

Neighborhoods Used: 017.BEAR LAKE FF

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690 GLENWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-200-000-0062-00	06/23/2021 017	401	378,100	146,391	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	61	231,709	179,030	1.294

560 GLENWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-200-000-0072-00	06/03/2021 017	401	815,000	313,964	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69	501,036	432,253	1.159





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Neighborhoods Used: 16.CONDOMINIUMS

## 1295 WHITEHALL RD UNIT#28

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-645-000-0028-00		03/29/2023	16	401	165,000	37,517
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	83		127,483	121,216	1.052

## 1295 WHITEHALL RD UNIT#23

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-645-000-0023-00		02/23/2023	16	401	155,000	37,920
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	81		117,080	113,629	1.030

## 1529 W ADDISON WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-215-000-0025-00		07/21/2022	16	401	365,000	66,636
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	86		298,364	310,415	0.961

## 1464 E ADDISON WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-215-000-0009-00		06/29/2022	16	401	300,000	66,553
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	85		233,447	263,704	0.885

## 1295 WHITEHALL RD UNIT#17

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-645-000-0017-00		06/06/2022	16	401	155,000	37,517
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	81		117,483	118,296	0.993

## 1295 WHITEHALL RD UNIT#14

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-645-000-0014-00		06/17/2021	16	401	129,900	37,920
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	77		91,980	117,445	0.783

## 1295 WHITEHALL RD UNIT#12

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-645-000-0012-00		05/28/2021	16	401	120,000	37,517
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	81		82,483	118,296	0.697





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## Neighborhoods Used: 003.FAIR SUBDIVISIONS

43 COWLES ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-220-000-0016-00   02/27/2023   003           401           117,000       31,285  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           53           85,715       101,936       0.841

535 N PETERSON RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-738-000-0015-00   02/02/2023   003           401           170,000       29,110  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           69           140,890       146,395       0.962

2365 TIMBERLANE AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-651-000-0046-00   01/31/2023   003           401           279,900       30,098  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           69           249,802       136,432       1.831

71 HUGHEY ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-363-000-0074-00   01/27/2023   003           401           325,000       30,741  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           79           294,259       236,340       1.245

950 VICTOR AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-248-002-0016-00   12/09/2022   003           401           220,000       47,456  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           50           172,544       99,323       1.737

1610 HANSEN ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-390-000-0057-00   11/21/2022   003           401           190,000       28,872  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           65           161,128       110,121       1.463

935 VICTOR AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-248-003-0005-00   08/19/2022   003           401           175,000       31,232  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           61           143,768       118,323       1.215

260 BIRCH DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-185-999-0001-30   08/01/2022   003           401           515,000       124,622  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           59           390,378       275,114       1.419

2795 CRANBROOK AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-361-000-0041-00   07/29/2022   003           401           255,000       30,817  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           58           224,183       124,290       1.804

65 NANCY LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-363-000-0065-00   07/29/2022   003           401           260,000       35,540  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           63           224,460       150,278       1.494

1519 HANSEN ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-390-000-0032-00   07/18/2022   003           401           244,900       32,216  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           71           212,684       167,146       1.272

2495 WISCONSIN AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-250-000-0027-00   06/14/2022   003           401           200,000       31,703  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           61           168,297       102,374       1.644

1451 HAVENGA ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-390-000-0011-00   05/27/2022   003           401           192,500       29,869  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           62           162,631       156,630       1.038

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## Neighborhoods Used: 003.FAIR SUBDIVISIONS

1360 SHERWOOD DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-505-000-0002-00   05/26/2022 003           401           257,500       45,411  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           62           212,089       156,864       1.352

1290 SHERWOOD DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-505-000-0006-00   05/25/2022 003           401           210,000       32,572  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           57           177,428       112,387       1.579

1327 VESTA RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-680-000-0005-00   03/31/2022 003           401           252,000       53,171  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           57           198,829       116,953       1.700

135 S GREEN CREEK RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-360-000-0010-00   02/11/2022 003           401           271,000       31,924  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           59           239,076       166,772       1.434

1350 VESTA RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-680-000-0022-00   01/26/2022 003           401           130,000       29,359  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           59           100,641       90,353       1.114

850 VICTOR AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-248-002-0010-00   01/21/2022 003           401           175,000       42,187  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           60           132,813       103,932       1.278

2230 W GILES RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-650-000-0019-00   12/23/2021 003           401           172,900       28,528  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 + STORY         50           144,372       150,777       0.958

627 N BUYS RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-790-000-0003-00   12/15/2021 003           401           369,000       50,520  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           65           313,026       200,651       1.560  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  5454           3496       1.560

2504 WISCONSIN AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-250-000-0012-00   12/02/2021 003           401           172,000       29,245  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           56           142,755       79,727       1.791

14 AMY ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-220-000-0011-00   11/19/2021 003           401           225,000       50,079  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           58           174,921       167,053       1.047

1481 HORTON RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-236-000-0004-00   11/11/2021 003           401           200,000       31,924  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           62           168,076       107,982       1.557

933 BOB AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-248-002-0005-00   11/11/2021 003           401           165,000       31,265  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           53           133,735       115,607       1.157

120 HARMONY LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-361-000-0035-00   10/22/2021 003           401           175,000       33,782  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           69           141,218       170,150       0.830



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## Neighborhoods Used: 003.FAIR SUBDIVISIONS

100 HARMONY LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-361-000-0037-00   09/28/2021 003           401           177,900       33,755  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           58           144,145       97,006       1.486

2795 MEMORIAL DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-185-000-0022-00   09/03/2021 003           401           270,500       53,847  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           72           216,653       178,252       1.215

1300 W GILES RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-390-000-0003-00   08/27/2021 003           401           140,000       27,999  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           53           112,001       90,138       1.243

1520 SUNVIEW ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-390-000-0031-00   08/23/2021 003           401           159,000       28,210  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           53           130,790       119,025       1.099

1620 HANSEN ST  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-390-000-0060-00   08/20/2021 003           401           185,000       30,224  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           58           154,776       113,127       1.368

919 BOB AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-248-002-0006-00   07/09/2021 003           401           125,000       32,018  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           67           92,982       69,030       1.347

930 VICTOR AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-248-002-0015-00   07/01/2021 003           401           268,000       45,956  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           68           222,044       163,449       1.358

2266 W GILES RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-650-000-0017-00   06/25/2021 003           401           174,500       28,254  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           61           146,246       111,222       1.315

1349 SHERWOOD DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-505-000-0023-00   06/11/2021 003           401           220,000       34,252  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           85           185,748       178,757       1.039

100 HARMONY LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-361-000-0037-00   06/09/2021 003           401           152,000       33,755  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           58           118,245       97,006       1.219

281 S BUYS RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-250-000-0034-00   06/07/2021 003           401           235,000       30,673  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           58           204,327       133,839       1.527

969 BOB AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-248-002-0001-00   05/17/2021 003           401           168,000       29,695  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           55           135,499       82,226       1.648  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
                                  2806           1703           1.648

2906 ENGLUND AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-362-000-0052-00   05/04/2021 003           401           179,900       28,916  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           58           150,984       123,377       1.224

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ECF Analysis for: 09 - 09 LAKETON TOWNSHIP

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Neighborhoods Used: 003.FAIR SUBDIVISIONS

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1270 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-390-000-0001-00	04/26/2021 003	401	219,900	28,195	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	53	191,705	115,466	1.660

1564 HANSEN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-390-000-0044-00	04/13/2021 003	401	190,000	29,317	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	160,683	134,526	1.194





Neighborhoods Used: 009.FENNER GLEN, HYDE PARK

1978 FENNER GLEN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-330-000-0029-00	03/28/2023 009	401	449,000	67,655
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	86	381,345	437,288
				E.C.F.
				0.872

888 BEAR LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-330-000-0005-00	07/25/2022 009	401	399,000	62,992
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	86	336,008	364,707
				E.C.F.
				0.921

1078 BEAR LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-330-000-0040-00	08/27/2021 009	401	330,000	79,821
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	80	250,179	257,211
				E.C.F.
				0.973





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DB: Laketon Twp 2024

## Neighborhoods Used: 004.GOOD SUBDIVISIONS

640 E WEDGEWOOD DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-202-000-0180-00   11/04/2022 004           401           285,000       67,104  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           71           217,896       173,096       1.259

831 W FENNWOOD CIR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-201-000-0109-00   10/21/2022 004           401           325,000       87,472  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           72           237,528       190,775       1.245

1709 MANISTEE RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-641-000-0035-00   09/01/2022 004           401           275,000       67,262  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           66           207,738       139,397       1.490

1633 CHARLEVOIX DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-413-000-0020-00   08/19/2022 004           401           355,000       70,331  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           79           284,669       241,437       1.179

902 CADILLAC DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-643-000-0114-00   08/04/2022 004           401           305,000       73,799  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           65           231,201       187,775       1.231

1059 LANCELOT DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-752-000-0080-00   08/04/2022 004           401           197,000       44,242  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           65           152,758       121,153       1.261

1175 S ROBINHOOD DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-756-000-0213-00   07/28/2022 004           401           349,000       47,977  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           73           301,023       219,080       1.374

1077 WILLSHIRE DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-756-000-0176-00   07/19/2022 004           401           375,000       55,540  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           77           319,460       280,222       1.140

487 HORTON RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-203-000-0223-00   07/07/2022 004           401           255,000       67,116  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           68           187,884       145,294       1.293

1058 CAMELOT DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-751-000-0061-00   06/13/2022 004           401           245,000       45,849  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 + STORY          70           199,151       171,787       1.159

1095 CHEBOYGAN DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-642-000-0092-00   05/27/2022 004           401           240,000       71,389  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           61           168,611       157,890       1.068

1165 LANCELOT DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-752-000-0073-00   05/20/2022 004           401           225,000       50,372  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           66           174,628       190,757       0.915

1755 MANISTEE RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-641-000-0032-00   05/16/2022 004           401           255,000       108,749  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           67           146,251       128,019       1.142



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## Neighborhoods Used: 004.GOOD SUBDIVISIONS

1282 TALL TREE LN  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-001-100-0026-15 05/06/2022 004 401 500,000 74,727  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1 STORY 94 425,273 322,285 1.320

1016 LANCELOT DR  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-752-000-0084-00 04/25/2022 004 401 293,000 43,637  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1 STORY 65 249,363 166,062 1.502

1739 GAYLORD DR  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-643-000-0103-00 02/28/2022 004 401 262,000 76,806  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family BI- LEVEL 70 185,194 192,404 0.963

1665 GLADSTONE DR  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-641-000-0054-00 02/23/2022 004 401 197,500 67,019  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1 STORY 62 130,481 129,822 1.005

488 HORTON RD  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-013-100-0002-10 01/21/2022 004 401 340,000 89,605  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1 STORY 80 250,395 246,225 1.017

1165 IVANHOE DR  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-753-000-0099-00 12/27/2021 004 401 199,000 45,685  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1 STORY 65 153,315 131,118 1.169

1104 LANCELOT DR  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-752-000-0090-00 12/06/2021 004 401 299,900 42,520  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 2 STORY 65 257,380 180,674 1.425

1724 GLADSTONE DR  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-641-000-0043-00 10/22/2021 004 401 186,000 74,949  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1 STORY 62 111,051 128,739 0.863

920 HORTON RD  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-200-000-0005-00 10/20/2021 004 401 250,000 65,878  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1 STORY 66 184,122 145,877 1.262

1157 WILLSHIRE DR  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-756-000-0181-00 10/18/2021 004 401 326,400 48,663  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1 STORY 75 277,737 245,655 1.131

1150 HORTON RD  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-750-000-0033-00 10/13/2021 004 401 210,000 49,788  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1 STORY 60 160,212 125,049 1.281

1718 HAMPSTEAD DR  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-425-000-0014-00 09/17/2021 004 401 325,000 73,185  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family MODULAR 81 251,815 262,957 0.958

950 MANCELONA DR  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
09-643-000-0131-00 09/13/2021 004 401 277,000 68,753  
Occupancy Style %Good ResidualValue CostByManual E.C.F.  
Single Family 1 + STORY 69 208,247 197,926 1.052

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## Neighborhoods Used: 004.GOOD SUBDIVISIONS

1164 CAMELOT DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-751-000-0068-00   09/13/2021 004           401           202,000       46,998  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           60           155,002       114,564       1.353

1013 WILLSHIRE DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-756-000-0172-00   08/23/2021 004           401           305,000       53,253  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       MULTI-LEVEL       82           251,747       222,174       1.133

1151 CAMELOT DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-751-000-0050-00   08/23/2021 004           401           222,000       45,803  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           59           176,197       129,223       1.364

1121 CAMELOT DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-751-000-0052-00   08/06/2021 004           401           209,900       47,578  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 + STORY           58           162,322       137,155       1.183

871 CHEBOYGAN DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-643-000-0100-00   07/09/2021 004           401           239,900       67,578  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       BI- LEVEL           67           172,322       195,645       0.881

745 GLENWOOD AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-200-000-0087-00   07/02/2021 004           401           200,000       66,280  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           59           133,720       122,923       1.088

936 MANCELONA DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-643-000-0130-00   06/30/2021 004           401           247,500       66,743  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       2 STORY           73           180,757       181,568       0.996

1186 N ROBINHOOD DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-756-000-0186-00   06/22/2021 004           401           299,900       42,550  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 1/2 STORY       80           257,350       287,072       0.896

927 CHEBOYGAN DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-643-000-0097-00   06/04/2021 004           401           235,000       70,260  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       BI- LEVEL           72           164,740       144,181       1.143

1704 GAYLORD DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-643-000-0127-00   06/04/2021 004           401           281,000       67,787  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       BI- LEVEL           62           213,213       178,519       1.194

1234 TALL TREE LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-001-100-0026-30   06/04/2021 004           401           370,000       92,223  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       BI- LEVEL           85           277,777       249,417       1.114

1088 CAMELOT DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-751-000-0063-00   05/06/2021 004           401           257,000       47,171  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           56           209,829       185,405       1.132

1154 CADILLAC DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-641-000-0015-00   04/16/2021 004           401           251,000       65,727  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           74           185,273       166,302       1.114

Neighborhoods Used: 004.GOOD SUBDIVISIONS

1282 TALL TREE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-001-100-0026-15	04/08/2021 004	401	410,000	74,727	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	94	335,273	322,285	1.040

1630 GLADSTONE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-641-000-0013-00	04/07/2021 004	401	195,000	66,074	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67	128,926	148,246	0.870

1148 LANCELOT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-752-000-0093-00	04/07/2021 004	401	235,000	43,749	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	191,251	136,153	1.405





Neighborhoods Used: 016.MUSKEGON LAKE FF

2385 MEMORIAL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-022-200-0059-00	01/03/2023 016	401	1,022,950	279,142	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	75	743,808	719,151	1.034

2585 MEMORIAL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-380-000-0002-50	07/29/2022 016	401	700,000	153,041	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	78	546,959	393,807	1.389

3115 MEMORIAL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-185-000-0084-00	09/01/2021 016	401	290,000	154,492	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	135,508	129,101	1.050







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Neighborhoods Used: 001 - R1-R3, 008 - SCENIC DR NON LAKE FRONT

2595 PENNSYLVANIA AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-022-200-0009-00 03/03/2023 001 401 230,000 27,520  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 + STORY 70 202,480 239,832 0.844

1800 FENNER RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-011-400-0020-00 02/15/2023 001 401 195,000 35,154  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 66 159,846 122,905 1.301

1285 W GILES RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-012-100-0022-00 02/07/2023 001 401 258,000 32,448  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 57 225,552 142,833 1.579  
 Commercial Buildings: ResidualValue CostByManual E.C.F.  
 0 0 1.579

31 S BEAR LAKE RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-014-300-0010-00 01/24/2023 001 401 167,500 28,441  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 58 139,059 101,327 1.372

954 ANDREE RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-012-300-0008-00 01/17/2023 001 401 255,000 29,768  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 85 225,232 201,383 1.118

1112 W GILES RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-001-400-0059-00 01/04/2023 001 401 197,500 30,079  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 50 167,421 98,721 1.696

2609 PENNSYLVANIA AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-022-200-0008-00 12/16/2022 001 401 297,000 32,500  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 78 264,500 227,071 1.165

630 N BUYS RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-011-300-0010-00 12/07/2022 001 401 320,000 69,819  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 63 207,427 178,253 1.164  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 42754 36741 1.164

866 SCENIC DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-008-300-0006-00 12/01/2022 001 401 460,000 39,133  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 1/2 STORY 80 420,867 368,961 1.141

938 SCENIC DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-008-300-0003-00 11/30/2022 001 401 385,000 59,175  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 68 325,825 205,992 1.582

827 W GILES RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-012-200-0027-00 10/20/2022 001 401 167,000 31,279  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 50 135,721 91,621 1.481

537 N BUYS RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-015-200-0022-00 10/07/2022 001 401 180,000 30,227  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 74 149,773 103,631 1.445

1125 PIPER AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-001-400-0039-00 09/26/2022 001 401 135,000 28,763  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 53 106,237 121,970 0.871

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Neighborhoods Used: 001 - R1-R3, 008 - SCENIC DR NON LAKE FRONT

## 2375 FENNER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-014-100-0001-00	09/26/2022 001	401	289,900	34,017
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI- LEVEL	67	255,883	198,948
				E.C.F. 1.286

## 1051 DYKSTRA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-012-400-0007-00	09/12/2022 001	401	175,000	31,343
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	57	143,657	101,699
				E.C.F. 1.413

## 2672 PENNSYLVANIA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-015-400-0019-00	09/07/2022 001	401	122,000	32,032
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	50	89,968	95,138
				E.C.F. 0.946

## 480 N PETERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-016-200-0006-00	08/30/2022 001	401	253,000	39,902
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	64	213,098	146,627
				E.C.F. 1.453

## 1255 ALLENDALE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-012-200-0013-10	08/05/2022 001	401	589,900	51,851
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	79	538,049	515,095
				E.C.F. 1.045

## 1551 STAFFORD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-001-400-0076-00	08/02/2022 001	401	186,900	37,556
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	71	149,344	111,706
				E.C.F. 1.337

## 1523 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-012-100-0005-00	07/12/2022 001	401	180,000	38,445
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	57	141,555	109,286
				E.C.F. 1.295

## 2183 SUGARIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-720-000-0001-00	06/24/2022 008	401	280,000	32,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI- LEVEL	84	248,000	167,122
				E.C.F. 1.484

## 180 N BUYS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-014-300-0001-00	05/06/2022 001	401	144,500	33,531
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	51	110,969	71,705
				E.C.F. 1.548

## 1567 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-012-100-0001-00	04/18/2022 001	401	245,900	33,049
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	MULTI-FAMILY	66	212,851	203,808
				E.C.F. 1.044

## 25 N BUYS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-015-400-0016-00	04/04/2022 001	401	85,000	32,966
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	50	52,034	98,732
				E.C.F. 0.527

## 1500 HAVENGA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-320-000-0013-00	03/02/2022 001	401	156,900	40,696
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	60	116,204	95,550
				E.C.F. 1.216

## 586 N PETERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-016-200-0001-00	02/24/2022 001	401	170,000	28,896
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	74	141,104	107,399
				E.C.F. 1.314

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Neighborhoods Used: 001 - R1-R3, 008 - SCENIC DR NON LAKE FRONT

## 2692 MEMORIAL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-022-200-0019-00	01/21/2022 001	401	300,000	35,199	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	77	264,801	226,959	1.167

## 560 N GREEN CREEK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-015-200-0002-00	12/06/2021 001	401	206,000	37,171	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	66	168,829	159,711	1.057

## 1148 SCENIC DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-008-100-0018-00	11/24/2021 001	401	320,000	36,624	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67	283,376	298,683	0.949

## 1001 DYKSTRA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-012-400-0010-00	11/02/2021 001	401	320,000	29,614	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79	290,386	246,251	1.179

## 210 N BEAR LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-014-300-0021-00	10/04/2021 001	401	265,000	33,916	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	231,084	191,543	1.206

## 1010 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-001-400-0068-00	09/20/2021 001	401	161,750	27,523	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	58	134,227	93,277	1.439

## 499 N BUYS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-015-200-0024-00	09/15/2021 001	401	420,000	35,287	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	384,713	309,503	1.243

## 2625 PENNSYLVANIA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-022-200-0007-00	08/23/2021 001	401	295,100	52,426	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	70	242,674	269,364	0.901

## 1152 SCENIC DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-008-100-0019-00	08/18/2021 001	401	356,000	59,175	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	296,825	243,025	1.221

## 81 N PETERSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-410-000-0010-00	08/11/2021 001	401	239,900	42,110	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	62	197,790	142,281	1.390

## 1085 THOMAS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-730-000-0012-00	07/01/2021 001	401	132,000	45,160	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	58	86,840	77,446	1.121

## 2540 FENNER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-010-400-0035-00	06/30/2021 001	401	225,000	37,619	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	61	187,381	119,800	1.564

## 273 N BEAR LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-014-100-0013-00	06/25/2021 001	401	150,500	32,559	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	117,941	112,665	1.047

Neighborhoods Used: 001 - R1-R3, 008 - SCENIC DR NON LAKE FRONT

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66 N GREEN CREEK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-015-400-0008-00	05/21/2021 001	401	189,000	31,027	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	63	157,973	136,116	1.161

912 W GILES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-001-400-0099-00	04/13/2021 001	401	160,000	44,402	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	62	115,598	80,307	1.439

453 N BUYS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
09-015-200-0028-00	04/08/2021 001	401	167,000	27,520	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	50	139,480	90,768	1.537





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Neighborhoods Used: 001.R1-R3

2595 PENNSYLVANIA AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-022-200-0009-00   03/03/2023 001           401           230,000       27,520  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 + STORY           70           202,480       239,832       0.844

1800 FENNER RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-011-400-0020-00   02/15/2023 001           401           195,000       35,154  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           66           159,846       122,905       1.301

1285 W GILES RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-012-100-0022-00   02/07/2023 001           401           258,000       32,448  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           57           225,552       142,833       1.579  
Commercial Buildings:   ResidualValue   CostByManual   E.C.F.  
  0                   0           1.579

31 S BEAR LAKE RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-014-300-0010-00   01/24/2023 001           401           167,500       28,441  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           58           139,059       101,327       1.372

954 ANDREE RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-012-300-0008-00   01/17/2023 001           401           255,000       29,768  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           85           225,232       201,383       1.118

2609 PENNSYLVANIA AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-022-200-0008-00   12/16/2022 001           401           297,000       32,500  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           78           264,500       227,071       1.165

630 N BUYS RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-011-300-0010-00   12/07/2022 001           401           320,000       69,819  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           63           207,427       178,253       1.164  
Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
  42754           36741           1.164

866 SCENIC DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-008-300-0006-00   12/01/2022 001           401           460,000       39,133  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 1/2 STORY           80           420,867       368,961       1.141

938 SCENIC DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-008-300-0003-00   11/30/2022 001           401           385,000       59,175  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           68           325,825       205,992       1.582

827 W GILES RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-012-200-0027-00   10/20/2022 001           401           167,000       31,279  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           50           135,721       91,621       1.481

537 N BUYS RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-015-200-0022-00   10/07/2022 001           401           180,000       30,227  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           74           149,773       103,631       1.445

1125 PIPER AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-001-400-0039-00   09/26/2022 001           401           135,000       28,763  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           53           106,237       121,970       0.871

2375 FENNER RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-014-100-0001-00   09/26/2022 001           401           289,900       34,017  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       BI- LEVEL           67           255,883       198,948       1.286

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Neighborhoods Used: 001.R1-R3

1051 DYKSTRA RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-012-400-0007-00		09/12/2022	001	401	175,000	31,343
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57		143,657	101,699	1.413

2672 PENNSYLVANIA AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-015-400-0019-00		09/07/2022	001	401	122,000	32,032
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	50		89,968	95,138	0.946

480 N PETERSON RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-016-200-0006-00		08/30/2022	001	401	253,000	39,902
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64		213,098	146,627	1.453

1255 ALLENDALE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-012-200-0013-10		08/05/2022	001	401	589,900	51,851
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79		538,049	515,095	1.045

1551 STAFFORD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-001-400-0076-00		08/02/2022	001	401	186,900	37,556
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	71		149,344	111,706	1.337

1523 W GILES RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-012-100-0005-00		07/12/2022	001	401	180,000	38,445
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57		141,555	109,286	1.295

180 N BUYS RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-014-300-0001-00		05/06/2022	001	401	144,500	33,531
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	51		110,969	71,705	1.548

1567 W GILES RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-012-100-0001-00		04/18/2022	001	401	245,900	33,049
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Duplex	MULTI-FAMILY	66		212,851	203,808	1.044

1500 HAVENGA ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-320-000-0013-00		03/02/2022	001	401	156,900	40,696
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60		116,204	95,550	1.216

586 N PETERSON RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-016-200-0001-00		02/24/2022	001	401	170,000	28,896
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	74		141,104	107,399	1.314

2692 MEMORIAL DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-022-200-0019-00		01/21/2022	001	401	300,000	35,199
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	77		264,801	226,959	1.167

560 N GREEN CREEK RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-015-200-0002-00		12/06/2021	001	401	206,000	37,171
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	66		168,829	159,711	1.057

1148 SCENIC DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09-008-100-0018-00		11/24/2021	001	401	320,000	36,624
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67		283,376	298,683	0.949



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Neighborhoods Used: 001.R1-R3

1001 DYKSTRA RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-012-400-0010-00   11/02/2021 001           401           320,000       29,614  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           79           290,386       246,251       1.179

210 N BEAR LAKE RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-014-300-0021-00   10/04/2021 001           401           265,000       33,916  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           70           231,084       191,543       1.206

1010 W GILES RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-001-400-0068-00   09/20/2021 001           401           161,750       27,523  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           58           134,227       93,277       1.439

499 N BUYS RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-015-200-0024-00   09/15/2021 001           401           420,000       35,287  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           78           384,713       309,503       1.243

2625 PENNSYLVANIA AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-022-200-0007-00   08/23/2021 001           401           295,100       52,426  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 1/2 STORY       70           242,674       269,364       0.901

1152 SCENIC DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-008-100-0019-00   08/18/2021 001           401           356,000       59,175  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           75           296,825       243,025       1.221

81 N PETERSON RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-410-000-0010-00   08/11/2021 001           401           239,900       42,110  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           62           197,790       142,281       1.390

1085 THOMAS AVE  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-730-000-0012-00   07/01/2021 001           401           132,000       45,160  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           58           86,840       77,446       1.121

2540 FENNER RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-010-400-0035-00   06/30/2021 001           401           225,000       37,619  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           61           187,381       119,800       1.564

273 N BEAR LAKE RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-014-100-0013-00   06/25/2021 001           401           150,500       32,559  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           64           117,941       112,665       1.047

66 N GREEN CREEK RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-015-400-0008-00   05/21/2021 001           401           189,000       31,027  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           63           157,973       136,116       1.161

912 W GILES RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-001-400-0099-00   04/13/2021 001           401           160,000       44,402  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           62           115,598       80,307       1.439

453 N BUYS RD  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
09-015-200-0028-00   04/08/2021 001           401           167,000       27,520  
Occupancy            Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           50           139,480       90,768       1.537





Neighborhoods Used: 006.SCENIC DR LAKE FRONTAGE

2199 SCENIC DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-006-100-0001-00	01/20/2023 006	401	1,175,000	610,514
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	83	564,486	428,368
				E.C.F.
				1.318

1923 SCENIC DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-006-100-0040-00	05/11/2022 006	401	1,850,000	614,416
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 + STORY	66	985,515	733,131
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	250069	186028	1.344	

1387 SCENIC DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09-007-200-0004-00	06/22/2021 006	401	650,000	589,738
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	54	60,262	33,044
				E.C.F.
				1.824





Neighborhoods Used: 006 - SCENIC DR LAKE FRONTAGE, 010 - RIVER-CREEK AREA, 016 - MUSKEGON LAKE FF, 017 - BEAR LAKE FF

2199 SCENIC DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-006-100-0001-00 01/20/2023 006 401 1,175,000 610,514  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 83 564,486 428,368 1.318

2385 MEMORIAL DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-022-200-0059-00 01/03/2023 016 401 1,022,950 279,142  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 2 STORY 75 743,808 719,151 1.034

2585 MEMORIAL DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-380-000-0002-50 07/29/2022 016 401 700,000 153,041  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 1/2 STORY 78 546,959 393,807 1.389

1923 SCENIC DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-006-100-0040-00 05/11/2022 006 401 1,850,000 614,416  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 + STORY 66 985,515 733,131 1.344  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 250069 186028 1.344

2525 W RIVER RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-003-200-0005-20 05/11/2022 010 401 315,000 27,000  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 97 288,000 256,945 1.121

2643 W RIVER RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-003-200-0002-10 03/17/2022 010 401 180,000 30,655  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 46 130,509 130,061 1.003  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 18836 18771 1.003

1715 W RIVER RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-002-200-0002-00 09/09/2021 010 401 425,000 57,572  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 82 367,428 329,292 1.116

3115 MEMORIAL DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-185-000-0084-00 09/01/2021 016 401 290,000 154,492  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 70 135,508 129,101 1.050

2173 W RIVER RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-002-100-0003-00 08/12/2021 010 401 164,000 29,520  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 57 134,480 70,096 1.919

690 GLENWOOD AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-200-000-0062-00 06/23/2021 017 401 378,100 146,391  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 61 231,709 179,030 1.294

1387 SCENIC DR  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-007-200-0004-00 06/22/2021 006 401 650,000 589,738  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 54 60,262 33,044 1.824

560 GLENWOOD AVE  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 09-200-000-0072-00 06/03/2021 017 401 815,000 313,964  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family 1 STORY 69 501,036 432,253 1.159





