

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
014-034-019-00	8861 W PECK RD	2/25/2025	\$179,900	WD	03-ARM'S LENGTH	\$179,900
014-005-004-20	10611 W DICKERSON LAKE RD	4/21/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000
014-005-004-20	10611 W DICKERSON LAKE RD	7/12/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000
014-019-041-02	11350 W HOLLAND LAKE RD	12/27/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000
014-025-007-10	6604 W FULLER RD	7/29/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000
014-027-003-00	4140 S FITZNER RD	10/8/2024	\$112,250	QC	10-FORECLOSURE	\$112,250
014-017-007-10	10601 W COLBY RD	9/5/2023	\$263,000	WD	03-ARM'S LENGTH	\$263,000
014-010-035-40	1908 S VINING RD	11/27/2024	\$357,500	WD	03-ARM'S LENGTH	\$357,500
014-101-025-00	11241 EVERGREEN	3/4/2024	\$190,500	WD	03-ARM'S LENGTH	\$190,500
014-015-021-00	8010 W SIDNEY RD	7/20/2023	\$117,500	WD	03-ARM'S LENGTH	\$117,500
014-015-021-00	8010 W SIDNEY RD	2/29/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000
014-016-009-20	2417 S GREENVILLE RD	4/5/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000
014-007-014-22	1270 S JOHNSON RD	4/27/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000
014-010-035-20	1970 S VINING RD	9/11/2023	\$289,900	WD	03-ARM'S LENGTH	\$289,900
014-016-001-22	9073 W COLBY RD	3/21/2025	\$37,100	WD	03-ARM'S LENGTH	\$37,100
014-013-018-01	6196 W SIDNEY RD	12/27/2024	\$285,600	WD	03-ARM'S LENGTH	\$285,600
014-018-043-40	2631 S JOHNSON RD	7/5/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000
014-019-011-50	3326 S JOHNSON RD	1/6/2025	\$239,900	WD	03-ARM'S LENGTH	\$239,900
014-029-008-71	4387 S YOUNGMAN RD	5/22/2024	\$95,000	WD	03-ARM'S LENGTH	\$95,000
014-018-013-01	2116 S JOHNSON RD	11/1/2024	\$231,000	LC	03-ARM'S LENGTH	\$231,000
014-031-011-10	11613 W MUSKRAT RD	1/31/2025	\$202,000	WD	03-ARM'S LENGTH	\$202,000
014-029-008-11	10554 W KICKLAND RD	10/4/2024	\$133,000	WD	03-ARM'S LENGTH	\$133,000
014-008-025-00	1770 S STAKES RD	12/5/2024	\$16,000	WD	03-ARM'S LENGTH	\$16,000
014-017-007-30	10605 W COLBY RD	10/30/2023	\$185,000	WD	03-ARM'S LENGTH	\$185,000
014-019-043-00	11901 W SIDNEY RD	5/13/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000
014-016-011-50	2422 S GREENVILLE RD	3/11/2025	\$230,000	WD	03-ARM'S LENGTH	\$230,000
014-019-016-11	11835 W SIDNEY RD	9/12/2024	\$100,000	WD	03-ARM'S LENGTH	\$100,000
014-016-011-10	2448 S GREENVILLE RD	7/26/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000
014-031-049-00	5890 MIRANDA DR	12/19/2023	\$374,000	WD	03-ARM'S LENGTH	\$374,000
014-026-003-70		8/15/2024	\$47,500	WD	03-ARM'S LENGTH	\$47,500
014-008-022-10	10620 W COLBY RD	8/29/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000
014-008-022-10	10620 W COLBY RD	6/11/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000
014-018-048-00	11263 PINE ST	8/29/2023	\$65,000	PTA	03-ARM'S LENGTH	\$65,000

014-018-040-11	2478 DANE ST	4/9/2024	\$47,000	WD	03-ARM'S LENGTH	\$47,000
014-007-017-11	BOROWKA DR	10/18/2024	\$55,000	WD	03-ARM'S LENGTH	\$55,000
014-025-020-11	6231 W FULLER RD	3/7/2024	\$50,000	OTH	03-ARM'S LENGTH	\$50,000
014-016-010-00	2300 S GREENVILLE RD	1/23/2025	\$305,000	WD	03-ARM'S LENGTH	\$305,000
014-013-006-10	2307 S BERRIDGE RD	7/28/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000
014-028-030-40	S MONROE RD	7/30/2024	\$46,369	WD	03-ARM'S LENGTH	\$46,369
014-025-020-30	6151 FULLER RD	5/15/2024	\$150,250	OTH	03-ARM'S LENGTH	\$150,250
014-031-032-11	5458 S JOHNSON RD	12/29/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000
014-026-003-30		7/1/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000
014-029-015-10	10745 KICKLAND RD	1/15/2025	\$285,000	WD	03-ARM'S LENGTH	\$285,000
014-017-006-00	COLBY RD	3/24/2025	\$75,000	WD	03-ARM'S LENGTH	\$75,000
014-003-005-00	W DICKERSON LAKE RD	6/8/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000
014-032-010-00	10226 W PECK RD	5/5/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000
014-018-039-32	11122 W EVERGREEN RD	10/7/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000
014-034-040-00	S VINING RD	5/17/2023	\$0	QC	09-FAMILY/RELATED ENTITY	\$0
014-025-016-00	6162 W FULLER RD	10/15/2024	\$200,000	OTH	03-ARM'S LENGTH	\$200,000
014-018-021-10	EVERGREEN RD	6/26/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000
014-035-003-02	7132 W PECK RD	11/22/2024	\$152,000	WD	03-ARM'S LENGTH	\$152,000
014-005-019-10		3/27/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000
014-031-043-02	11316 W WISE RD	6/27/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000
014-007-017-10	11668 BOROWKA DR	1/15/2025	\$625,000	WD	03-ARM'S LENGTH	\$625,000
014-009-019-00	9584 W COLBY RD	11/17/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000
014-013-008-00	2575 S BERRIDGE RD	12/7/2023	\$585,000	WD	03-ARM'S LENGTH	\$585,000
Totals:			\$12,157,269			\$12,157,269

MONTCALM RURAL RES LAND FIRST ACRE AT \$20,000 5 ACRES AT \$37,500 10 ACRES AT \$60,000 25 ACRES PLUS AT \$4000 PER ACRE

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$54,500	30.29	\$122,100	\$73,400	\$15,600	0.0	0.0	0.78	0.78
\$77,700	34.53	\$233,184	\$11,816	\$20,000	0.0	0.0	1.00	1.00
\$85,800	35.02	\$233,184	\$31,816	\$20,000	0.0	0.0	1.00	1.00
\$101,300	44.04	\$234,526	\$15,474	\$20,000	173.5	251.0	1.00	1.00
\$77,000	48.13	\$167,848	\$12,152	\$20,000	0.0	0.0	1.00	1.00
\$48,400	43.12	\$107,762	\$24,488	\$20,000	0.0	0.0	1.00	1.00
\$98,000	37.26	\$238,680	\$44,370	\$20,050	0.0	0.0	1.01	1.01
\$144,600	40.45	\$331,349	\$46,651	\$20,500	0.0	0.0	1.10	1.10
\$94,300	49.50	\$202,091	\$9,034	\$20,625	175.0	280.0	1.13	1.13
\$52,600	44.77	\$127,126	\$11,224	\$20,850	0.0	0.0	1.17	1.17
\$52,600	30.94	\$127,126	\$63,724	\$20,850	0.0	0.0	1.17	1.17
\$100,200	34.55	\$218,079	\$92,771	\$20,850	0.0	0.0	1.17	1.17
\$121,900	36.94	\$294,021	\$57,879	\$21,900	0.0	0.0	1.38	1.38
\$100,400	34.63	\$267,821	\$44,079	\$22,000	0.0	0.0	1.40	1.40
\$10,300	27.76	\$23,000	\$37,100	\$23,000	0.0	0.0	1.60	1.60
\$124,000	43.42	\$284,845	\$23,805	\$23,050	0.0	0.0	1.61	1.61
\$89,200	35.68	\$217,625	\$55,875	\$23,500	0.0	0.0	1.70	1.70
\$91,800	38.27	\$203,801	\$59,699	\$23,600	0.0	0.0	1.72	1.72
\$44,000	46.32	\$94,419	\$24,291	\$23,710	0.0	0.0	1.74	1.74
\$101,000	43.72	\$229,231	\$26,219	\$24,450	0.0	0.0	1.89	1.89
\$50,700	25.10	\$131,287	\$81,073	\$10,360	140.3	160.9	2.04	0.52
\$40,600	30.53	\$97,218	\$61,112	\$25,330	0.0	0.0	2.07	2.07
\$12,500	78.13	\$27,500	\$16,000	\$27,500	0.0	0.0	2.50	2.50
\$72,400	39.14	\$177,239	\$35,261	\$27,500	0.0	0.0	2.50	2.50
\$69,200	40.71	\$150,304	\$47,196	\$27,500	0.0	0.0	2.50	2.50
\$70,900	30.83	\$162,574	\$95,326	\$27,900	0.0	0.0	2.58	2.58
\$48,000	48.00	\$105,560	\$24,000	\$29,560	197.0	660.0	2.91	2.91
\$54,600	26.63	\$197,257	\$37,743	\$30,000	0.0	0.0	3.00	3.00
\$125,100	33.45	\$306,659	\$97,441	\$30,100	0.0	0.0	3.04	3.04
\$38,500	81.05	\$76,975	\$47,500	\$76,975	0.0	0.0	5.93	5.93
\$135,500	42.34	\$320,610	\$39,790	\$40,400	0.0	0.0	6.44	6.44
\$148,800	46.50	\$320,610	\$39,790	\$40,400	0.0	0.0	6.44	6.44
\$48,900	75.23	\$97,788	\$65,000	\$97,788	200.0	320.0	6.77	0.50

\$23,200	49.36	\$45,708	\$47,000	\$45,708	0.0	0.0	7.55	7.55
\$0	0.00	\$54,000	\$55,000	\$54,000	0.0	0.0	8.30	8.80
\$19,400	38.80	\$50,958	\$50,000	\$50,958	0.0	0.0	8.45	8.45
\$116,700	38.26	\$260,365	\$99,635	\$55,000	0.0	0.0	9.00	9.00
\$86,900	38.62	\$235,220	\$49,780	\$60,000	0.0	0.0	10.00	10.00
\$30,000	64.70	\$60,000	\$46,369	\$60,000	0.0	0.0	10.00	10.00
\$81,800	54.44	\$188,761	\$22,149	\$60,660	0.0	0.0	10.33	10.33
\$27,500	30.56	\$60,000	\$90,000	\$60,000	330.3	1384.9	10.50	10.00
\$51,300	35.38	\$103,060	\$145,000	\$103,060	0.0	0.0	10.51	10.51
\$105,700	37.09	\$234,857	\$114,143	\$64,000	0.0	0.0	11.00	11.00
\$32,000	42.67	\$68,000	\$75,000	\$68,000	0.0	0.0	12.00	12.00
\$32,500	46.43	\$68,000	\$70,000	\$68,000	0.0	0.0	14.00	14.00
\$96,700	31.70	\$222,065	\$152,935	\$70,000	0.0	0.0	14.00	15.00
\$0	0.00	\$373,242	\$55,118	\$78,360	0.0	0.0	14.59	5.00
\$40,000	#DIV/0!	\$80,000	\$0	\$80,000	0.0	0.0	20.00	20.00
\$53,500	26.75	\$146,392	\$128,608	\$75,000	0.0	0.0	21.00	20.00
\$75,100	29.45	\$191,813	\$255,000	\$191,813	0.0	0.0	21.15	21.15
\$0	0.00	\$78,112	\$152,000	\$78,112	0.0	0.0	24.00	24.41
\$66,800	13.36	\$122,100	\$500,000	\$122,100	0.0	0.0	37.00	40.50
\$188,000	37.60	\$423,873	\$209,645	\$133,518	0.0	0.0	40.46	40.46
\$393,500	62.96	\$915,379	\$73,064	\$259,970	0.0	0.0	48.95	31.90
\$114,500	24.11	\$229,081	\$467,019	\$221,100	0.0	0.0	67.00	67.00
\$195,100	33.35	\$270,373	\$465,302	\$150,675	0.0	0.0	80.00	30.00
\$4,415,500		\$10,610,758	\$4,775,866	\$3,125,882	1,216.1		584.07	503.55
Sale. Ratio =>	36.32			Average			Average	
Std. Dev. =>	#DIV/0!			per FF=>	\$3,927		per Net Acre=>	8,176.83

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
#DIV/0!	\$94,103	\$2.16	0.00	'4010	2025R-01910
#DIV/0!	\$11,816	\$0.27	0.00	'4010	2023R-04212
#DIV/0!	\$31,816	\$0.73	0.00	'4010	2024R-06336
\$89	\$15,474	\$0.36	173.54	'4010	2025R-0035
#DIV/0!	\$12,152	\$0.28	0.00	'4010	2024R-06736
#DIV/0!	\$24,488	\$0.56	0.00	'4010	2024R-09079
#DIV/0!	\$43,931	\$1.01	0.00	'4010	2023R-08568
#DIV/0!	\$42,410	\$0.97	0.00	'4010	2024R-10762
\$52	\$8,030	\$0.18	175.00	'4100	2024R-01554
#DIV/0!	\$9,593	\$0.22	0.00	'4010	2023R-07159
#DIV/0!	\$54,465	\$1.25	0.00	'4010	2024R-01528
#DIV/0!	\$79,291	\$1.82	0.00	'4010	2024R-03701
#DIV/0!	\$41,941	\$0.96	0.00	'4010	2023R-04677
#DIV/0!	\$31,485	\$0.72	0.00	'4010	2023R-09915
#DIV/0!	\$23,188	\$0.53	0.00	'4010	2025R-03915
#DIV/0!	\$14,786	\$0.34	0.00	'4000	2025R-00172
#DIV/0!	\$32,868	\$0.75	0.00	'4010	2023R-06703
#DIV/0!	\$34,709	\$0.80	0.00	'4010	2025R-00285
#DIV/0!	\$13,944	\$0.32	0.00	'4010	2024R-04753
#DIV/0!	\$13,872	\$0.32	0.00	'4010	2025R-01658
\$578	\$39,781	\$0.91	140.25	'4010	2025R-01006
#DIV/0!	\$29,580	\$0.68	0.00	'4010	2024R-09323
#DIV/0!	\$6,400	\$0.15	0.00	'4010	2024R-10947
#DIV/0!	\$14,104	\$0.32	0.00	'4010	2023R-11020
#DIV/0!	\$18,878	\$0.43	0.00	'4010	2024R-04656
#DIV/0!	\$36,948	\$0.85	0.00	'4010	2025R-03139
\$122	\$8,242	\$0.19	197.00	'4010	2024R-08330
#DIV/0!	\$12,581	\$0.29	0.00	'4010	2024R-06981
#DIV/0!	\$32,053	\$0.74	0.00	'4010	2023R-12173
#DIV/0!	\$8,010	\$0.18	0.00	'4510	2024R-07492
#DIV/0!	\$6,179	\$0.14	0.00	'4010	2023R-08483
#DIV/0!	\$6,179	\$0.14	0.00	'4010	
\$325	\$9,601	\$0.22	200.00	'4010	

#DIV/0!	\$6,225	\$0.14	0.00	'4010	2024R-03441
#DIV/0!	\$6,627	\$0.15	0.00	'4010	2024R-09597
#DIV/0!	\$5,917	\$0.14	0.00	'4010	2024R-02544
#DIV/0!	\$11,071	\$0.25	0.00	'4010	2025R-00864
#DIV/0!	\$4,978	\$0.11	0.00	'4010	2023R-07571
#DIV/0!	\$4,637	\$0.11	0.00	'4010	2024R-07140
#DIV/0!	\$2,144	\$0.05	0.00	'4010	2024R-04549
\$273	\$8,571	\$0.20	330.27	'4010	2024R-00134
#DIV/0!	\$13,796	\$0.32	0.00	'4510	2024R-06158
#DIV/0!	\$10,377	\$0.24	0.00	'4010	2025R-00539
#DIV/0!	\$6,250	\$0.14	0.00	'4010	2025R-03391
#DIV/0!	\$5,000	\$0.11	0.00	'4010	2023R-05922
#DIV/0!	\$10,924	\$0.25	0.00	'4010	2023R-04610
#DIV/0!	\$3,778	\$0.09	0.00	'4010	2024R-09453
#DIV/0!	\$0	\$0.00	0.00	'4000	2023R-05148
#DIV/0!	\$6,124	\$0.14	0.00	'4010	2024R-09570
#DIV/0!	\$12,057	\$0.28	0.00	'4010	2024R-05948
#DIV/0!	\$6,333	\$0.15	0.00	'4000	2024R-10696
#DIV/0!	\$13,514	\$0.31	0.00	'4000	2024R-02988
#DIV/0!	\$5,182	\$0.12	0.00	'4010	2023R-06442
#DIV/0!	\$1,493	\$0.03	0.00	'4010	2025R-00661
#DIV/0!	\$6,970	\$0.16	0.00	'4300	2023R-11122
#DIV/0!	\$5,816	\$0.13	0.00	'4010	2023R-11944

Average
per SqFt=> \$0.19

Other Parcels in Sale	Land Table	Gravel	Paved
	4010 MONTCALM TOWNSHIP	0	1
	4010 MONTCALM TOWNSHIP	0	1
	4010 MONTCALM TOWNSHIP	0	1
	4010 MONTCALM TOWNSHIP	1	0
	4010 MONTCALM TOWNSHIP	0	0
	4010 MONTCALM TOWNSHIP	0	0
	4010 MONTCALM TOWNSHIP	0	1
	4010 MONTCALM TOWNSHIP	0	0
	4010 MONTCALM TOWNSHIP	0	0
	4010 MONTCALM TOWNSHIP	0	1
	4010 MONTCALM TOWNSHIP	0	1
	4010 MONTCALM TOWNSHIP	0	1
	4010 MONTCALM TOWNSHIP	0	1
	4010 MONTCALM TOWNSHIP	0	0
	4010 MONTCALM TOWNSHIP	0	0
	4010 MONTCALM TOWNSHIP	0	0
	4010 MONTCALM TOWNSHIP	0	1
	4010 MONTCALM TOWNSHIP	0	1
	4010 MONTCALM TOWNSHIP	0	0
	4010 MONTCALM TOWNSHIP	1	0
	4010 MONTCALM TOWNSHIP	0	1
	4010 MONTCALM TOWNSHIP	1	0
	4010 MONTCALM TOWNSHIP	0	1
	4010 MONTCALM TOWNSHIP	0	0
	4010 MONTCALM TOWNSHIP	0	1
	4010 MONTCALM TOWNSHIP	0	0
	4010 MONTCALM TOWNSHIP	1	0
	4010 MONTCALM TOWNSHIP	0	0
	4010 MONTCALM TOWNSHIP	0	0
014-107-018-00, 014-108-024-00, 014-107-001-00, 014-107-003-00, 014-018-049-00	4010 MONTCALM TOWNSHIP	0	1

	<i>4010 MONTCALM TOWNSHIP</i>	<i>0</i>	<i>0</i>
	<i>4010 MONTCALM TOWNSHIP</i>	<i>0</i>	<i>0</i>
	<i>4010 MONTCALM TOWNSHIP</i>	<i>0</i>	<i>0</i>
	<i>4010 MONTCALM TOWNSHIP</i>	<i>0</i>	<i>1</i>
	<i>4010 MONTCALM TOWNSHIP</i>	<i>1</i>	<i>0</i>
	<i>4010 MONTCALM TOWNSHIP</i>	<i>0</i>	<i>0</i>
	<i>4010 MONTCALM TOWNSHIP</i>	<i>0</i>	<i>0</i>
	<i>4010 MONTCALM TOWNSHIP</i>	<i>0</i>	<i>1</i>
	<i>4010 MONTCALM TOWNSHIP</i>	<i>0</i>	<i>0</i>
	<i>4010 MONTCALM TOWNSHIP</i>	<i>0</i>	<i>0</i>
	<i>4010 MONTCALM TOWNSHIP</i>	<i>0</i>	<i>1</i>
	<i>4010 MONTCALM TOWNSHIP</i>	<i>0</i>	<i>0</i>
014-035-023-00	<i>4010 MONTCALM TOWNSHIP</i>	<i>0</i>	<i>1</i>
	<i>4010 MONTCALM TOWNSHIP</i>	<i>0</i>	<i>0</i>
	<i>4010 MONTCALM TOWNSHIP</i>	<i>0</i>	<i>0</i>
	<i>4000 AGRICULTURAL/IND</i>	<i>0</i>	<i>0</i>
014-005-002-01	<i>4000 AGRICULTURAL/IND</i>	<i>0</i>	<i>0</i>
	<i>4010 MONTCALM TOWNSHIP</i>	<i>0</i>	<i>1</i>
014-007-000-16, 014-007-034-02, 014-007-016-00, 014-007-034-21	<i>4010 MONTCALM TOWNSHIP</i>	<i>0</i>	<i>0</i>
	<i>4010 MONTCALM TOWNSHIP</i>	<i>0</i>	<i>1</i>
014-013-006-00, 014-013-007-00	<i>4000 AGRICULTURAL/IND</i>	<i>1</i>	<i>0</i>

Inspected Date	Class
10/05/2009	401
03/12/2009	401
03/12/2009	401
04/29/2009	401
NOT INSPECTED	401
NOT INSPECTED	401
01/13/2016	401
11/09/1999	401
NOT INSPECTED	401
03/31/2009	401
03/31/2009	401
04/03/2009	401
03/13/2009	401
11/08/1999	401
04/01/2009	402
NOT INSPECTED	401
04/10/2009	401
04/29/2009	401
09/01/2009	401
11/06/2019	401
09/16/2009	401
01/13/2016	401
03/18/2009	402
04/06/2009	401
NOT INSPECTED	401
04/02/2009	401
NOT INSPECTED	401
04/02/2009	401
01/07/2019	401
NOT INSPECTED	402
NOT INSPECTED	401
NOT INSPECTED	401
04/13/2009	402

04/13/2009	402
03/17/2009	402
<i>NOT INSPECTED</i>	402
04/02/2009	401
03/25/2009	401
<i>NOT INSPECTED</i>	402
<i>NOT INSPECTED</i>	401
09/16/2009	402
<i>NOT INSPECTED</i>	402
09/01/2009	401
04/06/2009	402
11/30/2023	402
09/22/2009	401
10/28/2020	401
10/05/2009	102
11/30/2023	401
<i>NOT INSPECTED</i>	402
10/19/2009	102
03/12/2009	102
09/17/2009	401
10/21/2020	401
01/16/2018	401
03/25/2009	401
