	10/17/22	\$35,000	WD	21-NOT USED/OTHER	\$35,000	\$25,000	71.43	\$75,000	\$37,500
41-07-20-300-009	10385 TEFFT AVE NE	01/30/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$28,200	35.25	\$76,400	\$38,200
41-07-26-400-046	8651 11 MILE RD NE	06/17/22	\$55,000	WD	21-NOT USED/OTHER	\$55,000	\$27,800	50.55	\$71,700	\$35,900
41-07-27-200-016	9819 YOUNG AVE NE	01/31/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$25,000	33.33	\$75,075	\$37,500
41-07-27-200-017	9777 YOUNG AVE NE	06/08/21	\$75,500	WD	03-ARM'S LENGTH	\$75,500	\$25,000	33.11	\$75,075	\$138,700
41-07-29-300-017	5877 11 MILE RD NE	10/21/22	\$125,000	WD	32-SPLIT VACANT	\$125,000	\$0	0.00	\$0	\$0
41-07-20-176-005	10495 TEFFT AVE NE	05/12/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$36,800	35.05	\$88,600	\$44,300
41-07-20-176-005	10495 TEFFT AVE NE	12/21/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$36,800	46.00	\$88,600	\$44,300
41-07-19-100-069	4875 WOODVIEW DR NE	09/02/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$43,500	39.55	\$101,900	\$51,000
41-07-25-100-021	9120 WHITTALL ST NE	10/26/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$39,400	47.76	\$98,700	\$49,400
41-07-35-326-004	8262 SQUIRES ST NE	05/20/22	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$64,100	36.11	\$150,900	\$75,500
41-07-29-200-037	9869 SHANER AVE NE	03/23/22	\$50,000	QC	03-ARM'S LENGTH	\$50,000	\$54,600	109.20	\$129,100	\$64,600
41-07-29-427-044	9559 ARROWCREST DR NE	10/07/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$99,500	31.59	\$204,500	\$102,300
41-07-21-101-002	10600 SHANER AVE NE	09/15/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$75,400	25.13	\$150,890	\$75,400
41-07-29-300-002	5571 11 MILE RD NE	11/15/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$75,700	47.31	\$156,950	\$78,500
41-07-19-400-039	10193 COURTLAND DR NE	09/29/22	\$295,000	WD	32-SPLIT VACANT	\$295,000	\$0	0.00	\$246,040	\$123,000
41-07-19-300-052	10089 NORTHLAND DR NE	12/21/22	\$535,000	WD	32-SPLIT VACANT	\$535,000	\$0	0.00	\$204,893	\$102,400
41-07-29-300-011	5915 11 MILE RD NE	03/21/22	\$645,000	WD	22-OUTLIER	\$645,000	\$120,300	18.65	\$365,330	\$182,700
41-07-31-200-009	5312 11 MILE RD NE	02/10/23	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$417,300	33.38	\$834,530	\$417,300
Totals:			\$4,550,500			\$4,550,500	\$1,194,400		\$3,194,183	\$1,698,500
								Sale. Ratio =>	26.25	\$89,395
								Std. Dev. =>	25.33	

41-07-19-100-069	4875 WOODVIEW DR NE	05/10/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$41,000	43.16	\$101,900	\$51,000
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Rockford Schools Vacant Land Sales 2024 4/01/2021 - 3/31/23 (East)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed
41-07-34-476-010	8412 JE NE BE DR NE	10/17/22	\$35,000	WD	21-NOT USED/OTHER	\$35,000	\$25,000	71.43	\$75,000	\$37,500
41-07-26-400-046	8651 11 MILE RD NE	06/17/22	\$55,000	WD	21-NOT USED/OTHER	\$55,000	\$27,800	50.55	\$71,700	\$35,900
41-07-27-200-016	9819 YOUNG AVE NE	01/31/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$25,000	33.33	\$75,075	\$37,500
41-07-27-200-017	9777 YOUNG AVE NE	06/08/21	\$75,500	WD	03-ARM'S LENGTH	\$75,500	\$25,000	33.11	\$75,075	\$138,700
41-07-25-100-021	9120 WHITTALL ST NE	10/26/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$39,400	47.76	\$98,700	\$49,400

41-07-35-326-004	8262 SQUIRES ST NE	05/20/22	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$64,100	36.11	\$150,900	\$75,500
Totals:			\$500,500			\$500,500	\$206,300		\$546,450	\$374,500
								Sale. Ratio =>	41.22	\$62,417
								Std. Dev. =>	14.78	

Rockford Schools Vacant Land Sales 2024 4/01/2021 - 3/31/23 (West)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed
41-07-20-300-009	10385 TEFFT AVE NE	01/30/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$28,200	35.25	\$76,400	\$38,200
41-07-29-300-017	5877 11 MILE RD NE	10/21/22	\$125,000	WD	32-SPLIT VACANT	\$125,000	\$0	0.00	\$0	\$0
41-07-20-176-005	10495 TEFFT AVE NE	05/12/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$36,800	35.05	\$88,600	\$44,300
41-07-20-176-005	10495 TEFFT AVE NE	12/21/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$36,800	46.00	\$88,600	\$44,300
41-07-19-100-069	4875 WOODVIEW DR NE	09/02/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$43,500	39.55	\$101,900	\$51,000
41-07-29-200-037	9869 SHANER AVE NE	03/23/22	\$50,000	QC	03-ARM'S LENGTH	\$50,000	\$54,600	109.20	\$129,100	\$64,600
41-07-29-427-044	9559 ARROWCREST DR NE	10/07/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$99,500	31.59	\$204,500	\$102,300
41-07-21-101-002	10600 SHANER AVE NE	09/15/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$75,400	25.13	\$150,890	\$75,400
41-07-29-300-002	5571 11 MILE RD NE	11/15/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$75,700	47.31	\$156,950	\$78,500
41-07-19-400-039	10193 COURTLAND DR NE	09/29/22	\$295,000	WD	32-SPLIT VACANT	\$295,000	\$0	0.00	\$246,040	\$123,000
41-07-19-300-052	10089 NORTHLAND DR NE	12/21/22	\$535,000	WD	32-SPLIT VACANT	\$535,000	\$0	0.00	\$204,893	\$102,400
41-07-29-300-011	5915 11 MILE RD NE	03/21/22	\$645,000	WD	22-OUTLIER	\$645,000	\$120,300	18.65	\$365,330	\$182,700
41-07-31-200-009	5312 11 MILE RD NE	02/10/23	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$417,300	33.38	\$834,530	\$417,300
Totals:			\$4,050,000			\$4,050,000	\$988,100		\$2,647,733	\$1,324,000
								Sale. Ratio =>	24.40	\$101,846
								Std. Dev. =>	28.53	

Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type	Liber/Page
\$25,000	\$75,000	0.0	0.0	0.0		NEIGHBOR	402	ER-C	Not Used	20221101-0083809
\$28,200	\$76,400	0.0	0.0	0.0			402	WR-C	Conventional	20230202-0005924
\$27,800	\$71,700	0.0	0.0	0.0		NEIGHBOR	402	ER-C	Not Used	20220621-0050591
\$25,000	\$75,075	0.0	0.0	0.0		LOST DOCUMENT	402	ER-N	Conventional	20220318-0022700
\$25,000	\$75,075	0.0	0.0	0.0			402	ER-N	Conventional	20210618-0070465
\$0	\$0	0.0	0.0	0.0		NO DIVISIONS TRANSFERRED	402	WR-N	Not Used	20221027-0082871
\$36,800	\$88,600	0.0	0.0	0.0			402	WR-C	Conventional	20220602-0045338
\$36,800	\$88,600	0.0	0.0	0.0			402	WR-C	Conventional	20221229-0095610
\$43,500	\$101,900	0.0	0.0	0.0			402	WR-C	Conventional	20220912-0071479
\$39,400	\$98,700	0.0	0.0	0.0			402	ER-C	Conventional	20211028-0117723
\$64,100	\$150,900	4.0	4.0	0.0			402	ER-N	Conventional	20220607-0046508
\$59,400	\$129,100	3.9	3.9	0.0			402	WR-C	Not Used	20220330-0026040
\$99,500	\$204,500	0.0	0.0	0.0			402	CON-B	Conventional	20221011-0078718
\$75,400	\$150,890	0.0	0.0	0.0			402	WR-C	Conventional	20220919-0073070
\$75,700	\$156,950	0.0	0.0	0.0			402	WR-C	Conventional	20220106-0001394
\$0	\$246,040	0.0	0.0	0.0			402	WR-N	Not Used	20221005-0077279
\$0	\$204,893	9.0	9.0	0.0		20221227-0094889 TRST	402	WR-N	Not Used	20221227-0094891
\$127,900	\$365,330	0.0	0.0	0.0		20220405-0027848 DC MICHAEL	402	WR-C	Not Used	20220405-0027850
\$417,300	\$834,530	0.0	0.0	0.0						
\$1,206,800	\$3,194,183	16.9	16.9	0.0						
\$63,516	\$168,115	0.9	0.9	0.0						

\$41,000	\$101,900	0.0	0.0	0.0						
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Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type	Liber/Page
\$25,000	\$75,000	0.0	0.0	0.0		NEIGHBOR	402	ER-C	Not Used	20221101-0083809
\$27,800	\$71,700	0.0	0.0	0.0		NEIGHBOR	402	ER-C	Not Used	20220621-0050591
\$25,000	\$75,075	0.0	0.0	0.0		LOST DOCUMENT	402	ER-N	Conventional	20220318-0022700
\$25,000	\$75,075	0.0	0.0	0.0						
\$39,400	\$98,700	0.0	0.0	0.0						

\$64,100	\$150,900	4.0	4.0	0.0		402 ER-N	Conventional	20220607-0046508
\$206,300	\$546,450	4.0	4.0	0.0				
\$34,383	\$91,075	0.7	0.7	0.0				

Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type	Liber/Page
\$28,200	\$76,400	0.0	0.0	0.0			402	WR-C	Conventional	20230202-0005924
\$0	\$0	0.0	0.0	0.0		NO DIVISIONS TRANSFERRED	402	WR-N	Not Used	20221027-0082871
\$36,800	\$88,600	0.0	0.0	0.0			402	WR-C	Conventional	20220602-0045338
\$36,800	\$88,600	0.0	0.0	0.0			402	WR-C	Conventional	20221229-0095610
\$43,500	\$101,900	0.0	0.0	0.0			402	WR-C	Conventional	20220912-0071479
\$59,400	\$129,100	3.9	3.9	0.0			402	WR-C	Not Used	20220330-0026040
\$99,500	\$204,500	0.0	0.0	0.0			402	CON-B	Conventional	20221011-0078718
\$75,400	\$150,890	0.0	0.0	0.0			402	WR-C	Conventional	20220919-0073070
\$75,700	\$156,950	0.0	0.0	0.0			402	WR-C	Conventional	20220106-0001394
\$0	\$246,040	0.0	0.0	0.0			402	WR-N	Not Used	20221005-0077279
\$0	\$204,893	9.0	9.0	0.0		20221227-0094889 TRST	402	WR-N	Not Used	20221227-0094891
\$127,900	\$365,330	0.0	0.0	0.0		20220405-0027848 DC MICHAEL	402	WR-C	Not Used	20220405-0027850
\$417,300	\$834,530	0.0	0.0	0.0			402	WR-C	Conventional	20230216-0008263
\$1,000,500	\$2,647,733	12.9	12.9	0.0						
\$76,962	\$203,672	1.0	1.0	0.0						

Grantor	Grantee	Verified by	Other Parcels in Sale	% Trans.
TROMMATER PAMELA A TRUST	COURTRIGHT ROBERTA	PROPERTY TRANSFER AFFIDAVIT		100.00
GRANT CHERIE L	MEEK LAURA L & STEVEN K	PROPERTY TRANSFER AFFIDAVIT		100.00
GEZON KATHLEEN M FKA KLINE	WEST PATRICK A & LEONA S	PROPERTY TRANSFER AFFIDAVIT		100.00
RUDDOCK PEGGY & SWETT TANNER	OSWALD ANTHONY & STACEY	PROPERTY TRANSFER AFFIDAVIT		100.00
GECKO PROPERTIES LLC	HANSEN TIMOTHY J & MELISSA K	PROPERTY TRANSFER AFFIDAVIT		100.00
COFFMAN NATHAN P	JAEGER DAVID R	DEED		100.00
IRWIN CHRISTOPHER & HOLLY	HOLE CRAIG & BETSY	PROPERTY TRANSFER AFFIDAVIT		100.00
HOLE CRAIG & BETSY	SMITH BRENT A & CATHERINE A	PROPERTY TRANSFER AFFIDAVIT		100.00
WITTKOWSKI JOHN & ANGELA	BOVERHOF BRADLEY M	PROPERTY TRANSFER AFFIDAVIT		100.00
WALKER JOHN & LEIGH A	LOWE MICHAEL & TRACY	PROPERTY TRANSFER AFFIDAVIT		100.00
KESTELOOT ANTHONY T & ALIESHA A	VAUGHAN CRAIG & BETH	PROPERTY TRANSFER AFFIDAVIT		100.00
RODNEY LLC	HORLING MARK & MELISSA	PROPERTY TRANSFER AFFIDAVIT		100.00
ELLERBROEK ZAC & ANNA	RHODA ELIZABETH	PROPERTY TRANSFER AFFIDAVIT		100.00
HULBERT STEVEN E & MARY A TRUST	REINSMA MATTHEW & JENNIFER	PROPERTY TRANSFER AFFIDAVIT		100.00
HUSTOSKY WILLIAM R & ST JOHN PHILIP	MEYER JUDD & ANN	PROPERTY TRANSFER AFFIDAVIT		100.00
MICHAEL BETTY A	GILL JESJEET S & HEFEL ALISON	PROPERTY TRANSFER AFFIDAVIT	41-07-19-400-040	100.00
TOWNSEND FAMILY PROTECTION TRUST	HABITAT FOR HUMANITY OF KENT COUNTY	PROPERTY TRANSFER AFFIDAVIT		100.00
NEUHAUS MICHAEL NEUHAUS DAVID ET AL	COFFMAN NATHAN P	PROPERTY TRANSFER AFFIDAVIT		100.00
G L A D PROPERTIES LLC	BRAESIDE HOLDINGS LLC	PROPERTY TRANSFER AFFIDAVIT		100.00

100.00

GILBERT GEORGE & RUTHANNE	WITTKOWSKI JOHN & ANGELA	PROPERTY TRANSFER AFFIDAVIT		100.00
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Grantor	Grantee	Verified by	Other Parcels in Sale	% Trans.
TROMMATER PAMELA A TRUST	COURTRIGHT ROBERTA	PROPERTY TRANSFER AFFIDAVIT		100.00
GEZON KATHLEEN M FKA KLINE	WEST PATRICK A & LEONA S	PROPERTY TRANSFER AFFIDAVIT		100.00
RUDDOCK PEGGY & SWETT TANNER	OSWALD ANTHONY & STACEY	PROPERTY TRANSFER AFFIDAVIT		100.00
GECKO PROPERTIES LLC	HANSEN TIMOTHY J & MELISSA K	PROPERTY TRANSFER AFFIDAVIT		100.00
WALKER JOHN & LEIGH A	LOWE MICHAEL & TRACY	PROPERTY TRANSFER AFFIDAVIT		100.00

KESTELOOT ANTHONY T & ALIESHA A	VAUGHAN CRAIG & BETH	PROPERTY TRANSFER AFFIDAVIT	100.00
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100.00

Grantor	Grantee	Verified by	Other Parcels in Sale	% Trans.
GRANT CHERIE L	MEEK LAURA L & STEVEN K	PROPERTY TRANSFER AFFIDAVIT		100.00
COFFMAN NATHAN P	JAEGER DAVID R	DEED		100.00
IRWIN CHRISTOPHER & HOLLY	HOLE CRAIG & BETSY	PROPERTY TRANSFER AFFIDAVIT		100.00
HOLE CRAIG & BETSY	SMITH BRENT A & CATHERINE A	PROPERTY TRANSFER AFFIDAVIT		100.00
WITTKOWSKI JOHN & ANGELA	BOVERHOF BRADLEY M	PROPERTY TRANSFER AFFIDAVIT		100.00
RODNEY LLC	HORLING MARK & MELISSA	PROPERTY TRANSFER AFFIDAVIT		100.00
ELLERBROEK ZAC & ANNA	RHODA ELIZABETH	PROPERTY TRANSFER AFFIDAVIT		100.00
HULBERT STEVEN E & MARY A TRUST	REINSMA MATTHEW & JENNIFER	PROPERTY TRANSFER AFFIDAVIT		100.00
HUSTOSKY WILLIAM R & ST JOHN PHILIP	MEYER JUDD & ANN	PROPERTY TRANSFER AFFIDAVIT		100.00
MICHAEL BETTY A	GILL JESJEET S & HEFEL ALISON	PROPERTY TRANSFER AFFIDAVIT	41-07-19-400-040	100.00
TOWNSEND FAMILY PROTECTION TRUST	HABITAT FOR HUMANITY OF KENT COUNTY	PROPERTY TRANSFER AFFIDAVIT		100.00
NEUHAUS MICHAEL NEUHAUS DAVID ET AL	COFFMAN NATHAN P	PROPERTY TRANSFER AFFIDAVIT		100.00
G L A D PROPERTIES LLC	BRAESIDE HOLDINGS LLC	PROPERTY TRANSFER AFFIDAVIT		100.00

100.00

Rockford Schools Vacant Land Sales 2024 4/01/2021 - 3/31/23

Land Table	Adj. Sale \$	Net Acreage	\$ Per Acre	Average/Acre	Comments
E 1/2 TOWNSHIP ROCKFORD SCHOOLS	\$35,000	1.00	\$35,000		Neighbor-Not Used
W 1/2 TWP ROCKFORD SCHOOL DIST	\$80,000	2.00	\$40,000		
E 1/2 TOWNSHIP ROCKFORD SCHOOLS	\$55,000	2.05	\$26,829		Neighbor-Not Used
E 1/2 TOWNSHIP ROCKFORD SCHOOLS	\$75,000	2.20	\$34,091		
E 1/2 TOWNSHIP ROCKFORD SCHOOLS	\$75,500	2.20	\$34,318		
W 1/2 TWP ROCKFORD SCHOOL DIST	\$125,000	2.26	\$55,359	\$38,119	\$40,942
W 1/2 TWP ROCKFORD SCHOOL DIST	\$105,000	3.05	\$34,426		
W 1/2 TWP ROCKFORD SCHOOL DIST	\$80,000	3.05	\$26,230		
W 1/2 TWP ROCKFORD SCHOOL DIST	\$110,000	4.19	\$26,253	\$28,970	
E 1/2 TOWNSHIP ROCKFORD SCHOOLS	\$82,500	5.00	\$16,500		
E 1/2 TOWNSHIP ROCKFORD SCHOOLS	\$177,500	5.06	\$35,079		Squires @ 150%
W 1/2 TWP ROCKFORD SCHOOL DIST	\$50,000	6.91	\$7,236		QC Outlier-Not Used
W 1/2 TWP ROCKFORD SCHOOL DIST	\$315,000	8.90	\$35,393	\$25,093	\$28,991
W 1/2 TWP ROCKFORD SCHOOL DIST	\$300,000	13.87	\$21,629		
W 1/2 TWP ROCKFORD SCHOOL DIST	\$160,000	15.90	\$10,063	\$15,846	
W 1/2 TWP ROCKFORD SCHOOL DIST	\$295,000	18.13	\$16,271		
W 1/2 TWP ROCKFORD SCHOOL DIST	\$535,000	24.23	\$22,080		Outlier-Not Used
W 1/2 TWP ROCKFORD SCHOOL DIST	\$645,000	43.45	\$14,845		
W 1/2 TWP ROCKFORD SCHOOL DIST	\$1,250,000	99.31	\$12,587	\$14,568	\$12,587
	\$4,550,500	262.76			
		13.83			

W 1/2 TWP ROCKFORD SCHOOL DIST	\$95,000	4.19	Paired-Not Used
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Rockford Schools Vacant Land Sales 2024 4/01/2021 - 3/31/23 (East)

Land Table	Adj. Sale \$	Net Acreage	\$ Per Acre	Average/Acre	Comments
E 1/2 TOWNSHIP ROCKFORD SCHOOLS	\$35,000	1.00	\$35,000		Neighbor-Not Used
E 1/2 TOWNSHIP ROCKFORD SCHOOLS	\$55,000	2.05	\$26,829		Neighbor-Not Used
E 1/2 TOWNSHIP ROCKFORD SCHOOLS	\$75,000	2.20	\$34,091		
E 1/2 TOWNSHIP ROCKFORD SCHOOLS	\$75,500	2.20	\$34,318	\$32,560	\$34,205
E 1/2 TOWNSHIP ROCKFORD SCHOOLS	\$82,500	5.00	\$16,500		

E 1/2 TOWNSHIP ROCKFORD SCHOOLS	\$177,500	5.06	\$35,079	\$19,943	Squires @ 150%
	\$500,500	17.51			
		2.92			

Rockford Schools Vacant Land Sales 2024 4/01/2021 - 3/31/23 (West)					
Land Table	Adj. Sale \$	Net Acreage	\$ Per Acre	Average/Acre	Comments
W 1/2 TWP ROCKFORD SCHOOL DIST	\$80,000	2.00	\$40,000		
W 1/2 TWP ROCKFORD SCHOOL DIST	\$125,000	2.26	\$55,359	\$47,679	
W 1/2 TWP ROCKFORD SCHOOL DIST	\$105,000	3.05	\$34,426		
W 1/2 TWP ROCKFORD SCHOOL DIST	\$80,000	3.05	\$26,230		
W 1/2 TWP ROCKFORD SCHOOL DIST	\$110,000	4.19	\$26,253	\$28,970	
W 1/2 TWP ROCKFORD SCHOOL DIST	\$50,000	6.91	\$7,236		QC Outlier-Not Used
W 1/2 TWP ROCKFORD SCHOOL DIST	\$315,000	8.90	\$35,393	\$30,823	\$35,393
W 1/2 TWP ROCKFORD SCHOOL DIST	\$300,000	13.87	\$21,629		
W 1/2 TWP ROCKFORD SCHOOL DIST	\$160,000	15.90	\$10,063	\$15,846	
W 1/2 TWP ROCKFORD SCHOOL DIST	\$295,000	18.13	\$16,271		
W 1/2 TWP ROCKFORD SCHOOL DIST	\$535,000	24.23	\$22,080		Outlier-Not Used
W 1/2 TWP ROCKFORD SCHOOL DIST	\$645,000	43.45	\$14,845		
W 1/2 TWP ROCKFORD SCHOOL DIST	\$1,250,000	99.31	\$12,587	\$14,568	
	\$4,050,000	245.25			
		18.87			

Used

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\$23,386

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Used \$14,500 for E-ROC W-ROC 20+ acres; \$12,500 for 50-100 Acres

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Used

Used \$75,000 for E-ROC Site/2 acre

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\$23,386

Used

Used \$81,000 for W-ROC Site/2 Acre

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Lakes Vacant Land Sales 2024 4/01/2021 - 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
No Vacant Land Sales									
Totals:			\$0			\$0	\$0		\$0
							Sale. Ratio =>	#DIV/0!	
							Std. Dev. =>	#DIV/0!	

Cur. Assessed	Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type
\$0	\$0	\$0	0.0	0.0	0.0					
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!					

Liber/Page	Grantor	Grantee	Verified by	Other Parcels in Sale	% Trans.
					#DIV/0!

Comments	Land Table	Net Acreage	\$ Per Acre	Average/Acre	Used
0.00					
#DIV/0!					
See Improved Land Analysis for Lakes Valuation					

Courtland Vacant Land Sales 2024 4/01/2021 - 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
41-07-32-151-001	5703 COURTLAND HILLS DR NE	03/03/22	\$99,750	WD	21-NOT USED/OTHER	\$99,750	\$0	0.00	\$97,000
41-07-32-151-002	5707 COURTLAND HILLS DR NE	11/15/22	\$99,750	WD	21-NOT USED/OTHER	\$99,750	\$0	0.00	\$97,000
41-07-32-152-002	8965 COURTLAND HILLS CT NE	02/28/23	\$115,500	PTA	03-ARM'S LENGTH	\$115,500	\$0	0.00	\$97,000
41-07-32-152-011	8961 BRAESIDE CT NE	05/26/22	\$110,000	WD	32-SPLIT VACANT	\$110,000	\$0	0.00	\$97,000
41-07-32-152-012	8957 BRAESIDE CT NE	03/30/22	\$110,000	WD	32-SPLIT VACANT	\$110,000	\$0	0.00	\$97,000
41-07-32-152-013	8960 BRAESIDE CT NE	01/20/23	\$115,500	WD	21-NOT USED/OTHER	\$115,500	\$0	0.00	\$97,000
41-07-35-427-002	8621 BENTHAM CT NE	06/18/21	\$105,090	WD	03-ARM'S LENGTH	\$105,090	\$37,500	35.68	\$813,375
41-07-35-427-011	8745 BENTHAM CT NE	05/17/22	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$45,000	34.88	\$122,100
41-07-35-427-014	8777 BENTHAM CT NE	05/06/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$45,000	32.14	\$122,100
41-07-35-427-015	8785 BENTHAM CT NE	07/16/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$37,500	29.76	\$122,100
41-07-35-427-022	8718 BENTHAM CT NE	01/17/22	\$109,740	WD	03-ARM'S LENGTH	\$109,740	\$37,500	34.17	\$122,100
41-07-35-427-023	8700 BENTHAM CT NE	12/10/21	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$37,500	25.68	\$122,100
41-07-35-427-025	8674 BENTHAM CT NE	02/17/22	\$123,690	WD	03-ARM'S LENGTH	\$123,690	\$37,500	30.32	\$122,100
Totals:			\$1,530,020			\$1,530,020	\$277,500		\$2,127,975
								Sale. Ratio =>	18.14
								Std. Dev. =>	16.69

Cur. Assessed	Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type
\$48,500	\$48,500	\$97,000	0.0	0.0	0.0			402	WR-B	Not Used
\$48,500	\$0	\$97,000	0.0	0.0	0.0			402	WR-B	Not Used
\$48,500	\$48,500	\$97,000	0.0	0.0	0.0			402	WR-B	Not Used
\$48,500	\$0	\$97,000	0.0	0.0	0.0			402	WR-B	Not Used
\$97,000	\$0	\$97,000	0.0	0.0	0.0			402	WR-B	Not Used
\$48,500	\$0	\$97,000	0.0	0.0	0.0			402	WR-B	Not Used
\$406,800	\$379,800	\$122,100	0.0	0.0	0.0			402	CON-B	Conventional
\$61,100	\$45,000	\$122,100	0.0	0.0	0.0			402	CON-B	Conventional
\$61,100	\$45,000	\$122,100	0.0	0.0	0.0			402	CON-B	Conventional
\$97,300	\$37,500	\$122,100	0.0	0.0	0.0			402	CON-B	Conventional
\$89,000	\$72,300	\$122,100	0.0	0.0	0.0			402	CON-B	Conventional
\$61,100	\$45,000	\$122,100	0.0	0.0	0.0		DEAN L & STEPHANIE A SEGER	402	CON-B	Conventional
\$61,100	\$45,000	\$122,100	0.0	0.0	0.0			402	CON-B	Conventional
\$1,177,000	\$766,600	\$1,436,700	0.0	0.0	0.0					
\$90,538	\$58,969	\$110,515	0.0	0.0	0.0					

Liber/Page	Grantor	Grantee	Verified by	Other Parcels in Sale	% Trans.
20230215-0008115	BRAESIDE HOLDINGS LLC	ROERSMA & WURN BUILDERS INC	PROPERTY TRANSFER AFFIDAVIT		100.00
20221208-0091616	BRAESIDE HOLDINGS LLC	ROERSMA & WURN BUILDERS INC	PROPERTY TRANSFER AFFIDAVIT		100.00
20230530-0029680	BRAESIDE HOLDINGS LLC	ROERSMA & WURN BUILDERS INC	PROPERTY TRANSFER AFFIDAVIT		100.00
20220606-0046172	ROERSMA & WURN BUILDERS INC	JORDAN AMANDA M & SETH A	DEED		100.00
20220511-0039218	BRAESIDE HOLDINGS LLC	ROERSMA & WURN BUILDERS INC	PROPERTY TRANSFER AFFIDAVIT		100.00
20230215-0008122	BRAESIDE HOLDINGS LLC	ROERSMA & WURN BUILDERS INC	PROPERTY TRANSFER AFFIDAVIT		100.00
20210701-0074961	SIGNATURE LAND DEVELOPMENT CORPORAT	EASTBROOK HOMES INC	PROPERTY TRANSFER AFFIDAVIT		0.00
20220602-0045576	EASTBROOK HOMES INC	MILANOWSKI ERIC J	PROPERTY TRANSFER AFFIDAVIT		100.00
20220518-0041466	SIGNATURE LAND DEVELOPMENT CORPORAT	CRAIG WILIAM JR & KORRIE	PROPERTY TRANSFER AFFIDAVIT		100.00
20210730-0085599	SIGNATURE LAND DEVELOPMENT CORPORAT	MCCLENTHEN JAKE JR & JERRI	PROPERTY TRANSFER AFFIDAVIT		100.00
20220128-0008909	SIGNATURE LAND DEVELOPMENT CORPORAT	EASTBROOK HOMES INC	PROPERTY TRANSFER AFFIDAVIT		0.00
20211229-0139156	SIGNATURE LAND DEVELOPMENT CORPORAT	SEGER FAMILY TRUST	PROPERTY TRANSFER AFFIDAVIT		100.00
20220513-0040290	SIGNATURE LAND DEVELOPMENT CORPORAT	EASTBROOK HOMES INC	PROPERTY TRANSFER AFFIDAVIT		0.00

76.92

Courtland Vacant Land Sales 2024 4/01/2021 - 3/31/23

Comments	Land Table	Net Acreage	\$ Per Acre	Average/Acre	Used
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!		
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!		
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!		
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!		
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!		
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!		
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!		
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!		
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!		
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!		
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!		
	SITE CONDOMINIUM DEVELOPEMENTS	0.00	#DIV/0!		
		0.00			
		0.00			
		See Improved Land Analysis for Site Condo Valuations			

Commercial Vacant Land Sales 2024 4/01/2021 - 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
41-07-07-300-047	4905 14 MILE RD NE	06/24/21	\$160,000	OTH	03-ARM'S LENGTH	\$160,000	\$98,000	61.25	\$158,776
41-07-11-400-009	8751 14 MILE RD NE	02/04/22	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$36,100	48.13	\$77,870
		Totals:	\$235,000			\$235,000	\$134,100		\$236,646
						Sale. Ratio =>		57.06	
						Std. Dev. =>		9.27	

Cur. Assessed	Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type
\$79,400	\$79,400	\$158,776	0.0	0.0	0.0		NEIGHBOR-EXPOSED?	202	COM	Conventional
\$38,900	\$36,100	\$77,870	0.0	0.0	0.0		PER RPS, DOESN'T PERK	202	COM	Conventional
\$118,300	\$115,500	\$236,646	0.0	0.0	0.0					
\$59,150	\$57,750	\$118,323	0.0	0.0	0.0					

Liber/Page	Grantor	Grantee	Verified by	Other Parcels in Sale	% Trans.
20210701-0074675	TRINITY HEALTH-MICHIGAN	HOP FAMILY LLC	PROPERTY TRANSFER AFFIDAVIT		100.00
20220207-0011639	NIENHUIS MICHAEL	ROVE RENTALS LLC	PROPERTY TRANSFER AFFIDAVIT		100.00
					100.00

Commercial Vacant Land Sales 2024 4/01/2021 - 3/31/23

Comments	Land Table	Net Acreage	\$ Per Acre	Average/Acre	Used
	COMMERCIAL LAND TABLE	3.00	\$53,333		
	COMMERCIAL LAND TABLE	3.40	\$22,033	\$37,683	Outlier-Didn't Perk
		6.40			
		3.20			
See Commercial Land Analysis for Valuations					

Courtland Vacant Land Sales 2024 4/01/2021 - 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
41-07-03-100-018	12900 MYERS LAKE AVE NE	03/31/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$105,100	39.66	\$306,600
41-07-22-300-022	10020 MYERS LAKE AVE NE	08/02/22	\$690,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$690,000	\$143,900	20.86	\$287,849
41-07-07-131-017	5184 15 MILE RD NE	05/05/22	\$360,000	WD	32-SPLIT VACANT	\$360,000	\$0	0.00	\$389,602
41-07-04-400-016	12780 STOUT AVE NE	12/10/21	\$415,986	WD	03-ARM'S LENGTH	\$415,986	\$137,300	33.01	\$434,528
		Totals:	\$1,465,986			\$1,465,986	\$281,200		\$1,111,979
								Sale. Ratio =>	19.18
								Std. Dev. =>	16.69

Cur. Assessed	Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type
\$153,300	\$153,300	\$306,600	0.0	0.0	0.0			402	ECS-C	Not Used
\$143,900	\$143,900	\$287,849	0.0	0.0	0.0		\$13,105/ACRE	102	COU-A	Conventional
\$194,800	\$0	\$389,602	0.0	0.0	0.0		ALL DIVISION RIGHTS	102	COU-A	Not Used
\$217,300	\$137,300	\$434,528	0.0	0.0	0.0		\$5638/ACRE	102	COU-A	Conventional
\$556,000	\$281,200	\$1,111,979	0.0	0.0	0.0					
\$185,333	\$93,733	\$370,660	0.0	0.0	0.0					

Liber/Page	Grantor	Grantee	Verified by	Other Parcels in Sale	% Trans.
20230411-0018295	DEYMAN LEONARD E & DAVID D	FLIER BROTHERES DEVELOPMENT LLC	PROPERTY TRANSFER AFFIDAVIT		100.00
20220805-0062187	POST FAMILY PROTECTION TRUST	HANSEN AGRICULTURAL PROPERTIES LLC	PROPERTY TRANSFER AFFIDAVIT	41-07-22-300-006	0.00
20220517-0041216	DUNAVEN DONNA J TRUST	HANSEN AGRICULTURAL PROPERTIES LLC	PROPERTY TRANSFER AFFIDAVIT		0.00
20211213-0133633	OSBORN DANIEL C	BAJEMA JUSTIN	PROPERTY TRANSFER AFFIDAVIT		0.00

0.00

Courtland Vacant Land Sales 2024 4/01/2021 - 3/31/23

Comments	Land Table	Net Acreage	\$ Per Acre	Average/Acre	Used
Qual Ag	E 1/2 TWP CEDAR SPRINGS SCHOOL DIST	45.80	\$5,786		
Outlier	COURTLAND AG	52.65	\$13,105		
	COURTLAND AG	64.24	\$5,604		
	COURTLAND AG	73.77	\$5,639	\$5,676	
		190.66			
		63.55			
See Agricultural Land Analysis for Valuations					