

City of North Muskegon: C1 - Commercial - General

Units Analyzed: Whitehall Twp. (03), City of Montague (21), City of Whitehall (22), City of North Muskegon (23)

DATES ANALYZED: April 1, 2022 - March 31, 2024

EXTRACTED									
PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE (ACRES)	ASSD. WHEN SOLD	CUR. APPRAISAL	LAND RESIDUAL	CURRENT TCV (Per Land Table)	COMMENTS
ATYPICAL									
21-161-013-0013-00	8725 WATER ST	01/26/23	\$120,000	0.17			\$34,227	\$42,000	
23-585-007-0017-00	1826 RUDDIMAN DR	10/24/22	\$105,000	0.20			\$24,370	\$42,000	
TYPICAL									
22-220-016-0010-00	115 E Colby St	4/13/2022	\$275,000	.34 A			\$98,450	\$41,250	
LARGE									
03-026-100-0018-00	8210 Whitehall Rd	9/14/2022	\$240,000	.55 A			\$149,200	\$70,000	
EX LARGE									
ACREAGE									
03-026-100-0014-00	2865 W Holton Whitehall Rd	8/31/2022	\$2,300,000	4.14 A			\$734,840	\$458,640	

0 vacant land sales and 5 improved sales with extracted land values within the studied time frame. No adjustment to the land table is deemed necessary based upon this analysis.

2025 LAND VALUE TABLE

C1. - Commercial - General							
1 ACRE	115,500	3 ACRE	183,750	10 ACRE	236,250	30 ACRE	341,250
1.5 ACRE	131,250	4 ACRE	194,250	15 ACRE	262,500	40 ACRE	367,500
2 ACRE	157,500	5 ACRE	204,750	20 ACRE	288,750	50 ACRE	393,750
2.5 ACRE	173,250	7 ACRE	220,500	25 ACRE	315,000	100 ACRE	630,000
ATYPICAL	42000	TYPICAL	57750	LARGE	73500	EX LARGE	99750

City of North Muskegon: C3. - COMM/WATERFRONT

Units Analyzed: City of Montague (21), City of North Muskegon (23), City of Muskegon (24)

DATES ANALYZED: April 1, 2022 - March 31, 2024

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE	VALUE EXTRACTED	LAND RESIDUAL	CURRENT TCV (Per Land Table)	COMMENTS	CURRENT TCV (Per Land Table)
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ATYPICAL

TYPICAL

LARGE

EX LARGE

ACREAGE

24-205-469-0001-10	W Western Ave	8/10/2023	\$700,000	2.18 A			\$568,000		
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EXTRACTED

ATYPICAL

TYPICAL

23-168-072-0001-80	360 Ruddiman	6/14/2022	\$350,000	.47 A		\$160,200	\$160,000		
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LARGE

EX LARGE

ACREAGE

CURRENT LISTINGS

24-205-469-0001-10	W Western Ave	Current Listing	\$872,000	2.18 A			\$626,220		
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1 vacant land sale within the studied time period and 1 improved sales with extracted land value considered, along with 1 current listing. Based upon a review of this data, a 5% upward adjustment was made to all land size classifications for 2025.

NEW 2025 LAND VALUE TABLE

C3. - COMM/WATERFRONT

1 ACRE	330,750	3 ACRE	689,063	10 ACRE	1,323,000	30 ACRE	3,031,875
1.5 ACRE	470,453	4 ACRE	826,875	15 ACRE	1,764,000	40 ACRE	3,307,500
2 ACRE	606,375	5 ACRE	937,125	20 ACRE	2,315,250	50 ACRE	3,858,750
2.5 ACRE	661,500	7 ACRE	1,019,813	25 ACRE	2,756,250	100 ACRE	5,512,500
ATYPICAL	157500	TYPICAL	183750	LARGE	210000	EX LARGE	236250

C.3 - CHANNEL FRONTAGE

1 ACRE	105000	3 ACRE	236250	10 ACRE	525000	30 ACRE	871500
1.5 ACRE	131250	4 ACRE	315000	15 ACRE	577500	40 ACRE	939750
2 ACRE	183750	5 ACRE	367500	20 ACRE	630000	50 ACRE	1008000
2.5 ACRE	210000	7 ACRE	420000	25 ACRE	735000	100 ACRE	1890000
ATYPICAL CHANNEL	73500	TYPICAL CHANNEL	84000	LARGE CHANNE	91875	EX LRG CHANNEL	105000

City of North Muskegon: I - Industrial - General
Units Analyzed: Muskegon Twp. (10), Egelston Twp. (11), City of North Muskegon (23), City of Muskegon (24), City of Norton Shores (27)
DATES ANALYZED: April 1, 2022 - March 31, 2024

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE	VALUE EXTRACTED	LAND RESIDUAL	CURRENT TCV (Per Land Table)	COMMENTS
ATYPICAL								
TYPICAL								
LARGE								
EX LARGE								
ACREAGE								
11-031-200-0017-50 & 51	2050 Northwoods Dr	5/31/2023	\$98,000	6.90 A			\$98,750	
10-027-400-0025-00	2212 E Laketon Ave	2/6/2024	\$300,000	21.92 A			\$107,208	

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE	ASSD. WHEN SOLD	CUR. APPRAISAL	LAND RESIDUAL	CURRENT TCV (Per Land Table)
EXTRACTED								
ATYPICAL								
TYPICAL								
LARGE								
27-515-003-0020-00	2788 MCCracken	08/24/23	\$300,000	0.69			\$130,280	\$20,000
EX LARGE								
ACREAGE								
24-205-098-0001-30	1485 S GETTY ST	09/12/22	\$1,500,000	2.40			\$448,072	\$52,500
24-205-098-0001-20	1537 S GETTY ST	08/30/22	\$500,000	2.90			\$120,271	\$58,438
10-031-200-0020-00	4784 E. Evanston Ave	12/29/2022	\$350,000	9.25 A			\$183,863	\$71,250

CURRENT LISTINGS								
10-027-400-0025-00	2212 E. Laketon Ave	Current Listing	\$330,600 - Listing	21.92 A			\$15,082	50 Location \$107,208
11-031-400-0004-00	4545 E. Evanston Ave	Current Listing	\$1,956,000 - Listing	48.38 A			\$40,430	75 Location \$293,918

2 vacant land sales and 4 extracted land sales within time frame. 2 current listings were also considered. No adjustments for 2025 were made.

2025 LAND VALUE TABLE								
I - Industrial - General								
1 ACRE	25,000	3 ACRE	47,500	10 ACRE	125,000	30 ACRE	267,500	
1.5 ACRE	30,000	4 ACRE	60,000	15 ACRE	172,500	40 ACRE	350,000	
2 ACRE	35,000	5 ACRE	75,000	20 ACRE	200,000	50 ACRE	400,000	
2.5 ACRE	43,750	7 ACRE	100,000	25 ACRE	237,500	100 ACRE	500,000	

City of North Muskegon: I - INDUSTRIAL PRIME

Units Analyzed: Fruitport Twp. (15), City of North Muskegon (23), City of Muskegon (24), City of Norton Shores (27)

DATES ANALYZED: April 1, 2022 - March 31, 2024

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE				CURRENT TCV (Per Land Table)	COMMENTS
ATYPICAL									
TYPICAL									
LARGE									
EX LARGE									
27-121-300-0043-00	5708 Grand Haven	7/25/2023	\$38,500	.95 A				\$38,250	
ACREAGE									
27-120-200-0014-15	753 E Porter Rd	9/13/2022	\$45,000	2.75 A				\$72,500	
27-648-000-0013-00	4946 Paul Ct	8/9/2023	\$76,130	3.32 A				\$78,180	
27-676-000-0025-00 & 27-676-000-0025-10	1070 & 1130 North Gateway Blvd	4/29/2022	\$390,000	7.11 A				\$151,188	125 Park

EXTRACTED

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE	ASSD. WHEN SOLD	CUR. APPRAISAL	LAND RESIDUAL	CURRENT TCV (Per Land Table)	COMMENTS
ATYPICAL									
TYPICAL									
LARGE									
EX LARGE									
ACREAGE									
24-694-000-0041-00	2304 OLTHOFF DR	11/22/23	\$375,000	2.19	\$181,000	\$377,736	\$90,854	\$93,590	
27-676-000-0023-00	1165 NORTH GATEWAY	10/17/22	\$1,090,000	2.66	\$445,600	\$1,034,187	\$145,251	\$89,438	
24-133-300-0018-00	2409 ROBERTS ST	11/17/22	\$645,000	2.70	\$215,200	\$518,761	\$198,239	\$72,000	

CURRENT LISTINGS									
27-649-000-0025-00	799 E Porter	Current Listing	\$149,000 - Listing	4.58 A				\$90,760	
15-102-200-0001-00	E Broadway	Current Listing	\$280,000 - Listing	26.76 A				\$272,320	
27-648-000-0017-00	4875 Paul Ct	Current Listing	\$68,160 - Listing	2.27 A				\$67,720	

4 land sales, 3 improved sale with extracted land value and 3 current listings within studied time frame. No adjustment to table based on this data but will continued to be monitored for possible adjustment.

2025 LAND VALUE TABLE

I - INDUSTRIAL PRIME									
1 ACRE	50,000	3 ACRE	75,000	10 ACRE	145,000	30 ACRE	295,000		
1.5 ACRE	60,000	4 ACRE	85,000	15 ACRE	190,000	40 ACRE	365,000		
2 ACRE	65,000	5 ACRE	95,000	20 ACRE	225,000	50 ACRE	475,000		
2.5 ACRE	70,000	7 ACRE	120,000	25 ACRE	260,000	100 ACRE	800,000		
ATYPICAL - PRIME	30000	TYPICAL - PRIME	35000	LARGE - PRIM	40000	EX LARGE - PRIME	45000		

City of North Muskegon Land Value Analysis:

R1 Muskegon Lake Ftg

Dates Analyzed: 04/01/2022 - 03/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Net Acres	Dollars/FF	Liber/Page
23-145-002-0001-70	1017 MOORINGS CT	12/01/23	\$700,000	\$318,470	\$222,991	0.30	\$7,141	4345/502
23-342-001-0006-00	321 RUDDIMAN DR	10/14/22	\$605,000	\$369,288	\$400,000	0.74	\$4,616	4312/896
23-168-063-0001-50	601 RUDDIMAN DR	02/16/24	\$800,000	\$330,698	\$443,234	0.84	\$3,731	4349/348
23-303-000-0007-00	300 E CIRCLE DR	08/29/22	\$974,702	\$667,328	\$788,176	1.22	\$4,233	4309/429
23-544-002-0008-00	739 RUDDIMAN DR	03/01/24	\$825,000	\$541,598	\$584,695	1.26	\$4,631	4349/756
23-242-003-0006-00	1309 RUDDIMAN DR	08/23/23	\$1,000,000	\$574,045	\$662,367	1.60	\$4,333	4337/308

Removed site values. Dropped \$/FF from \$5000 to \$4500. Removed Rear Land Acreage Table.

Acreage Table 'A'

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="230,000"/>	3 Acre: <input type="text" value="490,000"/>	10 Acre: <input type="text" value="1,010,000"/>	30 Acre: <input type="text" value="1,660,000"/>
1.5 Acre: <input type="text" value="295,000"/>	4 Acre: <input type="text" value="620,000"/>	15 Acre: <input type="text" value="1,140,000"/>	40 Acre: <input type="text" value="1,790,000"/>
2 Acre: <input type="text" value="360,000"/>	5 Acre: <input type="text" value="750,000"/>	20 Acre: <input type="text" value="1,270,000"/>	50 Acre: <input type="text" value="1,920,000"/>
2.5 Acre: <input type="text" value="425,000"/>	7 Acre: <input type="text" value="880,000"/>	25 Acre: <input type="text" value="1,400,000"/>	100 Acre: <input type="text" value="3,600,000"/>

Frontage

Description:

Front Foot Rate:

Standard Depth:

Standard Frontage (Opt.):

City of North Muskegon Land Value Analysis:

R.2 Bear Lake Ftg

Dates Analyzed: 04/01/2022 - 03/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Total Acres	Dollars/FF	Liber/Page
23-569-000-0005-00	1852 CEDAR ST	04/01/22	\$228,000	\$58,482	\$80,000	50.0	0.50	\$1,170	4297/012
23-382-000-0002-00	604 LAKE DR	07/03/23	\$950,000	\$357,189	\$374,000	68.0	0.58	\$5,253	4333/356
23-262-000-0003-00	750 LAKE DR	07/25/22	\$1,025,000	\$543,952	\$550,000	100.0	1.09	\$5,440	4306/351
23-168-071-0002-70	490 BEAR LAKE RD	09/01/22	\$550,000	\$307,582	\$303,600	187.4	1.95	\$1,641	4309/644

*23-168-071-0002-70 has a 50% Land Adjustment

Sales support current values, no changes made this year.

Extra Large was changed to 225k from 250k to keep in line and below 1 acre value.

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="230,000"/>	3 Acre:	<input type="text" value="490,000"/>	10 Acre:	<input type="text" value="1,010,000"/>	30 Acre:	<input type="text" value="1,660,000"/>
1.5 Acre:	<input type="text" value="295,000"/>	4 Acre:	<input type="text" value="620,000"/>	15 Acre:	<input type="text" value="1,140,000"/>	40 Acre:	<input type="text" value="1,790,000"/>
2 Acre:	<input type="text" value="360,000"/>	5 Acre:	<input type="text" value="750,000"/>	20 Acre:	<input type="text" value="1,270,000"/>	50 Acre:	<input type="text" value="1,920,000"/>
2.5 Acre:	<input type="text" value="425,000"/>	7 Acre:	<input type="text" value="880,000"/>	25 Acre:	<input type="text" value="1,400,000"/>	100 Acre:	<input type="text" value="3,600,000"/>

Frontage

Description:

Front Foot Rate:

Sites

Description:

Site Value:

Frontage

Description:

Front Foot Rate:

Frontage

Description:

Front Foot Rate:

City of North Muskegon Land Value Analysis:

R.3 Average Subs West

Dates Analyzed: 04/01/2022 - 03/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Liber/Page
23-422-009-0010-00	1114 MILLS AVE	07/05/22	\$202,000	\$202,000	\$17,295	\$26,000	0.18	\$98,267	4304/910
23-422-015-0004-00	1209 MILLS AVE	05/18/22	\$258,000	\$258,000	\$45,953	\$26,000	0.20	\$229,765	4301/200
23-423-013-0005-00	1305 MILLS AVE	05/11/22	\$165,000	\$165,000	\$23,681	\$26,000	0.20	\$118,405	4300/105
23-423-014-0008-00	1406 RUDDIMAN DR	11/04/22	\$267,000	\$267,000	\$37,284	\$26,000	0.20	\$186,420	4314/774
23-572-000-0019-00	713 FOWLER ST	09/12/22	\$289,900	\$289,900	\$49,200	\$26,000	0.22	\$224,658	4310/353
23-262-000-0083-10	726 MILLS AVE	04/21/22	\$256,000	\$256,000	\$31,728	\$26,000	0.23	\$141,013	4298/454
23-262-000-0095-00	743 MILLS AVE	02/16/24	\$218,000	\$218,000	\$36,845	\$26,000	0.23	\$161,601	4349/364
23-128-000-0091-00	236 MCCONNELL AVE	02/21/23	\$200,000	\$200,000	\$43,047	\$30,000	0.25	\$170,146	4321/611
23-262-000-0044-00	701 OAKMERE PL	08/18/22	\$206,700	\$206,700	\$27,522	\$30,000	0.27	\$103,466	4308/614
23-572-000-0010-00	517 FOWLER ST	05/16/22	\$202,000	\$202,000	\$32,890	\$30,000	0.27	\$120,476	4300/676
23-262-000-0088-00	703 MILLS AVE	08/30/22	\$380,000	\$380,000	\$17,580	\$30,000	0.29	\$61,254	4309/275
23-128-000-0089-00	501 BEAR LAKE RD	02/21/23	\$183,500	\$183,500	\$32,501	\$30,000	0.29	\$111,305	4321/656
23-262-000-0042-00	708 OAKMERE PL	08/21/23	\$234,900	\$234,900	\$31,384	\$30,000	0.30	\$104,613	4337/555
23-422-010-0010-00	1014 MILLS AVE	04/27/22	\$250,000	\$250,000	\$43,111	\$30,000	0.32	\$133,471	4300/672
23-262-000-0029-00	652 RUDDIMAN DR	10/06/23	\$360,000	\$360,000	\$35,951	\$30,000	0.39	\$91,712	4340/438
23-422-008-0005-00	1201 MOULTON AVE	06/09/22	\$300,000	\$300,000	\$36,029	\$30,000	0.40	\$90,073	4302/923
23-582-000-0014-00	123 CALIFORNIA AVE	08/29/23	\$260,000	\$260,000	\$50,779	\$34,000	0.48	\$106,903	4337/791
23-544-001-0018-00	777 RUDDIMAN DR	03/29/23	\$660,000	\$660,000	\$55,355	\$34,000	0.50	\$110,269	4325/482

No vacant land sales. Residuals show a slight increase in value, going up incrementally by rate group.

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="50,000"/>	3 Acre: <input type="text" value="54,000"/>	10 Acre: <input type="text" value="60,000"/>	30 Acre: <input type="text" value="80,000"/>
1.5 Acre: <input type="text" value="51,000"/>	4 Acre: <input type="text" value="55,000"/>	15 Acre: <input type="text" value="65,000"/>	40 Acre: <input type="text" value="85,000"/>
2 Acre: <input type="text" value="52,000"/>	5 Acre: <input type="text" value="56,000"/>	20 Acre: <input type="text" value="70,000"/>	50 Acre: <input type="text" value="90,000"/>
2.5 Acre: <input type="text" value="53,000"/>	7 Acre: <input type="text" value="57,000"/>	25 Acre: <input type="text" value="75,000"/>	100 Acre: <input type="text" value="150,000"/>

<p>Sites</p> <p>Description: <input type="text" value="ATYPICAL"/></p> <p>Site Value: <input type="text" value="26000"/></p>	<p>Sites</p> <p>Description: <input type="text" value="TYPICAL"/></p> <p>Site Value: <input type="text" value="30000"/></p>
<p>Sites</p> <p>Description: <input type="text" value="LARGE"/></p> <p>Site Value: <input type="text" value="34000"/></p>	<p>Sites</p> <p>Description: <input type="text" value="EXTRA LARGE"/></p> <p>Site Value: <input type="text" value="38000"/></p>

City of North Muskegon Land Value Analysis:

R.3.A Average Subs East

Dates Analyzed: 04/01/2022 - 03/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Liber/Page
Vacant Sales									
23-138-000-0013-00	VIEW LN	03/31/23	\$12,000	\$12,000	\$12,000	\$18,000	0.18	\$66,667	4325/897
23-585-006-0012-00	1813 RUDDIMAN DR	10/18/22	\$20,000	\$20,000	\$20,000	\$20,000	0.20	\$100,000	4313/191
23-168-052-0001-35	670 STRALEY ST	09/20/22	\$15,000	\$15,000	\$15,000	\$20,000	0.31	\$47,923	4319/429
Improved Sales									
23-138-000-0023-00	2404 VIEW LN	06/21/23	\$330,000	\$330,000	\$23,640	\$18,000	0.16	\$144,146	4332/852
23-168-049-0001-60	3002 RIVERVIEW AVE	06/12/23	\$170,000	\$170,000	\$19,294	\$18,000	0.19	\$101,547	4333/779
23-585-007-0012-00	410 EIMER ST	05/06/22	\$220,000	\$220,000	\$10,033	\$20,000	0.22	\$44,790	4299/609
23-585-006-0006-00	1837 RUDDIMAN DR	04/29/22	\$270,000	\$270,000	\$22,986	\$20,000	0.24	\$97,398	4299/095
23-168-049-0001-50	2962 RIVERVIEW AVE	09/08/23	\$182,000	\$182,000	\$27,187	\$20,000	0.28	\$98,862	4339/892

Our three vacant sales show that land values are in line with a range of residuals higher and lower than our values. No change this year.

Acresage Table 'A'



Description: **AVERAGE SUBS EAST**

Estimated Land Values
Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="37,000"/>	3 Acre: <input type="text" value="39,000"/>	10 Acre: <input type="text" value="45,000"/>	30 Acre: <input type="text" value="57,000"/>
1.5 Acre: <input type="text" value="37,500"/>	4 Acre: <input type="text" value="40,000"/>	15 Acre: <input type="text" value="48,000"/>	40 Acre: <input type="text" value="63,000"/>
2 Acre: <input type="text" value="38,000"/>	5 Acre: <input type="text" value="41,000"/>	20 Acre: <input type="text" value="51,000"/>	50 Acre: <input type="text" value="69,000"/>
2.5 Acre: <input type="text" value="38,500"/>	7 Acre: <input type="text" value="43,000"/>	25 Acre: <input type="text" value="54,000"/>	100 Acre: <input type="text" value="120,000"/>

Sites Description: ATYPICAL Site Value: <input type="text" value="18000"/>	Sites Description: TYPICAL Site Value: <input type="text" value="20000"/>
Sites Description: LARGE Site Value: <input type="text" value="22000"/>	Sites Description: EXTRA LARGE Site Value: <input type="text" value="26000"/>

City of North Muskegon Land Value Analysis:

R9 Channel Point Condo

Dates Analyzed: 04/01/2022 - 03/31/2024

Units Analyzed: City of Norton Shores

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Liber/Page
27-238-000-0017-00	824 ASHLEE	10/11/22	\$405,000	\$405,000	\$54,865	\$50,000	0.31	4312/509
27-285-000-0030-00	275 BOULDER	09/05/23	\$474,900	\$474,900	\$54,326	\$65,000	0.55	4338/638
27-285-000-0037-00	282 DURANGO DR	07/15/22	\$446,000	\$446,000	\$70,601	\$65,000	0.52	4305/835
27-285-000-0061-00	42 BOULDER	11/13/23	\$565,000	\$565,000	\$42,836	\$65,000	0.47	4343/482
27-305-000-0001-00	1988 FOREST GLEN CT	08/31/22	\$415,000	\$415,000	\$53,760	\$68,000	0.42	4309/408
27-305-000-0026-00	1986 WEST GLEN CT	11/13/23	\$390,000	\$390,000	\$57,943	\$65,000	0.23	4342/972
27-305-000-0053-00	4346 EAST GLEN CT	07/25/22	\$495,251	\$495,251	\$60,018	\$68,000	0.31	4306/595
27-653-000-0043-00	3717 BELLAIRE	03/31/23	\$355,000	\$355,000	\$51,430	\$60,000	0.43	4327/780
27-658-000-0119-00	2340 BLISSFIELD CT	01/20/23	\$380,000	\$380,000	\$58,092	\$60,000	0.30	4319/749
27-853-000-0006-00	120 MARSH TRAIL	10/27/23	\$400,000	\$400,000	\$64,183	\$55,000	0.20	4342/070
27-853-000-0016-00	6779 WINTER CREEK RD	10/18/23	\$360,000	\$360,000	\$54,102	\$60,000	0.23	4341/240
27-853-000-0106-00	10 W WATERSHORE DR	05/12/22	\$412,000	\$412,000	\$68,040	\$60,000	0.19	4300/267

Land table is staying at present values.

Acreage Table 'A'

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="715,000"/>	3 Acre: <input type="text" value="775,000"/>	10 Acre: <input type="text" value="950,000"/>	30 Acre: <input type="text" value="1,075,000"/>
1.5 Acre: <input type="text" value="730,000"/>	4 Acre: <input type="text" value="800,000"/>	15 Acre: <input type="text" value="975,000"/>	40 Acre: <input type="text" value="2,025,000"/>
2 Acre: <input type="text" value="745,000"/>	5 Acre: <input type="text" value="850,000"/>	20 Acre: <input type="text" value="1,025,000"/>	50 Acre: <input type="text" value="3,000,000"/>
2.5 Acre: <input type="text" value="760,000"/>	7 Acre: <input type="text" value="900,000"/>	25 Acre: <input type="text" value="1,050,000"/>	100 Acre: <input type="text" value="5,000,000"/>

Sites

Description:

Site Value:

City of North Muskegon Land Value Analysis:

R.16 Better Subs Land Table

Dates Analyzed: 04/01/2022 - 03/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Net Acres	Liber/Page
23-382-000-0007-00	855 LYNCOTT ST	08/28/23	\$360,000	\$115,769	\$70,000	0.26	4337/740
23-382-000-0025-00	640 LYNCOTT ST	07/07/23	\$450,000	\$36,781	\$70,000	0.27	4334/750
23-382-000-0044-00	640 FRANKLIN ST	05/25/22	\$332,400	\$48,997	\$70,000	0.28	4301/607
23-382-000-0009-00	805 LYNCOTT ST	06/07/23	\$392,000	\$111,218	\$70,000	0.31	4331/983
23-303-000-0006-10	311 W CIRCLE DR	01/13/23	\$800,000	\$132,773	\$105,000	0.72	4319/668
Totals:			\$1,534,400	\$312,765	\$280,000	1.12	
					Average	Average	
					per FF=>	per Net Acre=>	

No vacant land sales in this land table. Land Table will stay the same with a grouping above and below the land value.

<p>Sites</p> <p>Description: ATYPICAL</p> <p>Site Value: 65000</p>	<p>Sites</p> <p>Description: TYPICAL</p> <p>Site Value: 70000</p>
<p>Sites</p> <p>Description: LARGE</p> <p>Site Value: 75000</p>	<p>Sites</p> <p>Description: EXTRA LARGE</p> <p>Site Value: 80000</p>

City of North Muskegon Land Value Analysis:

R23 Mills Ave Condo

Dates Analyzed: 04/01/2022 - 03/31/2024

Units Analyzed: City of North Muskegon, Roosevelt Park, Norton Shores

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Liber/Page
23-425-000-0007-00	1843 MILLS AVE	05/20/22	\$120,000	\$120,000	\$29,791	\$20,000	0.00	4301/367
Totals:			\$120,000	\$120,000	\$29,791	\$20,000	0.00	
						Average per FF=>	Average per Net Acre=>	

25-264-000-0003-00	1180 W NORTON	08/05/22	\$222,000	\$222,000	\$21,394	\$17,500	0.00	4307/413
25-520-000-0015-00	1348 W NORTON	03/06/24	\$185,000	\$185,000	\$16,739	\$18,000	0.00	4355/058
25-500-000-0035-00	3377 GERMAINE RD	03/29/24	\$232,000	\$232,000	\$13,173	\$18,000	0.00	4353/646
25-500-000-0013-00	1044 LEROUX RD	01/27/23	\$150,000	\$150,000	\$24,066	\$18,000	0.00	4320/081
27-707-000-0008-00	5807 CROSSWINDS	06/29/22	\$123,000	\$123,000	\$20,775	\$25,000	0.12	4304/357
27-707-000-0058-00	5883 CROSSWINDS	11/14/22	\$145,500	\$145,500	\$17,748	\$25,000	0.12	4315/210
27-707-000-0105-00	5827 CROSSWINDS	06/24/22	\$127,000	\$127,000	\$21,467	\$25,000	0.12	4304/106
27-721-000-0030-00	104 LAKESHORE BLVD	09/01/23	\$125,000	\$125,000	\$20,560	\$18,000	0.13	4338/914

This land table will stay at present values.

Sites

Description:

Site Value:

City of North Muskegon Land Value Analysis:

R27 North Pier Condos

Dates Analyzed: 04/01/2022 - 03/31/2024

Units Analyzed: City of North Muskegon, Norton Shores

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Liber/Page
23-443-000-0035-00	2411 LAKE AVE	05/19/22	\$252,000	\$252,000	\$39,282	\$40,000	0.07	4300/977
Outside Units								
27-145-000-0014-00	3759 ARBORWAY	12/12/22	\$185,000	\$185,000	\$37,386	\$32,000	0.19	4317/195
27-145-000-0015-00	3755 ARBORWAY	12/09/22	\$189,900	\$189,900	\$44,248	\$32,000	0.19	4317/072
27-238-000-0038-00	908 KATIE	10/24/22	\$369,900	\$369,900	\$38,705	\$50,000	0.28	4313/622
27-293-000-0037-00	3836 FAIRWAY DI	10/03/23	\$329,900	\$329,900	\$37,489	\$32,000	0.38	4340/144
27-465-000-0005-00	521 TOURNAMEN	08/11/22	\$250,000	\$250,000	\$40,263	\$35,000	0.00	4308/007
27-745-000-0052-00	955 SOUTH SAND	09/08/22	\$339,500	\$339,500	\$39,973	\$32,000	0.00	4309/979
27-813-000-0056-00	1045 ASPEN	07/18/22	\$276,000	\$276,000	\$40,182	\$32,000	0.19	4305/840
27-813-000-0089-00	4438 HICKORY LN	02/16/24	\$275,000	\$275,000	\$44,191	\$32,000	0.19	4351/373

Land table is staying at present values.

Rate Group 'A' ✕

Frontage

Description:

Front Foot Rate:

Standard Depth:

Standard Frontage (Opt.):

Maximum Frontage Factor:

Sites

Description:

Site Value:

City of North Muskegon Land Value Analysis:

R10 Four Corners Condos

Residuals Pulled From: City of Muskegon, City of Whitehall, and City of Roosevelt Park

Dates Analyzed: 04/01/2022 - 03/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value
24-510-000-0005-00	1249 LAKESHORE DR	09/12/22	\$132,000	\$132,000	\$10,864	\$3,240
24-138-000-0102-00	297 W CLAY AVE	01/03/24	\$215,000	\$215,000	\$28,960	\$7,500
22-230-000-0015-00	1231 S TIMBERVIEW D	12/16/22	\$235,000	\$235,000	\$22,851	\$12,000
25-500-000-0008-00	1037 LEROUX RD	01/06/23	\$100,000	\$100,000	\$6,080	\$18,000
25-500-000-0035-00	3377 GERMAINE RD	03/29/24	\$232,000	\$232,000	\$13,173	\$18,000
25-520-000-0015-00	1348 W NORTON	03/06/24	\$185,000	\$185,000	\$16,739	\$18,000
25-264-000-0003-00	1180 W NORTON	08/05/22	\$222,000	\$222,000	\$21,394	\$17,500

Zero sales in this land table, condo sales outside the unit were used. Land Table is staying at current levels.

Rate Group 'A'



Frontage

Description:

Front Foot Rate:

Standard Depth:

Standard Frontage (Opt.):

Maximum Frontage Factor:

Sites

Description:

Site Value:

City of North Muskegon Land Value Analysis:

R42 Windwatch Condo

Dates Analyzed: 04/01/2022 - 03/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Liber/Page
23-130-000-0006-00	625 WITHAM DR	10/31/23	\$402,000	\$402,000	\$58,676	\$40,000	0.00	4342/239
23-435-000-0006-00	2988 RIDGEVIEW ST	04/13/22	\$260,000	\$260,000	\$28,780	\$40,000	0.17	4298/144
23-435-000-0009-00	2994 RIDGEVIEW ST	12/08/23	\$260,000	\$260,000	\$35,409	\$40,000	0.17	4344/839
23-435-000-0013-00	2972 RIDGEVIEW ST	01/16/24	\$230,000	\$230,000	\$17,224	\$40,000	0.17	4346/827
23-435-000-0016-00	2966 RIDGEVIEW ST	04/28/23	\$255,000	\$255,000	\$44,924	\$40,000	0.17	4329/138
23-435-000-0027-00	2965 RIDGEVIEW ST	08/15/22	\$250,000	\$250,000	\$57,167	\$40,000	0.17	4308/180

Land Table will stay at current values.

Sites

Description:

Site Value: