

2023 Ag Land-Thornapple

Tillable

PCL NUMBER	ADDRESS	S/P	DATE	SITE + IMP VAL	RES. LAND	Gross ACRES LAND-Site	\$/Acre	Net Acres	\$/Net Ac.
14-021-003-10	CHERRY VALLEY RD	\$260,000	1/21/2021	\$0	\$260,000	26.9	\$9,665	25.387	\$10,241
14-017-008-00	11490 GACKLER RD	\$600,000	4/29/2021	\$428,718	\$171,282	40.32	\$4,248	38.44	\$4,456
14-017-008-10	GACKLER RD	\$450,000	4/29/2021	\$0	\$450,000	60	\$7,500	59	\$7,627
14-017-015-00	FINKBEINER RD	\$1,000,000	6/16/2021	\$0	\$1,000,000	102.012	\$9,803	98.19	\$10,184
16-006-003-10	BASS RD	\$78,000	3/29/2022	\$0	\$78,000	13.01	\$5,995	12.51	\$6,235
08-027-012-00	WOOD SCHOOL RD	\$300,000	11/11/2020	\$0	\$300,000	40	\$7,500	38	\$7,895
					\$2,259,282	282.242	\$8,005	271.527	\$8,321
								USED:	\$8,300

Non-Tillable

08-024-009-00	WOOD SCHOOL RD	\$100,000	10/14/2020	0	\$100,000	18	\$5,556	17.625	\$5,674
14-024-001-00	ROBERTSON RD	\$500,000	8/16/2021	0	\$500,000	74.38	\$6,722	73.65	\$6,789
14-002-021-00	WHITNEYVILLE RD	\$183,700	3/25/2020	0	\$183,700	33.4	\$5,500	32.868	\$5,589
08-008-016-00	GARBOW RD	\$235,000	1/16/2020	0	\$235,000	40	\$5,875	39	\$6,026
					\$1,018,700	165.78	\$6,145	163.143	\$6,244
								USED:	\$6,200

2023 COMM-IND LAND

PARCEL ID	ADDRESS	S/P	DATE	IMP VAL	RES LAND	LAND (ACRES)	\$/ACRE	NET LAND	\$/SQFT	FF	\$/FF
41-085-013-00	402 THORTON	\$135,000	5/22/2019	117,645	\$17,355	0.600	\$28,925.00	26136	\$0.66	39.5	\$439.37
41-022-131-00	4710 N M-37 HWY	\$200,000	7/30/2020	87504	\$112,496	0.517	\$217,593.81	22521	\$5.00	175	\$642.83
41-046-006-00	112 WATER ST	\$95,000	7/1/2019	57556	\$37,444	0.227	\$164,951.54	9888	\$3.79	66	\$567.33
					\$167,295	1.344	\$124,475.45	58545	\$2.86	280.5	\$596.42

USED \$600/FF FOR 2023

MAIN HWY FRTG

PARCEL ID	ADDRESS	S/P	DATE	IMP VAL	RES LAND	LAND (ACRES)	\$/ACRE	NET LAND	\$/SQFT	FF	\$/FF
41-022-138-00	N M-37 HWY	\$1,125,000	11/24/2021	-	\$1,125,000	21.900	\$53,355.47	21.085	\$1.22	701.65	\$1,603.36
41-027-025-00	650 BROADWAY	\$345,000	1/27/2020	24,296	\$320,704	3.250	\$98,678.15	3	\$2.27	430	\$745.82
					\$1,445,704	25.150				1131.65	\$1,277.52

USED \$1,200/FF FOR 2023

NOT USED

41-022-412-00	640 ARLINGTON	\$675,000	1/13/2022	242,955	\$432,045	1.33	\$324,845.86	1.33	\$324,845.86	159.62	\$2,706.71	PURCH BY CANNIBAS SHOP
14-031-010-00	124810 DAVIS RD	\$844,000	9/19/2021	\$198,000	\$646,000	40.00	\$16,150.00	40.00	\$0.37	N/A	N/A	CELL TOWER SITE

TOWNSHIP LAND 2 YR - 4/1/2020 to 3/31/2022

Date	Sale Price	Imp. Value	Land Residual	Class	Parcel ID	Address	Acres	\$/FF	\$/ACRE	
6/11/2020	\$35,000	0	\$35,000	402	14-165-020-00	crooked hoof trl	0.990	0.990	\$35,354	development
10/2/2020	\$53,900	0	\$53,900	402	14-165-029-00	caribou ct	1.140	1.140	\$47,281	development
6/29/2020	\$49,500	0	\$49,500	402	14-165-028-00	caribou ct	0.970	0.970	\$51,031	development
4/1/2020	\$49,500	0	\$49,500	402	14-165-029-00	caribou ct	1.140	1.140	\$43,421	development
10/2/2020	\$53,900	0	\$53,900	402	14-165-029-00	caribou ct	1.140	1.140	\$47,281	development
	\$241,800		\$241,800				5.380	5.380	\$44,944	
9/4/2020	\$46,000	0	\$46,000	402	14-005-001-40	duncan lake rd	1.950	1.528	\$30,105	out in twp
7/7/2021	\$55,000	0	\$55,000	402	14-011-034-11	garbow rd	2.337	2.105	\$26,128	out in twp
8/20/2021	\$55,000	0	\$55,000	402	14-011-034-10	garbow rd	2.337	2.105	\$26,128	out in twp
	\$479,900		\$156,000				18.004	17.118	\$44,944	
11/10/2020	\$47,000	0	\$47,000	402	14-001-013-04	eagle ridge dr	2.270	2.270	\$20,705	development
1/27/2021	\$75,000	0	\$75,000	402	14-001-013-04	eagle ridge dr	2.270	2.27	\$33,040	development
1/31/2022	\$79,900	0	\$79,900	402	14-032-017-52	valley ridge dr	2.300	2.3	\$34,739	development
1/14/2022	\$72,500	0	\$72,500	402	14-032-017-51	valley ridge dr	2.600	2.6	\$27,885	development
	\$274,400		\$274,400					9.440	\$29,068	
10/22/2020	\$61,000	0	\$61,000	402	14-025-009-21sp	loop rd	3.005	2.678	\$22,778	split
10/16/2020	\$100,000	0	\$100,000	402	14-029-003-15	davis rd	3.375	3.004	\$33,289	outlier
3/12/2021	\$52,000	0	\$52,000	402	14-001-013-31	parmalee rd	3.426	3.293	\$15,791	split
	\$761,800		\$213,000				9.806	8.975	\$23,733	
9/30/2020	\$150,000	0	\$150,000	402	14-018-006-30	duncan lake rd	9.955	9.706	\$15,454	split
7/30/2021	\$160,000	0	\$160,000	402	14-018-006-30	duncan lake rd	9.995	9.706	\$16,485	sold \$150,000 9/30/2020
9/24/2021	\$135,000	0	\$135,000	402	14-001-002-50	108th ave (marsh hollow)	10.060	9.808	\$13,764	purchased by neighbor
	\$445,000		\$445,000					29.220	\$15,229	
4/2/2021	\$170,000	0	\$170,000	402	14-008-007-sp	garbow rd	20.200	19.784	\$8,593	purchased by neighbor
1/21/2021	\$260,000	0	\$260,000	402	14-021-003-10	cherry valley rd	26.900	25.387	\$10,241	purchased by neighbor
10/27/2021	\$300,000	0	\$300,000	402	14-032-029-00	davis rd	27.220	26.99	\$11,115	
			\$560,000					52.377	\$10,692	
3/25/2020	\$183,700	0	\$183,700	402	14-002-021-00	whitneyville rd	33.400	32.868	\$5,589	
6/29/2020	\$190,000	0	\$190,000	402	14-019-001-10	green lake rd	30.000	30.000	\$6,333	
	\$373,700		\$373,700				63.400	62.868	\$5,944	
8/16/2021	\$500,000	0	\$500,000	102	14-024-001-00	robertson rd	75.000	74.318	\$6,728	

DUNCAN LAKEFRONT 2 YR 4/1/20 TO 3/31/22

PARCEL	ADDRESS	SALE PRICE	DATE	IMP VAL	RES LAND	FF	\$/FF	SQFT	\$/SQFT
14-130-006-00	7100 KIMBERLY DR	\$680,000	8/20/2020	313,386	\$366,614	100	\$3,666.14	26,700	\$13.73
14-007-011-40	6451 IVAN TR	\$644,700	9/10/2020	273,939	\$370,761	150	\$2,471.74	85,813	\$4.32
14-070-011-00	6839 N NOFFKE	\$730,000	8/2/2021	324,282	\$405,718	160	\$2,535.74	40,000	\$10.14
14-130-003-00	7046 KIMBERLY DR	\$627,000	12/15/2021	228,279	\$398,721	100	\$3,987.21	29,185	\$13.66
14-050-008-00	7205 N NOFFKE	\$350,000	1/6/2022	151,228	\$198,772	60	\$3,312.87	8,100	\$24.54
14-050-009-00	7215 N NOFFKE	\$425,000	1/14/2022	233,104	\$191,896	60	\$3,198.27	7,710	\$24.89
				\$1,932,482		630	\$3,067.43	197,508	\$9.78
14-070-013-10	6795 N NOFFKE DR	\$515,000	10/5/2020	249,396	\$265,604	47.34	\$5,610.56	16,291	\$16.30 OUTLIER \$FF
14-007-001-52	6904 DUNCAN SHORES LN	\$750,000	3/31/2021	503,839	\$246,161	143	\$1,721.41	87,120	\$2.83 OUTLIER \$FF

DUNCAN BACKLOT

PARCEL	ADDRESS	SALE PRICE	DATE	IMP VAL	RES LAND	FF	\$/FF	SQFT	\$/SQFT
14-006-018-20	12398 NEAR LN	\$223,000	3/18/2019	106,323	\$116,677	138.57	\$842.01	43,559	\$2.68
14-060-010-00	7370 N NOFFKE	\$238,000	8/4/2020	151,222	\$86,778	100	\$867.78	15,000	\$5.79
				\$203,455		238.57	\$852.81	58,559	\$3.47
14-060-002-00	7236 N NOFFKE	\$220,500	3/20/2020	116,136	\$104,364	90	\$1,159.60	13,500	\$7.73 OUTLIER \$FF

OLDER PLATS

PARCEL	ADDRESS	SALE PRICE	DATE	IMP VAL	RES LAND	FF	\$/FF	SQFT	\$/SQFT
14-110-001-20	2126 N M-37	\$178,000	12/31/2020	136,605	\$41,395	94.48	\$438.14	14,549	\$2.85
14-120-031-00	2087 BROOK	\$211,000	1/4/2021	153,134	\$57,866	125	\$462.93	22,651	\$2.55
14-120-022-00	2101 FAWN	\$229,000	3/1/2021	211,071	\$17,929	92.43	\$193.97	21,344	\$0.84
14-120-037-00	211 BROOK ST	\$270,600	9/30/2021	220,700	\$49,900	121.85	\$409.52	13,500	\$3.70
14-090-003-00	5827 STIMSON	\$278,000	1/19/2022	237,363	\$40,637	132	\$307.86	15,028	\$2.70
					\$207,727	565.76	\$367.16	87,072.84	\$2.39

RIVERFRONT

PARCEL	ADDRESS	SALE PRICE	DATE	IMP VAL	RES LAND	FF	\$/FF	SQFT	\$/SQFT
14-040-008-00	BOUMAN	\$70,000	7/30/2019	0	\$70,000	150	\$466.67	43516	\$1.61
14-040-002-00	7030 BOUMAN DR	\$354,000	7/10/2020	231,546	\$122,454	146	\$838.73	46428	\$2.64
14-040-001-60	7145 BOUMAN DR	\$350,000	11/30/2021	224,753	\$125,247	150	\$834.98	37810	\$3.31
					\$317,701	446	\$712.33	84238	\$3.77

Acreage Parcels

PARCEL	ADDRESS	SALE PRICE	DATE	IMP VAL	RES LAND	FF	\$/FF	ACRES	\$/ACRE
14-010-002-60	6510 RIVERSIDE	\$452,000	8/24/2021	\$324,170	\$127,830			1.24	\$103,089
14-011-016-10	6790 RIVERS EDGE	\$310,000	2/3/2020	\$221,704	\$88,296			1.32	\$66,891
					\$216,126			2.56	\$84,424
14-010-002-75	6364 RIVERSIDE	\$575,000	8/18/2021	\$364,490	\$210,510			11.80	\$17,839.83

BACKLOTS

PARCEL	ADDRESS	SALE PRICE	DATE	IMP VAL	RES LAND	FF	\$/FF	SQFT	\$/SQFT
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No sales used older plats

Village Land Site Value

Village Residential

4/1/2020 to 3/31/2022

DATE	PARCEL ID	AREA	FF	SP	IMP VALUE	LAND RES	\$/SQFT	\$/FF
5/18/2020	41-061-007-00	0.4	132	\$151,000	\$93,579	\$57,421	\$3.30	\$435
5/28/2020	41-023-243-00	0.625	85	\$197,500	\$165,609	\$31,891	\$1.17	\$375
6/19/2020	41-063-001-00	0.731	99	\$173,889	\$119,010	\$54,879	\$1.72	\$554
6/19/2020	41-005-003-00	0.163	76.5	\$168,000	\$121,269	\$46,731	\$6.58	\$611
7/7/2020	41-127-016-00	0.322	116.88	\$217,350	\$141,632	\$75,718	\$5.40	\$648
7/31/2020	41-090-017-00	0.248	80	\$164,800	\$106,906	\$57,894	\$5.36	\$724
8/7/2020	41-127-013-00	0.308	100	\$219,000	\$156,067	\$62,933	\$4.69	\$629
9/2/2020	41-049-002-00	0.218	72	\$155,000	\$105,891	\$49,109	\$5.17	\$682
9/5/2020	41-049-012-00	0.2	66	\$189,900	\$141,660	\$48,240	\$5.54	\$731
10/28/2020	41-084-008-00	0.2	66	\$115,000	\$71,201	\$43,799	\$5.03	\$664
10/28/2020	41-014-005-00	0.152	50	\$140,000	\$100,370	\$39,630	\$5.99	\$793
10/29/2020	41-127-015-00	0.337	100	\$230,700	\$163,072	\$67,628	\$4.61	\$676
11/3/2020	41-105-020-02	0.386	74	\$200,000	\$139,747	\$60,253	\$3.58	\$814
12/1/2020	41-044-007-00	0.364	80	\$161,300	\$112,273	\$49,027	\$3.09	\$613
12/17/2020	41-127-034-00	0.42	100	\$220,000	\$153,430	\$66,570	\$3.64	\$666
1/21/2021	41-018-002-00	0.2	66	\$146,000	\$87,857	\$58,143	\$6.67	\$881
4/2/2021	41-061-001-00	0.2	66	\$165,000	\$99,212	\$65,788	\$7.55	\$997
5/25/2021	41-085-002-00	0.362	132	\$176,000	\$104,346	\$71,654	\$4.54	\$543
8/2/2021	41-085-006-00	0.414	151	\$230,000	\$140,382	\$89,618	\$4.97	\$593
9/8/2021	41-033-003-00	0.2	66	\$170,000	\$113,942	\$56,058	\$6.43	\$849
9/8/2021	41-049-013-00	0.35	132	\$250,000	\$165,541	\$84,459	\$5.54	\$640
9/9/2021	41-057-006-00	0.3	99	\$166,000	\$95,256	\$70,744	\$5.41	\$715
9/17/2021	41-062-003-00	0.4	132	\$203,000	\$115,113	\$87,887	\$5.04	\$666
10/1/2021	41-020-003-00	0.2	66	\$185,000	\$125,721	\$59,279	\$6.80	\$898
10/29/2021	41-045-009-00	0.355	117	\$180,000	\$107,813	\$72,187	\$4.67	\$617
12/16/2021	41-027-925-00	0.363	120	\$257,950	\$158,046	\$99,904	\$6.32	\$833
1/7/2022	41-049-013-00	0.35	132	\$260,000	\$165,541	\$94,459	\$6.20	\$716
1/7/2022	41-205-011-00	0.277	95	\$240,000	\$151,458	\$88,542	\$7.34	\$932
5.274			2671.38		\$1,810,445		\$7.88	\$678
								Used: \$650

MIDDLEVILLE DOWNS

4/1/2020 to 3/31/2022

DATE	PARCEL ID	AREA	FF	SP	IMP VALUE	LAND RES	\$/SQFT	\$/FF
6/17/2020	41-160-004-00	0.193	60	\$130,000	105,857	\$24,143	\$2.87	\$402
10/13/2020	41-150-024-00	0.275	69	\$180,000	126,088	\$53,912	\$4.50	\$781
11/2/2020	41-175-002-00	0.374	150	\$178,000	127,579	\$50,421	\$3.09	\$336
11/9/2020	41-170-005-00	0.247	73.21	\$168,000	107,920	\$60,080	\$5.58	\$821
1/8/2021	41-170-029-00	0.207	60	\$145,500	97,656	\$47,844	\$5.31	\$797
1/15/2021	41-160-017-00	0.193	60	\$155,000	105,720	\$49,280	\$5.86	\$821
1/29/2021	41-170-002-00	0.249	70	\$207,500	150,578	\$56,922	\$5.25	\$813
5/20/2021	41-185-008-00	0.229	70	\$210,000	144,506	\$65,494	\$6.57	\$936
9/24/2021	41-155-005-00	0.193	60	\$151,000	102,265	\$48,735	\$5.80	\$812
10/6/2021	41-150-025-00	0.248	80	\$186,000	127,114	\$58,886	\$5.45	\$736
10/11/2021	41-160-016-00	0.193	60	\$210,000	153,154	\$56,846	\$6.76	\$947
11/5/2021	41-155-016-00	0.222	68.76	\$150,000	83,405	\$66,595	\$6.89	\$969
12/13/2021	41-165-008-00	0.249	60	\$150,000	100,451	\$49,549	\$4.57	\$826
3/15/2022	41-160-025-00	0.207	60	\$210,000	154,871	\$55,129	\$6.11	\$919
3.279			1000.97		\$743,836		\$5.21	\$743
								Used: \$725

Village Land Site Value

4/1/2020 to 3/31/2022

DATE	PARCEL ID	SP	LAND RES
Village Condos			
7/7/2020	41-220-006-00	\$186,000	15% 0 \$27,900
9/8/2020	41-210-010-00	\$203,000	0 \$30,450
10/12/2020	41-220-010-00	\$200,000	0 \$30,000
2/2/2021	41-220-014-00	\$205,000	0 \$30,750
2/19/2021	41-210-013-00	\$277,318	0 \$41,598
3/8/2021	41-210-014-00	\$245,309	0 \$36,796
7/2/2021	41-210-015-00	\$246,316	0 \$36,947
7/2/2021	41-220-001-00	\$221,000	0 \$33,150
7/31/2021	41-220-014-00	\$225,000	0 \$33,750
11/21/2021	41-210-015-00	\$250,000	0 \$37,500
12/27/2021	41-210-005-00	\$308,074	0 \$46,211
1/14/2022	41-210-007-00	\$360,994	0 \$54,149
			\$36,600
Millpond Condos			
12/27/2021	41-225-009-00	\$255,000	waterfront 25% 0 \$63,750
Easttown Condos			
6/17/2020	41-195-020-00	\$117,000	15% 0 \$17,550
7/20/2020	41-195-010-00	\$125,000	0 \$18,750
4/26/2021	41-195-001-00	\$103,000	0 \$15,450
5/25/2021	41-195-018-00	\$140,000	0 \$21,000
9/3/2021	41-195-013-00	\$165,000	0 \$24,750
2/25/2022	41-195-012-00	\$140,000	0 \$21,000
			0 \$19,750