

Fruitport Township Agricultural Land Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: AGR Townshipwide

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	ECF Area
15-018-300-0003-30	4763 CLOVERVILLE RD	11/22/23	\$65,000	\$65,000	4.32	AGR01
12-012-300-0004-00	GOEBEL RD	02/28/24	\$80,000	\$80,000	15.10	101
12-021-300-0009-30	E APPLE AVE	04/06/23	\$75,000	\$75,000	18.00	101
17-016-200-0006-00	4555 BOSSETT RD	11/17/23	\$220,000	\$220,000	20.00	AGR
16-025-100-0002-10	S SULLIVAN RD	05/01/23	\$160,000	\$160,000	39.50	A1
15-124-100-0001-00	S DANGL RD	11/29/23	\$400,000	\$400,000	40.00	AGR01

EXPANDED ANALYSIS AREA TO OTHER RURAL UNITS WITHIN THE COUNTY
 UPDATED ACREAGE TABLES TO REFLECT CURRENT VALUES

Acreage Table 'A'

Description: LAND TABLE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	30,000	3 Acre:	35,000	10 Acre:	60,000	30 Acre:	125,000
1.5 Acre:	31,000	4 Acre:	40,000	15 Acre:	75,000	40 Acre:	160,000
2 Acre:	32,000	5 Acre:	45,000	20 Acre:	90,000	50 Acre:	180,000
2.5 Acre:	34,000	7 Acre:	55,000	25 Acre:	100,000	100 Acre:	320,000

Close

Acreage Table 'B'

Description: ACREAGE IN B3 ZONE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	30,000	3 Acre:	35,000	10 Acre:	60,000	30 Acre:	125,000
1.5 Acre:	31,000	4 Acre:	40,000	15 Acre:	75,000	40 Acre:	160,000
2 Acre:	32,000	5 Acre:	45,000	20 Acre:	90,000	50 Acre:	180,000
2.5 Acre:	34,000	7 Acre:	55,000	25 Acre:	100,000	100 Acre:	320,000

Close

Fruitport Township Commercial Land Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: COM Airline

ACREAGE ANALYSIS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Net Acres	Dollars/FF	Land Table	Class
15-123-400-0029-00	AIRLINE RD	07/11/24	\$208,000	\$208,000	340.0	17.49	\$612	COM AIRLINE RD	202

FRONT FOOT ANALYSIS

15-123-100-0013-00	5200 SHORT ST	07/27/22	\$175,000	\$64,037	150.0	1.12	\$427	COM AIRLINE RD	201
15-125-400-0032-00	6510 AIRLINE RD	03/31/22	\$84,000	\$84,000	150.0	1.20	\$560	COM AIRLINE RD	202

OLDER FRONT FOOT SALES

15-123-100-0016-00	5223 SHORT ST	05/15/20	\$210,000	\$50,291	200.0	1.25	\$251	COM AIRLINE RD	201
15-123-100-0018-00	5232 AIRLINE RD	12/18/20	\$130,000	\$31,067	90.0	0.51	\$345	COM AIRLINE RD	201

Updated front foot rates as a result of the analysis. No changes to acreage tables.

USED
400 FF

Acreage Table 'A' ✕

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="35,000"/>	3 Acre: <input type="text" value="60,000"/>	10 Acre: <input type="text" value="120,000"/>	30 Acre: <input type="text" value="330,000"/>
1.5 Acre: <input type="text" value="36,000"/>	4 Acre: <input type="text" value="75,000"/>	15 Acre: <input type="text" value="180,000"/>	40 Acre: <input type="text" value="440,000"/>
2 Acre: <input type="text" value="48,000"/>	5 Acre: <input type="text" value="85,000"/>	20 Acre: <input type="text" value="240,000"/>	50 Acre: <input type="text" value="550,000"/>
2.5 Acre: <input type="text" value="50,000"/>	7 Acre: <input type="text" value="105,000"/>	25 Acre: <input type="text" value="300,000"/>	100 Acre: <input type="text" value="1,000,000"/>

Acreage Table 'B' ✕

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="45,000"/>	3 Acre: <input type="text" value="65,000"/>	10 Acre: <input type="text" value="120,000"/>	30 Acre: <input type="text" value="330,000"/>
1.5 Acre: <input type="text" value="50,000"/>	4 Acre: <input type="text" value="80,000"/>	15 Acre: <input type="text" value="180,000"/>	40 Acre: <input type="text" value="440,000"/>
2 Acre: <input type="text" value="55,000"/>	5 Acre: <input type="text" value="95,000"/>	20 Acre: <input type="text" value="240,000"/>	50 Acre: <input type="text" value="550,000"/>
2.5 Acre: <input type="text" value="60,000"/>	7 Acre: <input type="text" value="105,000"/>	25 Acre: <input type="text" value="300,000"/>	100 Acre: <input type="text" value="1,000,000"/>

Fruitport Township Commercial Land Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: COM Cloverville

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Land Table
15-293-000-0029-00	HTS RAVENNA RD	07/11/22	\$44,900	\$44,900	2.11	COM CLOVERVILLE
15-293-000-0029-00	HTS RAVENNA RD	04/07/23	\$49,900	\$49,900	2.11	COM CLOVERVILLE

Updated acreage table to reflect current values.

Acreage Table 'A' ✖

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="30,000"/>	3 Acre: <input type="text" value="50,000"/>	10 Acre: <input type="text" value="120,000"/>	30 Acre: <input type="text" value="240,000"/>
1.5 Acre: <input type="text" value="35,000"/>	4 Acre: <input type="text" value="58,000"/>	15 Acre: <input type="text" value="165,000"/>	40 Acre: <input type="text" value="280,000"/>
2 Acre: <input type="text" value="38,000"/>	5 Acre: <input type="text" value="70,000"/>	20 Acre: <input type="text" value="200,000"/>	50 Acre: <input type="text" value="325,000"/>
2.5 Acre: <input type="text" value="45,000"/>	7 Acre: <input type="text" value="85,000"/>	25 Acre: <input type="text" value="225,000"/>	100 Acre: <input type="text" value="500,000"/>

Fruitport Township Commercial Land Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhood: COM Harvey St

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Land Table	Rate Group 1
15-122-100-0011-00	1788 E STERNBERG RD	09/30/23	\$1,436,000	\$254,306	2.90	COM HARVEY ST	HARVEY STREET
15-127-100-0016-02	S QUARTERLINE RD	05/17/23	\$1,020,000	\$1,020,000	40.48	COM HARVEY ST	HARVEY STREET
15-127-100-0016-30	S HARVEY	06/02/23	\$575,000	\$575,000	2.54	COM HARVEY ST	HARVEY STREET

UPDATED ACREAGE TABLES TO REFLECT CURRENT VALUES

NO CHANGES TO ANYTHING ELSE

Acreage Table 'A'

Description: COM HARVEY NON-FRONT

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	260,000	3 Acre:	310,000	10 Acre:	500,000	30 Acre:	900,000
1.5 Acre:	280,000	4 Acre:	350,000	15 Acre:	600,000	40 Acre:	1,000,000
2 Acre:	290,000	5 Acre:	375,000	20 Acre:	700,000	50 Acre:	1,250,000
2.5 Acre:	300,000	7 Acre:	400,000	25 Acre:	750,000	100 Acre:	2,000,000

Close

Acreage Table 'B'

Description: COM HARVEY FRONT

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	450,000	3 Acre:	785,000	10 Acre:	1,950,000	30 Acre:	2,550,000
1.5 Acre:	480,000	4 Acre:	1,045,000	15 Acre:	1,500,000	40 Acre:	3,200,000
2 Acre:	520,000	5 Acre:	1,300,000	20 Acre:	1,900,000	50 Acre:	3,750,000
2.5 Acre:	575,000	7 Acre:	1,500,000	25 Acre:	2,250,000	100 Acre:	6,000,000

Close

Fruitport Township Commercial Land Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: COM Rural

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Land Table
15-101-200-0019-00	2926 S MILL IRON RD	04/19/22	\$150,000	\$60,029	7.20	COM RURAL

OUTSIDE OF ANALYSIS PERIOD

15-101-200-0027-00	3985 E BROADWAY AVE	11/16/20	\$125,000	\$45,300	1.91	COM RURAL
15-103-300-0009-00	1683 OAK DALE AVE	03/05/21	\$560,000	\$111,860	12.25	COM RURAL

NO CHANGES TO EITHER TABLE

Acreage Table 'A' ✖

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="36,000"/>	3 Acre: <input type="text" value="48,000"/>	10 Acre: <input type="text" value="100,000"/>	30 Acre: <input type="text" value="300,000"/>
1.5 Acre: <input type="text" value="38,000"/>	4 Acre: <input type="text" value="52,000"/>	15 Acre: <input type="text" value="160,000"/>	40 Acre: <input type="text" value="440,000"/>
2 Acre: <input type="text" value="40,000"/>	5 Acre: <input type="text" value="60,000"/>	20 Acre: <input type="text" value="180,000"/>	50 Acre: <input type="text" value="550,000"/>
2.5 Acre: <input type="text" value="45,000"/>	7 Acre: <input type="text" value="70,000"/>	25 Acre: <input type="text" value="240,000"/>	100 Acre: <input type="text" value="1,000,000"/>

Fruitport Township Commercial Land Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhood: COM Sherman Blvd

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Land Table	Rate Group 1
15-520-000-0001-00	2315 E BROADWAY AVE	01/13/22	\$300,000	\$147,893	0.52	COM SHERMAN BLVD	TYPICAL

NO SALES

1 OUTSIDE OF TIME FRAME

NO CHANGE WARRANTED

USED

ATYPICAL 25,000.00

TYPICAL 75,000.00

LARGE 125,000.00

EX LARGE 175,000.00

Acreage Table 'A'

Description: COM SHERMAN BLVD

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	200,000	3 Acre:	315,000	10 Acre:	850,000	30 Acre:	1,650,000
1.5 Acre:	270,000	4 Acre:	400,000	15 Acre:	1,200,000	40 Acre:	2,000,000
2 Acre:	300,000	5 Acre:	475,000	20 Acre:	1,500,000	50 Acre:	2,250,000
2.5 Acre:	312,500	7 Acre:	630,000	25 Acre:	1,625,000	100 Acre:	3,500,000

Close

Fruitport Township Commercial Land Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: COM Village

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Rate Group 1
41-150-003-0005-00	340 N 3RD AVE	06/23/20	\$159,900	\$63,160	0.57	COM SITE
41-150-003-0005-10	34 E OAK ST	06/23/20	\$100,100	\$39,095	0.46	COM SITE
41-150-028-0002-00	24 S 3RD AVE	05/16/23	\$120,000	\$4,997	0.10	COM SITE
Totals:			\$380,000	\$107,252	1.13	

**Average
per Net Acre=>**

AVG SITE \$35,751

UPDATED SITE VALUES TO REFLECT CURRENT AND NO OTHER CHANGES WARRANTED.

USED	
RES SITE	\$35,000
COM SITE	\$35,000

Acreage Table 'A'

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="35,000"/>	3 Acre: <input type="text" value="60,000"/>	10 Acre: <input type="text" value="120,000"/>	30 Acre: <input type="text" value="330,000"/>
1.5 Acre: <input type="text" value="36,000"/>	4 Acre: <input type="text" value="75,000"/>	15 Acre: <input type="text" value="180,000"/>	40 Acre: <input type="text" value="440,000"/>
2 Acre: <input type="text" value="48,000"/>	5 Acre: <input type="text" value="85,000"/>	20 Acre: <input type="text" value="240,000"/>	50 Acre: <input type="text" value="550,000"/>
2.5 Acre: <input type="text" value="50,000"/>	7 Acre: <input type="text" value="105,000"/>	25 Acre: <input type="text" value="300,000"/>	100 Acre: <input type="text" value="1,000,000"/>

Fruitport Township Residential Land Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: RES Heckman Haven

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Dollars/FF	Land Table	Rate Group 1
15-460-000-0019-00	15975 CLAIRE LN	07/15/21	\$1,100,000	\$220,399	150.0	\$1,469	RES HECKMAN HAVEN	2024 BACK LOTS

No sales in analysis period, analyzed sales outside of time frame.
 As a result of the analysis front foot rates were updated.

USED	
BACK LOTS	1400 FF
STAHL BAYOU	1800 FF

Fruitport Township Industrial Land Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: Industrial

NO SALES IN ANALYSIS PERIOD

ACREAGE RATES FROM OUTSIDE OF ANALYSIS AREA BUT IN NEIGHBORING COMMUNITY

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Rate Group 1
27-120-200-0014-15	753 E PORTER	09/13/22	\$45,000	\$45,000	2.75	
27-121-300-0043-00	5708 GRAND HAVEN	07/25/23	\$38,500	\$38,500	0.95	EXTRA LARGE
27-648-000-0013-00	4946 PAUL	08/09/23	\$76,130	\$76,130	3.32	

NO CHANGE TO LAND TABLE WARRANTED

Acreage Table 'A' ✖

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="45,000"/>	3 Acre: <input type="text" value="65,000"/>	10 Acre: <input type="text" value="120,000"/>	30 Acre: <input type="text" value="330,000"/>
1.5 Acre: <input type="text" value="50,000"/>	4 Acre: <input type="text" value="80,000"/>	15 Acre: <input type="text" value="180,000"/>	40 Acre: <input type="text" value="440,000"/>
2 Acre: <input type="text" value="55,000"/>	5 Acre: <input type="text" value="95,000"/>	20 Acre: <input type="text" value="240,000"/>	50 Acre: <input type="text" value="550,000"/>
2.5 Acre: <input type="text" value="60,000"/>	7 Acre: <input type="text" value="105,000"/>	25 Acre: <input type="text" value="300,000"/>	100 Acre: <input type="text" value="1,000,000"/>

Fruitport Township Residential Land Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhood: RES Avg & RES Avg Plus

VACANT LAND SALES

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Rate Group 1
15-124-300-0001-20	5420 S DANGL RD	03/29/24	\$154,500	\$154,500	12.00	
15-630-008-0001-10	S WALKER RD	06/09/22	\$53,500	\$53,500	0.68	LARGE

LAND RESIDUAL SALES

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Rate Group 1
15-435-000-0087-00	3742 BLACK CREEK RD	02/20/24	\$298,000	\$46,179	0.35	TYPICAL
15-255-000-0058-00	4008 MEADOW LN	08/18/23	\$395,000	\$46,572	0.36	TYPICAL
15-110-400-0011-20	2234 SHETTLER RD	09/09/22	\$275,000	\$46,427	0.38	TYPICAL
15-783-000-0011-00	6696 EAST POINT DR	12/21/22	\$370,000	\$48,200	0.44	TYPICAL
15-110-400-0032-00	4107 ATHENS ST	06/12/23	\$198,000	\$52,546	0.66	LARGE
15-110-200-0020-00	3535 S SHERIDAN RD	05/16/22	\$310,000	\$59,884	1.00	
15-145-000-0027-00	3452 WHITE ASPEN LN	09/12/23	\$339,900	\$64,170	1.00	
15-111-200-0004-20	3726 KERSTING DR	08/25/23	\$508,420	\$59,655	1.10	
15-134-200-0001-00	6600 S QUARTERLINE RD	02/28/23	\$240,000	\$132,850	10.02	

Updated rates to reflect current values.

USED	
ATYPICAL	45,000
TYPICAL	48,000
LARGE	53,000
EXTRA LARGE	58,000

Acresage Table 'A'

Description: LAND TABLE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	60,000	3 Acre:	80,000	10 Acre:	135,000	30 Acre:	190,000
1.5 Acre:	65,000	4 Acre:	90,000	15 Acre:	150,000	40 Acre:	200,000
2 Acre:	70,000	5 Acre:	100,000	20 Acre:	170,000	50 Acre:	250,000
2.5 Acre:	75,000	7 Acre:	115,000	25 Acre:	180,000	100 Acre:	400,000

Close

Acresage Table 'B'

Description: LOW/WET LAND TABLE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	6,000	3 Acre:	8,000	10 Acre:	13,500	30 Acre:	19,000
1.5 Acre:	6,500	4 Acre:	9,000	15 Acre:	15,000	40 Acre:	20,000
2 Acre:	7,000	5 Acre:	10,000	20 Acre:	17,000	50 Acre:	25,000
2.5 Acre:	7,500	7 Acre:	11,500	25 Acre:	18,000	100 Acre:	40,000

Close

Fruitport Township Residential Land Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhoods: RES Avg Minus, RES Low, RES Rural & Village

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Land Table	Rate Group 1
15-530-000-0021-00	3369 RAFFIE ST	02/24/23	\$195,000	\$20,487	1.00	RES AVG MINUS	ATYPICAL
15-530-000-0024-00	3335 RAFFIE ST	09/20/22	\$199,900	\$26,074	1.00	RES AVG MINUS	ATYPICAL
15-102-200-0046-00	2902 DE VOWE RD	06/09/22	\$120,000	\$25,311	1.00	RES LOW	ATYPICAL
15-480-000-0015-00	2865 VANDENBERG RD	07/14/22	\$153,000	\$29,979	1.00	RES LOW	ATYPICAL
15-481-000-0029-00	2934 OAK LN	08/11/23	\$215,000	\$27,935	1.00	RES LOW	ATYPICAL
41-150-004-0003-20	369 N 3RD AVE	06/09/23	\$159,900	\$39,149	0.17		ATYPICAL
41-350-002-0005-00	75 AVENUE A	02/29/24	\$37,000	\$35,277	0.20		ATYPICAL
41-136-400-0011-00	S 3RD AVE	11/18/22	\$40,000	\$40,000	0.23		ATYPICAL
15-140-000-0005-00	4506 AIRLINE DR	03/21/24	\$170,000	\$51,972	0.83	RES AVG MINUS	EXTRA LARGE
15-112-300-0009-00	3537 SHERINGER RD	03/11/24	\$138,000	\$32,037	0.92	RES AVG MINUS	EXTRA LARGE
15-112-100-0022-00	3459 HAIGHT ST	03/13/24	\$211,000	\$52,750	0.95	RES AVG MINUS	EXTRA LARGE
15-572-000-0027-00	2890 ROMEDIUS ST	09/30/22	\$260,000	\$44,424	0.85	RES LOW	EXTRA LARGE
15-510-000-0020-01	3906 S DANGL RD	09/05/23	\$245,000	\$83,706	0.52	RES AVG MINUS	LARGE
15-102-100-0019-00	2397 DELS DR	02/22/23	\$275,000	\$56,532	0.67	RES AVG MINUS	LARGE
15-470-000-0003-00	3494 S DANGL RD	08/08/22	\$149,900	\$30,769	1.00	RES AVG MINUS	LARGE
15-710-000-0032-00	3306 SUNSET DR	10/10/23	\$144,000	\$32,479	1.00	RES AVG MINUS	LARGE
15-745-000-0031-00	3877 TRAILSIDE DR	03/14/24	\$407,220	\$59,568	0.50	RES LOW	LARGE
15-230-000-0031-00	2735 MCARTHUR ST	10/24/23	\$234,250	\$22,586	0.62	RES LOW	LARGE
15-230-000-0021-00	2660 MCARTHUR ST	09/12/23	\$250,000	\$45,191	0.68	RES LOW	LARGE
15-103-100-0023-30	1674 E SUMMIT	02/23/23	\$224,000	\$16,008	1.00	RES LOW	LARGE
15-680-000-0025-00	3512 MAX PAULSEN DR	07/15/22	\$153,000	\$50,574	1.00	RES LOW	LARGE
15-680-000-0029-00	3560 MAX PAULSEN DR	06/17/22	\$140,300	\$39,882	1.00	RES LOW	LARGE
41-150-015-0006-00	240 N 2ND AVE	09/22/23	\$329,000	\$65,385	0.51		LARGE
41-150-035-0001-00	93 S 6TH AVE	10/21/22	\$220,000	\$15,948	0.56		LARGE
15-530-000-0003-00	3238 GEORGE ST	12/09/22	\$196,000	\$44,397	0.47	RES AVG MINUS	TYPICAL
15-510-000-0021-00	S DANGL RD	09/05/23	\$20,000	\$20,000	0.48	RES AVG MINUS	TYPICAL
15-102-300-0027-00	3324 BLACK CREEK RD	09/22/22	\$150,000	\$29,932	1.00	RES AVG MINUS	TYPICAL
15-270-000-0007-00	2284 CHESTER AVE	06/05/23	\$220,000	\$54,502	1.00	RES AVG MINUS	TYPICAL
15-320-000-0010-00	3210 S WALKER RD	08/24/22	\$170,000	\$34,038	1.00	RES AVG MINUS	TYPICAL
15-470-000-0022-00	3271 HULKA AVE	12/16/23	\$179,656	\$22,199	1.00	RES AVG MINUS	TYPICAL
15-470-000-0034-00	3235 KATY AVE	06/02/22	\$164,900	\$35,464	1.00	RES AVG MINUS	TYPICAL
15-500-000-0020-00	3292 LENEDO ST	04/22/22	\$170,000	\$50,304	1.00	RES AVG MINUS	TYPICAL
15-510-000-0009-00	3363 SHERINGER RD	06/03/22	\$225,000	\$45,825	1.00	RES AVG MINUS	TYPICAL
15-102-200-0032-00	2969 E BROADWAY AVE	11/07/22	\$115,000	\$33,221	0.25	RES LOW	TYPICAL
15-102-100-0007-00	2574 E BROADWAY AVE	10/30/23	\$155,000	\$23,624	0.46	RES LOW	TYPICAL
41-150-005-0008-00	410 N 5TH AVE	10/14/22	\$190,000	\$37,819	0.28		TYPICAL
41-150-018-0007-20	44 W MAPLE ST	07/13/22	\$190,000	\$26,606	0.29		TYPICAL
41-150-006-0001-00	3451 E PONTALUNA RD	04/22/22	\$205,000	\$21,319	0.34		TYPICAL
41-150-005-0005-20	140 W OAK ST	11/21/23	\$280,000	\$34,106	0.34		TYPICAL
41-450-000-0005-00	282 BRIDGE ST	09/09/22	\$281,500	\$49,905	0.34		TYPICAL
41-150-023-0010-10	415 W MAPLE ST	04/20/22	\$354,000	\$30,469	0.35		TYPICAL
41-250-000-0014-00	170 N 6TH AVE	06/14/22	\$169,000	\$39,833	0.46		TYPICAL
41-150-021-0001-10	215 N 6TH AVE	07/06/22	\$200,000	\$29,513	0.49		TYPICAL
41-150-015-0008-00	290 N 2ND AVE	08/16/22	\$315,000	\$41,446	1.00		TYPICAL
15-103-100-0042-00	1876 E SUMMIT	12/20/22	\$200,000	\$15,939	1.18	RES LOW	
15-103-200-0057-00	2951 BLACK CREEK RD	12/08/22	\$244,900	\$28,815	1.19	RES AVG MINUS	
15-102-300-0028-00	3334 BLACK CREEK RD	11/13/23	\$220,000	\$62,806	2.12	RES AVG MINUS	
15-124-200-0012-00	3740 E STERNBERG RD	05/06/22	\$207,000	\$68,045	2.38	RES RURAL	
15-101-300-0007-00	3137 S MILL IRON RD	04/28/23	\$145,000	\$22,860	2.44	RES LOW	
41-136-200-0003-10	6995 S BROOKS RD	05/23/22	\$77,500	\$77,500	2.78		
15-760-000-0015-00	2072 E SUMMIT	08/26/22	\$234,550	\$13,693	3.44	RES LOW	

15-102-200-0015-00	2881 DEBAKER RD	09/06/22	\$375,000	\$55,781	3.98	RES LOW
15-033-100-0006-00	5775 E PONTALUNA RD	11/01/23	\$281,000	\$88,093	5.13	RES RURAL
15-101-300-0006-10	3115 S MILL IRON RD	07/06/22	\$415,950	\$73,048	7.46	RES LOW
15-017-200-0003-00	5467 CLINE RD	12/07/23	\$95,000	\$95,000	7.62	RES RURAL
15-018-400-0001-10	4662 CLOVERVILLE RD	05/02/23	\$146,000	\$146,000	9.60	RES RURAL
15-018-300-0003-20	4639 CLOVERVILLE RD	11/15/23	\$128,899	\$128,899	9.76	RES RURAL
15-033-400-0001-00	6020 WILSON RD	10/26/23	\$599,900	\$162,203	14.77	RES RURAL
15-112-400-0005-10	3825 S BROOKS RD	05/05/22	\$161,501	\$161,501	16.99	RES RURAL

Updated rates to reflect current values.

USED	
ATYPICAL	30,000.00
TYPICAL	35,000.00
LARGE	41,000.00
EX LARGE	48,000.00

Acreage Table 'A'

Description: LAND TABLE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	50,000	3 Acre:	70,000	10 Acre:	135,000	30 Acre:	190,000
1.5 Acre:	55,000	4 Acre:	75,000	15 Acre:	150,000	40 Acre:	200,000
2 Acre:	60,000	5 Acre:	80,000	20 Acre:	170,000	50 Acre:	250,000
2.5 Acre:	65,000	7 Acre:	95,000	25 Acre:	180,000	100 Acre:	400,000

Close

Acreage Table 'B'

Description: LOW/WET LAND TABLE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	5,000	3 Acre:	7,000	10 Acre:	13,500	30 Acre:	19,000
1.5 Acre:	5,500	4 Acre:	7,500	15 Acre:	15,000	40 Acre:	20,000
2 Acre:	6,000	5 Acre:	8,000	20 Acre:	17,000	50 Acre:	25,000
2.5 Acre:	6,500	7 Acre:	9,500	25 Acre:	18,000	100 Acre:	40,000

Close

Fruitport Township Residential Land Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhoods: Catalina Shores & Golf View West Condos

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Land Table
15-427-000-0013-00	1787 GREVEL CT	06/27/22	\$250,000	\$58,386	RES GOLF VIEW WEST CONDOMINIUM
15-427-000-0014-00	1785 GREVEL CT	11/21/22	\$245,000	\$58,118	RES GOLF VIEW WEST CONDOMINIUM

USED	
ON COURSE	\$58,000
OFF COURSE	\$50,000

Fruitport Township Residential Land Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhood: RES High& Odeno

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Rate Group 1
15-257-000-0012-00	2359 BYERLEY DR	08/19/22	\$265,000	\$15,878	0.19	ATYPICAL
15-257-000-0017-00	5550 LISTER CT	05/31/22	\$354,900	\$67,005	0.23	ATYPICAL
15-265-000-0016-00	5920 CHANDONNET DR	12/01/23	\$290,000	\$44,618	0.34	TYPICAL
15-565-000-0003-00	2523 ODAWA	04/08/22	\$349,900	\$44,225	0.19	
15-565-000-0136-00	2465 BISON	03/31/23	\$365,000	\$44,664	0.00	
15-565-000-0007-00	2473 ODAWA	04/15/22	\$332,900	\$49,327	0.21	
15-565-000-0010-00	2426 EAGLE RIDGE	02/24/23	\$339,900	\$50,571	0.19	
15-565-000-0129-00	6037 STURGEON	05/10/23	\$368,900	\$52,036	0.00	
15-565-000-0107-00	5999 N BEAR DEN	08/24/23	\$313,750	\$64,776	0.00	
15-565-000-0109-00	6009 N BEAR DEN	03/06/24	\$292,000	\$67,791	0.00	
15-565-000-0132-00	6025 STURGEON	02/23/24	\$359,900	\$67,979	0.00	
15-565-000-0091-00	2675 EAGLE RIDGE	04/26/22	\$299,900	\$68,013	0.17	
15-565-000-0116-00	6045 N BEAR DEN	03/27/24	\$325,359	\$68,259	0.00	
15-565-000-0146-00	2484 HAWK	05/19/23	\$357,900	\$68,315	0.00	
15-565-000-0066-00	2602 ODAWA	07/05/22	\$309,900	\$71,753	0.17	
15-565-000-0104-00	5985 N BEAR DEN	08/18/22	\$366,650	\$71,973	0.00	
15-565-000-0105-00	5989 N BEAR DEN	04/14/23	\$325,900	\$72,092	0.00	
15-565-000-0045-00	2677 ODAWA	04/27/22	\$319,900	\$72,696	0.24	
15-565-000-0012-00	2446 EAGLE RIDGE	08/23/22	\$305,000	\$72,718	0.19	
15-565-000-0032-00	2640 EAGLE RIDGE	06/27/22	\$339,900	\$72,889	0.25	
15-565-000-0140-00	6032 N BEAR DEN	07/18/23	\$354,900	\$73,627	0.00	
15-565-000-0148-00	2508 HAWK	03/28/24	\$330,000	\$74,742	0.00	
15-565-000-0069-00	2572 ODAWA	12/15/23	\$310,000	\$76,635	0.17	
15-265-000-0084-00	2191 COLBERT DR	12/28/22	\$365,000	\$59,886	0.34	TYPICAL
15-265-000-0118-00	5842 LARSON LN	08/15/22	\$480,000	\$84,116	0.34	TYPICAL
15-675-000-0036-00	2737 PRIMROSE CREEK DR	05/20/22	\$48,000	\$48,000	0.35	TYPICAL
15-675-000-0003-00	2754 PRIMROSE CREEK DR	07/26/22	\$370,000	\$31,610	0.37	TYPICAL
15-675-000-0017-00	2689 SPRING GREEN DR	10/11/22	\$420,000	\$53,996	0.38	TYPICAL
15-268-000-0006-00	5968 LUCAS	07/21/23	\$335,000	\$66,641	0.40	TYPICAL
15-170-000-0001-00	6615 BEECH CREEK DR	03/01/24	\$372,500	\$92,409	0.72	LARGE
15-170-000-0004-00	6671 BEECH CREEK DR	02/03/23	\$334,900	\$81,416	1.06	
15-675-000-0009-00	2660 PRIMROSE CREEK DR	09/12/23	\$92,000	\$92,000	1.08	
15-675-000-0010-01	2644 PRIMROSE CREEK DR	03/31/23	\$100,000	\$100,000	2.59	

Updated rates to reflect current values.

USED	
ATYPICAL	45,000.00
TYP	48,000.00
LG	65,000.00
EX LG	75,000.00

Acreage Table 'A' ✕

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="85,000"/>	3 Acre: <input type="text" value="105,000"/>	10 Acre: <input type="text" value="160,000"/>	30 Acre: <input type="text" value="215,000"/>
1.5 Acre: <input type="text" value="90,000"/>	4 Acre: <input type="text" value="115,000"/>	15 Acre: <input type="text" value="185,000"/>	40 Acre: <input type="text" value="225,000"/>
2 Acre: <input type="text" value="95,000"/>	5 Acre: <input type="text" value="125,000"/>	20 Acre: <input type="text" value="195,000"/>	50 Acre: <input type="text" value="370,000"/>
2.5 Acre: <input type="text" value="100,000"/>	7 Acre: <input type="text" value="140,000"/>	25 Acre: <input type="text" value="205,000"/>	100 Acre: <input type="text" value="400,000"/>

Acreage Table 'B' ✕

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="8,500"/>	3 Acre: <input type="text" value="10,500"/>	10 Acre: <input type="text" value="16,000"/>	30 Acre: <input type="text" value="21,500"/>
1.5 Acre: <input type="text" value="9,000"/>	4 Acre: <input type="text" value="11,500"/>	15 Acre: <input type="text" value="18,500"/>	40 Acre: <input type="text" value="22,500"/>
2 Acre: <input type="text" value="9,500"/>	5 Acre: <input type="text" value="12,500"/>	20 Acre: <input type="text" value="19,500"/>	50 Acre: <input type="text" value="37,000"/>
2.5 Acre: <input type="text" value="10,000"/>	7 Acre: <input type="text" value="14,000"/>	25 Acre: <input type="text" value="20,500"/>	100 Acre: <input type="text" value="40,000"/>

Fruitport Township Residential Land Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: Stillwater Springs

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Land Table
15-692-000-0006-00	5666 STILLWATER TRL	09/19/23	\$389,900	\$45,828	RES STILLWATER SPRINGS CONDOMINIUM
15-692-000-0014-00	5714 STILLWATER TRL	06/24/22	\$375,000	\$72,273	RES STILLWATER SPRINGS CONDOMINIUM
15-692-000-0015-00	5720 STILLWATER TRL	11/18/22	\$350,000	\$44,488	RES STILLWATER SPRINGS CONDOMINIUM
15-692-000-0017-00	5740 STILLWATER TRL	10/07/22	\$382,500	\$73,008	RES STILLWATER SPRINGS CONDOMINIUM
15-692-000-0035-00	5674 FAIRVIEW CT	06/15/23	\$329,000	\$36,820	RES STILLWATER SPRINGS CONDOMINIUM
15-692-000-0065-00	5609 FAIRVIEW CT	07/06/23	\$320,000	\$54,327	RES STILLWATER SPRINGS CONDOMINIUM
15-692-000-0071-00	2572 SHADOW PINE DR	11/04/22	\$286,000	\$12,003	RES STILLWATER SPRINGS CONDOMINIUM
15-692-000-0078-00	5616 COPPER SANDS RUN	05/27/22	\$299,900	\$31,170	RES STILLWATER SPRINGS CONDOMINIUM
15-692-000-0085-00	5645 COPPER SANDS RUN	07/27/22	\$325,000	\$28,606	RES STILLWATER SPRINGS CONDOMINIUM
15-692-000-0097-00	5722 COPPER SANDS RUN	08/31/23	\$350,000	\$37,445	RES STILLWATER SPRINGS CONDOMINIUM
15-692-000-0105-00	2583 SHADOW PINE DR	12/30/22	\$299,900	\$44,032	RES STILLWATER SPRINGS CONDOMINIUM
15-692-000-0108-00	2610 E TURNING LEAF WAY	07/07/23	\$379,900	\$44,895	RES STILLWATER SPRINGS CONDOMINIUM
15-692-000-0120-00	2609 E TURNING LEAF WAY	09/15/23	\$385,000	\$81,705	RES STILLWATER SPRINGS CONDOMINIUM
15-692-000-0140-00	5743 N TURNING LEAF WAY	02/28/24	\$355,000	\$38,119	RES STILLWATER SPRINGS CONDOMINIUM
15-692-000-0146-00	5697 N TURNING LEAF WAY	06/07/23	\$309,900	\$69,733	RES STILLWATER SPRINGS CONDOMINIUM
15-692-000-0159-00	5614 N TURNING LEAF WAY	01/23/23	\$330,000	\$30,709	RES STILLWATER SPRINGS CONDOMINIUM
15-692-000-0161-00	5630 N TURNING LEAF WAY	03/20/23	\$340,500	\$57,430	RES STILLWATER SPRINGS CONDOMINIUM
15-692-000-0188-00	5744 N TURNING LEAF WAY	12/29/22	\$325,000	\$39,137	RES STILLWATER SPRINGS CONDOMINIUM
15-692-000-0202-00	2544 E TURNING LEAF WAY	06/06/23	\$347,000	\$18,575	RES STILLWATER SPRINGS CONDOMINIUM

Updated rates to reflect current value.

USED
\$45,279

Fruitport Township Residential Land Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: RES Waterfront

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Dollars/FF	Rate Group 1
15-460-000-0013-00	19428 ROSEMARY RD	06/30/23	\$1,739,950	\$512,073	\$2,560	WATER FRONT FT
41-150-030-0001-00	148 LAKE ST	06/10/22	\$450,000	\$450,000	\$2,195	WATER FRONT FT
41-150-045-0010-00	264 LAKE ST	06/17/22	\$700,000	\$700,000	\$6,481	WATER FRONT FT
Totals:			\$2,889,950	\$1,662,073		

AVG \$3,746

Updated rates to current values based on analysis.

USED
3800/FF