

2024 Laketon Township Land Analysis Commercial and Residential Sales

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Land Table
09-200-000-0062-00	690 GLENWOOD AVE	06/23/21	\$378,100	\$143,328	0.43	\$1,686	\$332,548	\$7.63	85.00	BEAR LAKE FF
09-200-000-0072-00	560 GLENWOOD AVE	06/03/21	\$815,000	\$261,440	1.19	\$2,596	\$218,961	\$5.03	130.00	BEAR LAKE FF
09-008-300-0026-00	605 SCENIC DR	07/27/21	\$60,000	\$15,470	0.43	\$155	\$35,810	\$0.82	100.00	COMMERICAL
09-016-400-0038-00	3470 MEMORIAL DR	09/17/21	\$179,900	\$57,445	0.00	\$332	\$57,445	\$1.32	173.00	COMMERICAL
09-012-200-0030-00	1343 WHITEHALL RD	08/29/22	\$140,000	\$33,479	1.20	\$333	\$15,190	\$0.35	100.50	COMMERICAL
09-001-400-0015-00	1707 WHITEHALL RD	08/18/21	\$205,000	\$103,613	0.69	\$1,036	\$150,382	\$3.45	100.00	COMMERICAL
09-001-200-0035-00	2165 WHITEHALL RD	06/15/22	\$290,000	\$154,547	1.22	\$1,690	\$126,782	\$2.91	89.40	COMMERICAL
09-645-000-0014-00	1295 WHITEHALL RD	06/17/21	\$129,900	\$6,325	0.00	#DIV/0!	\$6,325	\$0.15	0.00	CONDO'S
09-645-000-0017-00	1295 WHITEHALL RD	06/06/22	\$155,000	\$30,990	0.00	#DIV/0!	\$30,990	\$0.71	0.00	CONDO'S
09-215-000-0009-00	1464 E ADDISON WAY	06/29/22	\$300,000	\$33,763	0.00	#DIV/0!	\$33,763	\$0.78	0.00	CONDO'S
09-645-000-0023-00	1295 WHITEHALL RD	02/23/23	\$155,000	\$35,183	0.00	#DIV/0!	\$35,183	\$0.81	0.00	CONDO'S
09-645-000-0028-00	1295 WHITEHALL RD	03/29/23	\$165,000	\$38,115	0.00	#DIV/0!	\$38,115	\$0.88	0.00	CONDO'S
09-215-000-0025-00	1529 W ADDISON WAY	07/21/22	\$365,000	\$52,681	0.00	#DIV/0!	\$52,681	\$1.21	0.00	CONDO'S
09-220-000-0016-00	43 COWLES ST	02/27/23	\$117,000	\$9,197	0.46	\$92	\$20,037	\$0.46	100.00	FAIR SUBDIVISIONS
09-738-000-0015-00	535 N PETERSON RD	02/02/23	\$170,000	\$20,531	0.61	\$205	\$33,493	\$0.77	100.00	FAIR SUBDIVISIONS
09-680-000-0022-00	1350 VESTA RD	01/26/22	\$130,000	\$35,545	0.28	\$386	\$35,545	\$0.82	92.00	FAIR SUBDIVISIONS
09-361-000-0037-00	100 HARMONY LN	06/09/21	\$152,000	\$46,588	0.35	\$424	\$131,605	\$3.02	110.00	FAIR SUBDIVISIONS
09-505-000-0023-00	1349 SHERWOOD DR	06/11/21	\$220,000	\$33,477	0.20	\$507	\$167,385	\$3.84	66.00	FAIR SUBDIVISIONS
09-248-003-0005-00	935 VICTOR AVE	08/19/22	\$175,000	\$51,091	0.68	\$511	\$51,091	\$1.17	100.00	FAIR SUBDIVISIONS
09-185-000-0022-00	2795 MEMORIAL DR	09/03/21	\$270,500	\$64,880	0.37	\$550	\$175,351	\$4.03	118.00	FAIR SUBDIVISIONS
09-390-000-0044-00	1564 HANSEN ST	04/13/21	\$190,000	\$52,028	0.29	\$555	\$52,028	\$1.19	93.75	FAIR SUBDIVISIONS
09-362-000-0052-00	2906 ENGLUND AVE	05/04/21	\$179,900	\$53,323	0.33	\$555	\$163,567	\$3.75	96.00	FAIR SUBDIVISIONS
09-650-000-0017-00	2266 W GILES RD	06/25/21	\$174,500	\$60,571	0.59	\$618	\$103,540	\$2.38	98.00	FAIR SUBDIVISIONS
09-248-002-0015-00	930 VICTOR AVE	07/01/21	\$268,000	\$96,868	1.02	\$646	\$94,690	\$2.17	150.00	FAIR SUBDIVISIONS
09-361-000-0037-00	100 HARMONY LN	09/28/21	\$177,900	\$72,488	0.35	\$659	\$204,768	\$4.70	110.00	FAIR SUBDIVISIONS
09-248-002-0010-00	850 VICTOR AVE	01/21/22	\$175,000	\$66,327	0.68	\$663	\$97,254	\$2.23	100.00	FAIR SUBDIVISIONS
09-248-002-0001-00	969 BOB AVE	05/17/21	\$168,000	\$79,544	0.36	\$765	\$222,190	\$5.10	104.00	FAIR SUBDIVISIONS
09-390-000-0032-00	1519 HANSEN ST	07/18/22	\$244,900	\$71,863	0.29	\$781	\$252,151	\$5.79	92.00	FAIR SUBDIVISIONS
09-363-000-0074-00	71 HUGHEY ST	01/27/23	\$325,000	\$85,206	0.33	\$852	\$257,420	\$5.91	100.00	FAIR SUBDIVISIONS
09-390-000-0060-00	1620 HANSEN ST	08/20/21	\$185,000	\$67,222	0.23	\$896	\$289,750	\$6.65	75.00	FAIR SUBDIVISIONS
09-360-000-0010-00	135 S GREEN CREEK RD	02/11/22	\$271,000	\$98,624	0.36	\$986	\$271,691	\$6.24	100.00	FAIR SUBDIVISIONS
09-363-000-0065-00	65 NANCY LN	07/29/22	\$260,000	\$100,272	0.29	\$1,003	\$346,962	\$7.97	100.00	FAIR SUBDIVISIONS
09-236-000-0004-00	1481 HORTON RD	11/11/21	\$200,000	\$85,596	0.25	\$1,070	\$85,596	\$1.97	80.00	FAIR SUBDIVISIONS
09-248-002-0016-00	950 VICTOR AVE	12/09/22	\$220,000	\$110,602	0.68	\$1,106	\$162,173	\$3.72	100.00	FAIR SUBDIVISIONS
09-361-000-0041-00	2795 CRANBROOK AVE	07/29/22	\$255,000	\$125,622	0.35	\$1,142	\$354,864	\$8.15	110.00	FAIR SUBDIVISIONS
09-680-000-0005-00	1327 VESTA RD	03/31/22	\$252,000	\$107,503	0.28	\$1,169	\$385,315	\$8.85	92.00	FAIR SUBDIVISIONS
09-250-000-0012-00	2504 WISCONSIN AVE	12/02/21	\$172,000	\$88,137	0.21	\$1,207	\$421,708	\$9.68	73.00	FAIR SUBDIVISIONS
09-250-000-0027-00	2495 WISCONSIN AVE	06/14/22	\$200,000	\$91,347	0.20	\$1,305	\$454,463	\$10.43	70.00	FAIR SUBDIVISIONS
09-651-000-0046-00	2365 TIMBERLANE AVE	01/31/23	\$279,900	\$139,268	0.45	\$1,421	\$368,434	\$8.46	98.00	FAIR SUBDIVISIONS
09-250-000-0009-00	2451 PENNSYLVANIA AVE	05/12/22	\$195,000	\$106,083	0.20	\$1,515	\$527,776	\$12.12	70.00	FAIR SUBDIVISIONS
09-390-000-0002-00	W GILES RD	07/07/21	\$15,000	\$15,000	0.00	#DIV/0!	\$15,000	\$0.34	0.00	FAIR SUBDIVISIONS
09-650-000-0019-00	2230 W GILES RD	12/23/21	\$172,900	\$19,692	0.00	#DIV/0!	\$19,692	\$0.45	0.00	FAIR SUBDIVISIONS

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09-390-000-0011-00	1451 HAVENGA ST	05/27/22	\$192,500	\$32,180	0.00	#DIV/0!	\$32,180	\$0.74	0.00	FAIR SUBDIVISIONS
09-220-000-0011-00	14 AMY ST	11/19/21	\$225,000	\$34,191	0.00	#DIV/0!	\$34,191	\$0.78	0.00	FAIR SUBDIVISIONS
09-390-000-0031-00	1520 SUNVIEW ST	08/23/21	\$159,000	\$37,420	0.00	#DIV/0!	\$37,420	\$0.86	0.00	FAIR SUBDIVISIONS
09-248-002-0005-00	933 BOB AVE	11/11/21	\$165,000	\$43,736	0.00	#DIV/0!	\$43,736	\$1.00	0.00	FAIR SUBDIVISIONS
09-390-000-0003-00	1300 W GILES RD	08/27/21	\$140,000	\$47,117	0.00	#DIV/0!	\$47,117	\$1.08	0.00	FAIR SUBDIVISIONS
09-390-000-0057-00	1610 HANSEN ST	11/21/22	\$190,000	\$76,539	0.00	#DIV/0!	\$76,539	\$1.76	0.00	FAIR SUBDIVISIONS
09-505-000-0006-00	1290 SHERWOOD DR	05/25/22	\$210,000	\$90,604	0.00	#DIV/0!	\$90,604	\$2.08	0.00	FAIR SUBDIVISIONS
09-505-000-0002-00	1360 SHERWOOD DR	05/26/22	\$257,500	\$93,407	0.00	#DIV/0!	\$93,407	\$2.14	0.00	FAIR SUBDIVISIONS
09-250-000-0034-00	281 S BUYS RD	06/07/21	\$235,000	\$96,350	0.57	#DIV/0!	\$168,150	\$3.86	0.00	FAIR SUBDIVISIONS
09-390-000-0045-00	1565 HANSEN ST	03/22/23	\$177,000	\$99,853	0.00	#DIV/0!	\$99,853	\$2.29	0.00	FAIR SUBDIVISIONS
09-390-000-0001-00	1270 W GILES RD	04/26/21	\$219,900	\$101,845	0.29	#DIV/0!	\$357,351	\$8.20	0.00	FAIR SUBDIVISIONS
09-505-000-0004-00	1326 SHERWOOD DR	09/27/21	\$190,000	\$101,977	0.00	#DIV/0!	\$101,977	\$2.34	0.00	FAIR SUBDIVISIONS
09-765-000-0029-00	1518 STAFFORD DR	03/08/23	\$230,000	\$122,515	0.00	#DIV/0!	\$122,515	\$2.81	0.00	FAIR SUBDIVISIONS
09-390-000-0003-00	1300 W GILES RD	09/19/22	\$231,000	\$138,117	0.00	#DIV/0!	\$138,117	\$3.17	0.00	FAIR SUBDIVISIONS
09-790-000-0003-00	627 N BUYS RD	12/15/21	\$369,000	\$165,173	0.00	#DIV/0!	\$82,587	\$1.90	0.00	FAIR SUBDIVISIONS
09-220-000-0019-00	14 S BUYS RD	09/12/22	\$305,000	\$184,632	0.00	#DIV/0!	\$184,632	\$4.24	0.00	FAIR SUBDIVISIONS
09-330-000-0029-00	1978 FENNER GLEN DR	03/28/23	\$449,000	\$44,114	0.53	\$401	\$83,234	\$1.91	105.00	FENNER GLEN AND HYDE PARK
09-330-000-0005-00	888 BEAR LAKE RD	07/25/22	\$399,000	\$60,482	0.46	\$578	\$132,636	\$3.04	110.24	FENNER GLEN AND HYDE PARK
09-330-000-0040-00	1078 BEAR LAKE RD	08/27/21	\$330,000	\$78,148	0.53	\$634	\$147,728	\$3.39	131.79	FENNER GLEN AND HYDE PARK
09-003-200-0005-20	2525 W RIVER RD	05/11/22	\$315,000	\$45,208	3.92	\$170	\$11,541	\$0.26	266.00	FLOOD-HIGH WATER
09-003-200-0005-10	2555 W RIVER RD	11/12/21	\$36,900	\$36,900	0.00	\$185	\$36,900	\$0.85	200.00	FLOOD-HIGH WATER
09-002-200-0002-00	1715 W RIVER RD	09/09/21	\$425,000	\$54,941	1.14	\$250	\$25,673	\$0.59	220.00	FLOOD-HIGH WATER
09-002-100-0003-00	2173 W RIVER RD	08/12/21	\$164,000	\$87,879	0.57	\$879	\$153,099	\$3.51	100.00	FLOOD-HIGH WATER
09-003-200-0002-10	2643 W RIVER RD	03/17/22	\$180,000	\$20,071	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	FLOOD-HIGH WATER
09-003-200-0013-10	2032 N GREEN CREEK RD	12/06/21	\$224,900	\$224,900	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	FLOOD-HIGH WATER
09-001-100-0026-15	1282 TALL TREE LN	04/08/21	\$410,000	\$20,820	1.21	\$99	\$9,438	\$0.22	210.00	GOOD SUBDIVISIONS
09-756-000-0181-00	1157 WILLSHIRE DR	10/18/21	\$326,400	\$32,318	0.00	\$162	\$16,159	\$0.37	200.00	GOOD SUBDIVISIONS
09-001-100-0026-45	1279 TALL TREE LN	01/18/22	\$35,000	\$35,000	1.21	\$167	\$15,873	\$0.36	210.00	GOOD SUBDIVISIONS
09-641-000-0013-00	1630 GLADSTONE DR	04/07/21	\$195,000	\$16,684	0.31	\$172	\$54,345	\$1.25	97.00	GOOD SUBDIVISIONS
09-641-000-0043-00	1724 GLADSTONE DR	10/22/21	\$186,000	\$21,473	0.35	\$224	\$62,061	\$1.42	96.00	GOOD SUBDIVISIONS
09-642-000-0067-00	1742 PETOSKEY DR	07/23/21	\$21,500	\$21,500	0.35	\$224	\$62,139	\$1.43	96.00	GOOD SUBDIVISIONS
09-643-000-0103-00	1739 GAYLORD DR	02/28/22	\$262,000	\$25,645	0.54	\$256	\$47,579	\$1.09	100.00	GOOD SUBDIVISIONS
09-756-000-0176-00	1077 WILLSHIRE DR	07/19/22	\$375,000	\$33,879	0.42	\$339	\$33,879	\$0.78	100.00	GOOD SUBDIVISIONS
09-751-000-0063-00	1088 CAMELOT DR	05/06/21	\$257,000	\$34,412	0.30	\$344	\$115,477	\$2.65	100.00	GOOD SUBDIVISIONS
09-751-000-0061-00	1058 CAMELOT DR	06/13/22	\$245,000	\$39,557	0.29	\$396	\$138,796	\$3.19	100.00	GOOD SUBDIVISIONS
09-751-000-0052-00	1121 CAMELOT DR	08/06/21	\$209,900	\$42,966	0.39	\$430	\$109,051	\$2.50	100.00	GOOD SUBDIVISIONS
09-426-000-0032-00	1255 HAMPSTEAD DR	11/21/22	\$48,000	\$48,000	0.00	\$453	\$149,533	\$3.43	106.00	GOOD SUBDIVISIONS
09-642-000-0092-00	1095 CHEBOYGAN DR	05/27/22	\$240,000	\$45,163	0.31	\$475	\$148,075	\$3.40	95.00	GOOD SUBDIVISIONS
09-641-000-0015-00	1154 CADILLAC DR	04/16/21	\$251,000	\$52,052	0.33	\$526	\$157,733	\$3.62	99.00	GOOD SUBDIVISIONS
09-001-100-0026-15	1282 TALL TREE LN	05/06/22	\$500,000	\$110,820	1.21	\$528	\$50,236	\$1.15	210.00	GOOD SUBDIVISIONS
09-643-000-0097-00	927 CHEBOYGAN DR	06/04/21	\$235,000	\$57,220	0.33	\$556	\$172,870	\$3.97	103.00	GOOD SUBDIVISIONS
09-641-000-0032-00	1755 MANISTEE RD	05/16/22	\$255,000	\$57,510	0.35	\$599	\$166,214	\$3.82	96.00	GOOD SUBDIVISIONS

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09-643-000-0127-00	1704 GAYLORD DR	06/04/21	\$281,000	\$65,797	0.37	\$615	\$178,796	\$4.10	107.00	GOOD SUBDIVISIONS
09-751-000-0068-00	1164 CAMELOT DR	09/13/21	\$202,000	\$61,894	0.30	\$619	\$61,894	\$1.42	100.00	GOOD SUBDIVISIONS
09-413-000-0020-00	1633 CHARLEVOIX DR	08/19/22	\$355,000	\$64,151	0.48	\$641	\$134,771	\$3.09	100.13	GOOD SUBDIVISIONS
09-751-000-0050-00	1151 CAMELOT DR	08/23/21	\$222,000	\$66,057	0.00	\$710	\$66,057	\$1.52	93.00	GOOD SUBDIVISIONS
09-202-000-0180-00	640 E WEDGEWOOD DR	11/04/22	\$285,000	\$76,781	0.34	\$718	\$223,201	\$5.12	107.00	GOOD SUBDIVISIONS
09-201-000-0109-00	831 W FENNWOOD CIR	10/21/22	\$325,000	\$75,872	0.69	\$759	\$110,119	\$2.53	100.00	GOOD SUBDIVISIONS
09-203-000-0223-00	487 HORTON RD	07/07/22	\$255,000	\$79,071	0.29	\$791	\$277,442	\$6.37	100.00	GOOD SUBDIVISIONS
09-641-000-0035-00	1709 MANISTEE RD	09/01/22	\$275,000	\$105,777	0.35	\$1,102	\$305,714	\$7.02	96.00	GOOD SUBDIVISIONS
09-643-000-0100-00	871 CHEBOYGAN DR	07/09/21	\$239,900	\$5,008	0.00	#DIV/0!	\$5,008	\$0.11	0.00	GOOD SUBDIVISIONS
09-425-000-0014-00	1718 HAMPSTEAD DR	09/17/21	\$325,000	\$6,293	0.00	#DIV/0!	\$6,293	\$0.14	0.00	GOOD SUBDIVISIONS
09-643-000-0130-00	936 MANCELONA DR	06/30/21	\$247,500	\$29,799	0.00	#DIV/0!	\$29,799	\$0.68	0.00	GOOD SUBDIVISIONS
09-756-000-0172-00	1013 WILLSHIRE DR	08/23/21	\$305,000	\$33,610	0.45	#DIV/0!	\$74,689	\$1.71	0.00	GOOD SUBDIVISIONS
09-643-000-0131-00	950 MANCELONA DR	09/13/21	\$277,000	\$38,283	0.00	#DIV/0!	\$38,283	\$0.88	0.00	GOOD SUBDIVISIONS
09-001-100-0026-20	1266 TALL TREE LN	12/14/21	\$38,900	\$38,900	0.00	#DIV/0!	\$32,255	\$0.74	0.00	GOOD SUBDIVISIONS
09-013-100-0002-10	488 HORTON RD	01/21/22	\$340,000	\$39,314	0.00	#DIV/0!	\$39,314	\$0.90	0.00	GOOD SUBDIVISIONS
09-641-000-0054-00	1665 GLADSTONE DR	02/23/22	\$197,500	\$39,645	0.00	#DIV/0!	\$39,645	\$0.91	0.00	GOOD SUBDIVISIONS
09-001-100-0026-25	1250 TALL TREE LN	04/20/22	\$39,900	\$39,900	0.00	#DIV/0!	\$34,397	\$0.79	0.00	GOOD SUBDIVISIONS
09-753-000-0099-00	1165 IVANHOE DR	12/27/21	\$199,000	\$40,973	0.00	#DIV/0!	\$40,973	\$0.94	0.00	GOOD SUBDIVISIONS
09-001-100-0026-30	1234 TALL TREE LN	06/04/21	\$370,000	\$47,987	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	GOOD SUBDIVISIONS
09-200-000-0087-00	745 GLENWOOD AVE	07/02/21	\$200,000	\$50,900	0.00	#DIV/0!	\$50,900	\$1.17	0.00	GOOD SUBDIVISIONS
09-752-000-0080-00	1059 LANCELOT DR	08/04/22	\$197,000	\$51,994	0.00	#DIV/0!	\$51,994	\$1.19	0.00	GOOD SUBDIVISIONS
09-750-000-0033-00	1150 HORTON RD	10/13/21	\$210,000	\$54,921	0.00	#DIV/0!	\$54,921	\$1.26	0.00	GOOD SUBDIVISIONS
09-752-000-0093-00	1148 LANCELOT DR	04/07/21	\$235,000	\$73,059	0.00	#DIV/0!	\$73,059	\$1.68	0.00	GOOD SUBDIVISIONS
09-200-000-0005-00	920 HORTON RD	10/20/21	\$250,000	\$74,632	0.00	#DIV/0!	\$74,632	\$1.71	0.00	GOOD SUBDIVISIONS
09-756-000-0213-00	1175 S ROBINHOOD DR	07/28/22	\$349,000	\$86,480	0.00	#DIV/0!	\$86,480	\$1.99	0.00	GOOD SUBDIVISIONS
09-752-000-0090-00	1104 LANCELOT DR	12/06/21	\$299,900	\$87,460	0.00	#DIV/0!	\$87,460	\$2.01	0.00	GOOD SUBDIVISIONS
09-752-000-0084-00	1016 LANCELOT DR	04/25/22	\$293,000	\$96,421	0.00	#DIV/0!	\$96,421	\$2.21	0.00	GOOD SUBDIVISIONS
09-185-999-0001-30	260 BIRCH DR	08/01/22	\$515,000	\$239,090	0.00	#DIV/0!	\$119,545	\$2.74	0.00	GOOD SUBDIVISIONS
09-022-200-0059-00	2385 MEMORIAL DR	01/03/23	\$1,022,950	\$211,912	0.64	\$2,848	\$333,720	\$7.66	80.00	MUSKEGON LAKE
09-185-000-0084-00	3115 MEMORIAL DR	09/01/21	\$290,000	\$149,952	0.38	\$3,025	\$398,809	\$9.16	60.00	MUSKEGON LAKE
09-380-000-0002-50	2585 MEMORIAL DR	07/29/22	\$700,000	\$283,462	0.39	\$6,149	\$726,826	\$16.69	50.00	MUSKEGON LAKE
09-001-300-0006-00	1598 HORTON RD	04/22/21	\$28,900	\$28,900	2.42	\$65	\$11,927	\$0.27	443.50	R1-R3
09-001-300-0006-00	1598 HORTON RD	09/23/22	\$29,121	\$29,121	2.42	\$66	\$12,019	\$0.28	443.50	R1-R3
09-012-100-0001-00	1567 W GILES RD	04/18/22	\$245,900	\$16,923	0.00	\$171	\$16,923	\$0.39	99.00	R1-R3
09-008-100-0004-10	1288 SCENIC DR	03/07/22	\$38,900	\$38,900	1.00	\$195	\$39,214	\$0.90	200.00	R1-R3
09-001-300-0002-70	1741 HANSEN ST	02/09/22	\$28,000	\$28,000	0.44	\$255	\$28,000	\$0.64	110.00	R1-R3
09-730-000-0012-00	1085 THOMAS AVE	07/01/21	\$132,000	\$40,381	0.44	\$269	\$90,948	\$2.09	150.00	R1-R3
09-008-100-0019-00	1152 SCENIC DR	08/18/21	\$356,000	\$63,363	1.08	\$317	\$58,615	\$1.35	200.00	R1-R3
09-015-200-0024-00	499 N BUYS RD	09/15/21	\$420,000	\$74,182	1.64	\$343	\$45,344	\$1.04	216.00	R1-R3
09-320-000-0013-00	1500 HAVENGA ST	03/02/22	\$156,900	\$43,869	0.39	\$352	\$113,650	\$2.61	124.76	R1-R3
09-012-100-0005-00	1523 W GILES RD	07/12/22	\$180,000	\$48,079	0.00	\$353	\$48,079	\$1.10	136.25	R1-R3
09-015-400-0008-00	66 N GREEN CREEK RD	05/21/21	\$189,000	\$35,410	0.46	\$354	\$77,146	\$1.77	100.00	R1-R3

2024 Laketon Township Land Analysis Commercial and Residential Sales

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Land Table
09-015-400-0019-00	2672 PENNSYLVANIA AVE	09/07/22	\$122,000	\$11,829	0.00	\$394	\$11,829	\$0.27	30.00	R1-R3
09-014-300-0021-00	210 N BEAR LAKE RD	10/04/21	\$265,000	\$53,433	0.99	\$439	\$53,810	\$1.24	121.66	R1-R3
09-022-200-0019-00	2692 MEMORIAL DR	01/21/22	\$300,000	\$43,756	0.30	\$446	\$146,341	\$3.36	98.00	R1-R3
09-410-000-0010-00	81 N PETERSON RD	08/11/21	\$239,900	\$68,544	0.58	\$457	\$119,207	\$2.74	150.00	R1-R3
09-001-400-0099-00	912 W GILES RD	04/13/21	\$160,000	\$66,038	0.85	\$472	\$77,875	\$1.79	140.00	R1-R3
09-001-400-0076-00	1551 STAFFORD DR	08/02/22	\$186,900	\$53,244	0.35	\$484	\$77,054	\$1.77	110.00	R1-R3
09-720-000-0001-00	2183 SUGARIDGE DR	06/24/22	\$280,000	\$97,522	1.00	\$488	\$97,425	\$2.24	200.00	R1-R3
09-320-000-0001-20	1170 W GILES RD	01/27/23	\$200,000	\$111,790	0.38	\$506	\$293,412	\$6.74	221.00	R1-R3
09-008-300-0006-00	866 SCENIC DR	12/01/22	\$460,000	\$50,878	0.42	\$509	\$119,995	\$2.75	100.00	R1-R3
09-011-400-0020-00	1800 FENNER RD	02/15/23	\$195,000	\$51,605	0.00	\$516	\$51,605	\$1.18	100.00	R1-R3
09-012-300-0015-00	885 ANDREE RD	06/03/22	\$175,000	\$87,355	0.49	\$546	\$180,113	\$4.13	160.00	R1-R3
09-016-200-0006-00	480 N PETERSON RD	08/30/22	\$253,000	\$79,140	2.12	\$565	\$37,313	\$0.86	140.00	R1-R3
09-012-400-0010-00	1001 DYKSTRA RD	11/02/21	\$320,000	\$48,427	0.43	\$646	\$113,678	\$2.61	75.00	R1-R3
09-001-400-0068-00	1010 W GILES RD	09/20/21	\$161,750	\$58,106	0.25	\$775	\$231,498	\$5.31	75.00	R1-R3
09-012-200-0027-00	827 W GILES RD	10/20/22	\$167,000	\$61,395	0.50	\$819	\$122,058	\$2.80	75.00	R1-R3
09-006-100-0048-00	1958 SCENIC DR	09/15/21	\$449,900	\$175,927	0.00	\$917	\$175,927	\$4.04	191.90	R1-R3
09-012-100-0022-00	1285 W GILES RD	02/07/23	\$258,000	\$95,708	0.00	\$1,354	\$95,708	\$2.20	70.70	R1-R3
09-012-400-0024-00	WITHAM DR	12/20/22	\$7,500	\$7,500	0.00	\$2,500	\$2,500	\$0.06	3.00	R1-R3
09-012-200-0013-10	1255 ALLENDALE DR	08/05/22	\$589,900	\$4,637	0.00	#DIV/0!	\$4,637	\$0.11	0.00	R1-R3
09-015-200-0011-10	N GREEN CREEK RD	06/15/21	\$16,000	\$16,000	0.00	#DIV/0!	\$16,000	\$0.37	0.00	R1-R3
09-016-100-0032-00	N PETERSON RD	02/25/22	\$16,500	\$16,500	0.00	#DIV/0!	\$16,500	\$0.38	0.00	R1-R3
09-320-000-0026-00	1581 AUBLE RD	05/19/21	\$17,000	\$17,000	0.00	#DIV/0!	\$17,000	\$0.39	0.00	R1-R3
09-012-200-0011-00	1131 W GILES RD	02/14/23	\$20,000	\$20,000	0.00	#DIV/0!	\$5,000	\$0.11	0.00	R1-R3
09-015-200-0002-00	560 N GREEN CREEK RD	12/06/21	\$206,000	\$20,687	0.00	#DIV/0!	\$20,687	\$0.47	0.00	R1-R3
09-014-100-0013-00	273 N BEAR LAKE RD	06/25/21	\$150,500	\$20,802	0.00	#DIV/0!	\$20,802	\$0.48	0.00	R1-R3
09-012-300-0008-00	954 ANDREE RD	01/17/23	\$255,000	\$31,914	0.00	#DIV/0!	\$31,914	\$0.73	0.00	R1-R3
09-022-200-0008-00	2609 PENNSYLVANIA AVE	12/16/22	\$297,000	\$43,334	0.00	#DIV/0!	\$43,334	\$0.99	0.00	R1-R3
09-016-200-0001-00	586 N PETERSON RD	02/24/22	\$170,000	\$49,673	0.00	#DIV/0!	\$49,673	\$1.14	0.00	R1-R3
09-015-200-0026-10	N BUYS RD	08/10/21	\$50,000	\$50,000	4.34	#DIV/0!	\$11,521	\$0.26	0.00	R1-R3
09-014-300-0010-00	31 S BEAR LAKE RD	01/24/23	\$167,500	\$54,211	0.00	#DIV/0!	\$54,211	\$1.24	0.00	R1-R3
09-014-300-0001-00	180 N BUYS RD	05/06/22	\$144,500	\$58,234	0.00	#DIV/0!	\$11,647	\$0.27	0.00	R1-R3
09-012-400-0007-00	1051 DYKSTRA RD	09/12/22	\$175,000	\$58,406	0.00	#DIV/0!	\$58,406	\$1.34	0.00	R1-R3
09-015-200-0022-00	537 N BUYS RD	10/07/22	\$180,000	\$62,427	0.00	#DIV/0!	\$62,427	\$1.43	0.00	R1-R3
09-014-100-0001-00	2375 FENNER RD	09/26/22	\$289,900	\$65,204	0.00	#DIV/0!	\$65,204	\$1.50	0.00	R1-R3
09-015-200-0028-00	453 N BUYS RD	04/08/21	\$167,000	\$66,079	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	R1-R3
09-006-100-0054-00	1857 SCENIC DR	03/02/23	\$130,000	\$70,944	0.00	#DIV/0!	\$70,944	\$1.63	0.00	R1-R3
09-011-400-0002-40	N BEAR LAKE RD	06/17/21	\$78,000	\$78,000	3.78	#DIV/0!	\$20,635	\$0.47	0.00	R1-R3
09-011-300-0010-00	630 N BUYS RD	12/07/22	\$320,000	\$78,111	6.00	#DIV/0!	\$11,159	\$0.26	0.00	R1-R3
09-015-400-0032-00	2498 PENNSYLVANIA AVE	07/27/21	\$154,000	\$83,517	0.00	#DIV/0!	\$83,517	\$1.92	0.00	R1-R3
09-001-400-0059-00	1112 W GILES RD	01/04/23	\$197,500	\$85,398	0.67	#DIV/0!	\$127,460	\$2.93	0.00	R1-R3
09-010-400-0035-00	2540 FENNER RD	06/30/21	\$225,000	\$88,506	2.00	#DIV/0!	\$44,253	\$1.02	0.00	R1-R3
09-014-100-0006-00	FENNER RD	11/22/21	\$95,000	\$95,000	10.88	#DIV/0!	\$8,732	\$0.20	0.00	R1-R3

2024 Laketon Township Land Analysis Commercial and Residential Sales

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Land Table
09-014-200-0015-00	316 N BEAR LAKE RD	10/18/22	\$168,000	\$95,544	0.00	#DIV/0!	\$95,544	\$2.19	0.00	R1-R3
09-014-200-0022-00	270 N BEAR LAKE RD	03/21/22	\$114,900	\$114,900	2.29	#DIV/0!	\$50,175	\$1.15	0.00	R1-R3
09-008-300-0003-00	938 SCENIC DR	11/30/22	\$385,000	\$157,510	6.17	#DIV/0!	\$25,528	\$0.59	0.00	R1-R3
09-005-300-0038-20	1553 BENJAMIN RD	08/20/21	\$25,000	\$25,000	3.69	\$46	\$5,332	\$0.12	541.00	R2-FLOOD
09-003-400-0020-00	2506 W GILES RD	11/29/21	\$495,000	\$65,082	23.00	\$49	\$2,830	\$0.06	1,320.00	R2-FLOOD
09-005-300-0005-20	4581 FORD RD	06/29/21	\$29,000	\$29,000	2.04	\$73	\$14,223	\$0.33	400.00	R2-FLOOD
09-004-100-0004-00	3845 W RIVER RD	04/20/21	\$19,900	\$19,900	0.00	\$80	#DIV/0!	#DIV/0!	248.57	R2-FLOOD
09-004-100-0004-00	3845 W RIVER RD	06/09/22	\$20,000	\$20,000	0.00	\$80	#DIV/0!	#DIV/0!	248.57	R2-FLOOD
09-002-200-0012-50	HORTON RD	03/27/23	\$22,000	\$22,000	1.11	\$92	\$19,766	\$0.45	240.00	R2-FLOOD
09-005-300-0038-20	1553 BENJAMIN RD	08/26/22	\$49,900	\$49,900	3.69	\$92	\$10,642	\$0.24	541.00	R2-FLOOD
09-004-300-0014-40	1452 SIMONELLI RD	05/20/21	\$395,000	\$22,339	4.60	\$100	\$4,854	\$0.11	223.87	R2-FLOOD
09-010-100-0006-10	1307 N GREEN CREEK RD	05/20/21	\$238,000	\$43,634	2.51	\$132	\$17,412	\$0.40	330.61	R2-FLOOD
09-004-100-0004-00	3845 W RIVER RD	03/13/23	\$35,000	\$35,000	0.00	\$141	#DIV/0!	#DIV/0!	248.57	R2-FLOOD
09-004-300-0014-70	3844 W GILES RD	07/19/21	\$20,000	\$20,000	1.78	\$150	\$11,242	\$0.26	132.91	R2-FLOOD
09-002-200-0005-00	2169 HORTON RD	04/29/22	\$463,000	\$64,995	2.00	\$180	\$32,498	\$0.75	360.10	R2-FLOOD
09-015-100-0016-00	287 N GREEN CREEK RD	07/07/21	\$230,000	\$48,743	7.00	\$206	\$6,963	\$0.16	236.79	R2-FLOOD
09-010-100-0011-00	1060 N WEBER RD	01/31/23	\$320,000	\$82,196	12.10	\$207	\$6,793	\$0.16	398.00	R2-FLOOD
09-009-400-0024-00	3234 FENNER RD	06/30/21	\$150,000	\$83,749	2.32	\$218	\$36,161	\$0.83	384.42	R2-FLOOD
09-004-100-0038-00	1811 N PETERSON RD	06/06/22	\$239,900	\$84,284	10.00	\$236	\$8,428	\$0.19	357.70	R2-FLOOD
09-004-300-0014-21	1522 SIMONELLI RD	06/13/22	\$644,000	\$106,715	9.20	\$238	\$11,594	\$0.27	447.74	R2-FLOOD
09-005-400-0020-00	1480 BENJAMIN RD	05/16/22	\$142,000	\$63,716	1.01	\$241	\$63,336	\$1.45	264.00	R2-FLOOD
09-004-200-0016-10	3424 DEER TRAIL DR	10/10/22	\$324,900	\$85,831	2.77	\$242	\$31,020	\$0.71	354.69	R2-FLOOD
09-002-200-0009-00	2121 HORTON RD	10/19/21	\$225,000	\$82,429	5.00	\$250	\$16,486	\$0.38	330.00	R2-FLOOD
09-006-200-0008-00	4983 W RIVER RD	09/23/22	\$369,900	\$94,231	9.42	\$304	\$10,003	\$0.23	310.00	R2-FLOOD
09-009-300-0011-00	3800 FENNER RD	07/09/21	\$650,000	\$200,888	20.00	\$304	\$10,044	\$0.23	660.00	R2-FLOOD
09-004-300-0003-00	1698 SIMONELLI RD	12/03/21	\$245,000	\$110,859	10.00	\$331	\$5,501	\$0.13	335.00	R2-FLOOD
09-015-100-0016-00	287 N GREEN CREEK RD	10/19/22	\$266,000	\$84,743	7.00	\$358	\$12,106	\$0.28	236.79	R2-FLOOD
09-005-400-0021-00	1456 BENJAMIN RD	11/30/21	\$165,000	\$48,494	1.00	\$367	\$48,494	\$1.11	132.00	R2-FLOOD
09-004-300-0001-00	1730 SIMONELLI RD	05/06/22	\$250,000	\$66,015	4.94	\$405	\$13,366	\$0.31	163.00	R2-FLOOD
09-004-400-0004-00	1690 N PETERSON RD	10/04/22	\$355,500	\$110,076	4.06	\$416	\$27,106	\$0.62	264.65	R2-FLOOD
09-009-400-0004-20	918 N PETERSON RD	06/24/22	\$234,500	\$89,867	1.11	\$428	\$80,671	\$1.85	210.00	R2-FLOOD
09-010-100-0017-00	1145 N GREEN CREEK RD	11/18/22	\$175,000	\$45,294	0.92	\$453	\$49,340	\$1.13	100.00	R2-FLOOD
09-001-200-0040-00	2087 WHITEHALL RD	06/30/21	\$157,000	\$43,286	0.00	\$562	\$43,286	\$0.99	77.00	R2-FLOOD
09-002-300-0009-00	1580 N BUYS RD	04/05/22	\$128,000	\$45,143	0.52	\$602	\$87,317	\$2.00	75.00	R2-FLOOD
09-001-100-0024-00	2060 HORTON RD	01/14/22	\$148,000	\$69,567	0.46	\$696	\$152,895	\$3.51	100.00	R2-FLOOD
09-012-400-0002-00	1127 DYKSTRA RD	01/06/22	\$310,000	\$146,139	1.89	\$769	\$77,363	\$1.78	190.00	R2-FLOOD
09-004-300-0002-00	1716 SIMONELLI RD	04/20/22	\$399,000	\$138,292	4.94	\$848	\$28,000	\$0.64	163.00	R2-FLOOD
09-004-300-0001-00	1730 SIMONELLI RD	03/24/23	\$366,000	\$182,015	4.94	\$1,117	\$36,853	\$0.85	163.00	R2-FLOOD
09-005-300-0017-00	1466 SCENIC DR	07/15/22	\$189,000	\$103,492	2.65	\$1,254	\$39,039	\$0.90	82.50	R2-FLOOD
09-009-300-0025-00	675 N PETERSON RD	10/22/21	\$132,500	\$16,843	0.00	#DIV/0!	\$16,843	\$0.39	0.00	R2-FLOOD
09-009-200-0011-00	3401 W GILES RD	06/30/21	\$155,000	\$22,265	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	R2-FLOOD
09-009-200-0017-00	1292 N PETERSON RD	04/07/21	\$156,000	\$23,290	0.00	#DIV/0!	\$9,852	\$0.23	0.00	R2-FLOOD

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09-015-100-0003-00	WEBER RD	05/26/21	\$28,900	\$28,900	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	R2-FLOOD	
09-010-100-0004-10	W GILES RD	10/24/22	\$35,000	\$35,000	5.00	#DIV/0!	\$7,000	\$0.16	0.00	R2-FLOOD	
09-015-300-0014-00	171 N GREEN CREEK RD	12/02/22	\$350,000	\$35,138	0.00	#DIV/0!	\$35,138	\$0.81	0.00	R2-FLOOD	
09-009-300-0001-00	N PETERSON RD	12/21/21	\$40,000	\$40,000	20.00	#DIV/0!	\$2,000	\$0.05	0.00	R2-FLOOD	
09-009-200-0017-00	1292 N PETERSON RD	09/17/21	\$180,000	\$47,290	0.00	#DIV/0!	\$20,004	\$0.46	0.00	R2-FLOOD	
09-015-100-0018-00	239 N GREEN CREEK RD	08/22/22	\$139,900	\$53,209	0.00	#DIV/0!	\$53,209	\$1.22	0.00	R2-FLOOD	
09-010-400-0025-00	690 N GREEN CREEK RD	11/16/21	\$226,000	\$53,628	1.00	#DIV/0!	\$53,628	\$1.23	0.00	R2-FLOOD	
09-008-100-0011-00	4403 W GILES RD	12/07/22	\$54,500	\$54,500	7.80	#DIV/0!	\$6,987	\$0.16	0.00	R2-FLOOD	
09-009-300-0001-00	N PETERSON RD	12/21/21	\$55,000	\$55,000	20.00	#DIV/0!	\$2,750	\$0.06	0.00	R2-FLOOD	
09-001-100-0035-00	1889 AUBLE RD	05/31/22	\$175,000	\$57,660	0.40	#DIV/0!	\$144,150	\$3.31	0.00	R2-FLOOD	
09-022-200-0020-00	2658 MEMORIAL DR	04/19/21	\$215,000	\$62,943	0.00	#DIV/0!	\$62,943	\$1.44	0.00	R2-FLOOD	
09-016-200-0017-00	423 N WEBER RD	09/14/21	\$174,000	\$67,039	5.00	#DIV/0!	\$13,408	\$0.31	0.00	R2-FLOOD	
09-010-300-0011-00	FENNER RD	06/28/21	\$74,900	\$74,900	10.00	#DIV/0!	\$7,490	\$0.17	0.00	R2-FLOOD	
09-010-100-0019-00	1115 N GREEN CREEK RD	11/17/21	\$175,000	\$80,337	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	R2-FLOOD	
09-009-400-0011-00	788 N PETERSON RD	05/10/21	\$230,000	\$81,327	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	R2-FLOOD	
09-010-100-0023-00	1047 N GREEN CREEK RD	01/06/22	\$174,900	\$82,548	0.00	#DIV/0!	\$82,548	\$1.90	0.00	R2-FLOOD	
09-016-100-0009-00	519 N PETERSON RD	08/13/21	\$315,000	\$86,848	7.50	#DIV/0!	\$11,580	\$0.27	0.00	R2-FLOOD	
09-016-400-0002-00	188 N PETERSON RD	05/23/22	\$235,000	\$95,377	0.00	#DIV/0!	\$95,377	\$2.19	0.00	R2-FLOOD	
09-016-400-0019-00	191 N WEBER RD	03/31/23	\$225,000	\$115,480	0.00	#DIV/0!	\$115,480	\$2.65	0.00	R2-FLOOD	
09-004-200-0016-40	3340 DEER TRAIL DR	04/26/22	\$399,900	\$120,940	6.10	#DIV/0!	\$17,034	\$0.39	0.00	R2-FLOOD	
09-022-200-0003-00	2717 MEMORIAL DR	01/07/22	\$350,000	\$142,079	0.00	#DIV/0!	\$142,079	\$3.26	0.00	R2-FLOOD	
09-015-300-0013-00	175 N GREEN CREEK RD	08/25/22	\$445,000	\$150,621	0.00	#DIV/0!	\$75,311	\$1.73	0.00	R2-FLOOD	
09-004-400-0027-00	1525 N WEBER RD	10/15/21	\$382,000	\$171,197	10.00	#DIV/0!	\$17,120	\$0.39	0.00	R2-FLOOD	
09-006-100-0040-00	1923 SCENIC DR	05/11/22	\$1,850,000	\$739,285	5.14	\$5,076	\$143,774	\$3.30	160.00	SCENIC DR & LAKE FRONTAGE	
09-007-200-0004-00	1387 SCENIC DR	06/22/21	\$650,000	\$587,162	2.74	\$5,717	\$214,215	\$4.92	142.50	SCENIC DR & LAKE FRONTAGE	
09-006-100-0001-00	2199 SCENIC DR	01/20/23	\$1,175,000	\$679,857	4.16	\$6,150	\$163,270	\$3.75	90.70	SCENIC DR & LAKE FRONTAGE	
09-007-200-0007-00	5060 SANDPIPER DR	05/06/22	\$775,000	\$649,559	1.15	\$10,869	\$565,818	\$12.99	100.00	SCENIC DR & LAKE FRONTAGE	
Totals:			\$57,420,321	\$18,664,586	365.12						
						38,381.60	Average per SqFt=>	\$0.88			