

CASNOVIA TOWNSHIP COMMERCIAL/INDUSTRIAL LAND SALES

id Twp. (06), Dalton Twp. (07), Cedar Creek Twp. (08), Laketon Twp. (09), Muskegon Twp. (10), Egelston Twp. (11), Moorland Twp. (12), Casnovia Twp. (13), Fruitport Twp. (15), Sullivan Twp. (16), Ravenna Twp. (17), City of Muskegon Hts. (26), VII. Of Lakewood Club (42), VII. Of Ravenna (43)

DATES ANALYZED: April 1, 2020 - March 31, 2022

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE		VALUE EXTRACTED	LAND RESIDUAL	PRICE/ACRE	COMMENTS	CURRENT TCV (LAND)
ATYPICAL										
TYPICAL										
LARGE										
EX LARGE										
ACREAGE										
07-012-400-0001-00	5830 Holton Rd	5/4/2021	\$18,000	1.64 A				\$10,976		\$22,400
07-031-200-0016-00 & -0018-00	2875 Whitehall Rd	9/9/2020	\$31,900	1.73 A				\$1,386	2 parcels	\$28,588
13-002-400-0016-00	1569 Newaygo Rd	7/28/2020	\$75,000	2.09 A				\$35,885	125 Config - Frontage	\$33,360
16-011-200-0004-10	Barnes Rd	3/5/2021	\$25,000	2.70 A				\$9,259		\$32,000
06-101-100-0003-00	Whitehall Rd	6/3/2020	\$33,000	2.78 A				\$11,871		\$32,800
07-029-300-0011-00 & 10	W McMillan Rd	5/4/2020	\$40,000	28.86 A				\$1,386	2 parcels - some rear Ag	\$110,142
EXTRACTED										
ATYPICAL										
26-185-237-0041-00	36 E Broadway	7/24/2020	\$15,000	0.04 A	(ATYPICAL)	\$10,529	\$4,471	\$127,743	50 for size	\$11,250
26-185-096-0024-00	2300 Maffett St	10/6/2020	\$35,000	0.09 A	(ATYPICAL)	\$28,246	\$6,754	\$75,044		\$8,000
TYPICAL										
26-185-191-0013-00	240 W Broadway	4/8/2021	\$15,000	.29 A	(TYPICAL)	\$18,200	(\$3,200)	-		\$10,000
07-035-100-0037-10	2669 Holton Rd	2/22/2021	\$147,000	.36 A	(TYPICAL)	\$144,004	\$2,996	\$8,322	125 Loc	\$12,500
LARGE										
EX LARGE										
07-031-200-0012-00	2925 Whitehall Rd	11/18/2020	\$42,000	.78 A	(EX LARGE)	\$29,200	\$12,800	\$16,410		\$14,000
ACREAGE										
11-015-200-0007-10	571 N Maple Island	4/21/2020	\$37,000	1.36 A		\$11,215	\$25,785	\$18,960		\$19,368
43-002-400-0010-30	Slocum Rd	8/17/2021	\$80,000	1.73 A		\$36,872	\$43,128	\$24,929	50 No Frontage	\$11,650
07-025-100-0015-00	3699 Holton Rd	6/1/2021	\$153,000	4.88 A		\$75,270	\$77,730	\$15,928		\$44,400
07-013-300-0007-40	2930 E Riley Thompson	9/3/2021	\$150,000	6.18 A		\$78,470	\$71,530	\$11,574		\$49,130
07-013-200-0011-00 &										
07-013-200-0011-10	5340 Holton Rd	8/19/2021	\$202,500	7.95 A		\$94,034	\$108,466	\$13,644		\$79,930
07-030-400-0030-00	3000 Whitehall Rd	3/31/2022	\$250,000	9.28 A		\$174,018	\$75,982	\$8,188	135 Loc	\$77,382

LAND SALES OUTSIDE ANALYZED TIME FRAME

06-122-400-0006-00	4195 N Weber Rd	2/6/2020	\$142,000	.31 A	(TYPICAL)	\$126,493	\$15,507	\$50,023		\$10,000
11-023-300-0004-00	S Maple Island Rd	12/22/2017	\$24,900	1.81 A				\$13,757		\$24,100
07-025-100-0028-00	3343 Holton Rd	7/20/2017	\$35,000	2.95 A				\$11,864		\$34,500
15-102-300-0040-00	2550 Hts Ravenna Rd	7/5/2017	\$60,000	3.99 A				\$15,038	50 location frontage corner LC terms unknown	\$59,925
11-031-200-0017-30	Northwoods Dr	6/15/2016	\$15,000	5.40 A				\$2,778		\$46,400
02-016-300-0007-00	US 31	11/14/2016	\$17,500	8.15 A				\$2,147		\$54,683
07-030-400-0015-00	3270 Whitehall Rd	11/7/2018	\$70,000	14.57 A				\$4,804		\$74,538
04-031-300-0001-00	W White Lake Dr	10/25/2017	\$70,000	19.00 A				\$3,684		\$90,000
11-014-100-0003-10	N Maple Island Rd	1/7/2019	\$100,000	19.12 A				\$5,230		\$91,656
11-031-200-0015-00	E Evanston Ave	5/2/2016	\$40,000	22.45 A				\$1,782		\$99,900
11-031-400-0004-00	4545 E Evanston Ave	9/30/2016	\$275,000	54.60 A				\$5,037		\$140,976
EXTRACTED										
07-032-100-0003-00	447 W McMillan	12/31/2018	\$83,385	.30 A	(TYPICAL)	\$75,513	\$6,872	\$22,907	75% Location	\$7,500
06-122-400-0006-00	4195 N Weber Rd	2/6/2020	\$142,000	.31 A	(TYPICAL)	\$126,493	\$15,507	\$50,023		\$10,000
26-770-005-0010-00	30 W Norton	10/17/2018	\$110,000	.42 A	(TYPICAL)	\$45,400	\$15,600	\$37,143		\$11,000
44-844-004-0005-00	19 Railroad St	8/8/2019	\$187,000	.93 A	(EX LARGE)	\$158,729	\$28,271	\$30,399		\$14,000
11-014-100-0003-20	278 N Maple Island Rd	5/7/2018	\$59,000	2.86 A		\$28,395	\$30,605	\$10,701		\$33,600
11-023-100-0002-00	7265 Hall Rd	10/7/2019	\$115,000	3.13 A		\$77,910	\$37,090	\$11,850		\$35,655
05-032-300-0010-10	Holton Rd	9/20/2018	\$100,000	3.46 A		\$40,989	\$59,011	\$17,055		\$37,300
07-013-200-0011-15	5334 Holton Rd	12/31/2018	\$275,000	7.45 A		\$201,337	\$73,663	\$9,888		\$53,050

LAND VALUE TABLE

COMMERCIAL/INDUSTRIAL LAND TABLES

1 ACRE	20,000	3 ACRE	35,000	10 ACRE	59,000	30 ACRE	114,000
1.5 ACRE	22,000	4 ACRE	40,000	15 ACRE	76,000	40 ACRE	125,000
2 ACRE	26,000	5 ACRE	45,000	20 ACRE	95,000	50 ACRE	135,000
2.5 ACRE	30,000	7 ACRE	52,000	25 ACRE	105,000	100 ACRE	200,000
ATYPICAL	14000	TYPICAL	15000	LARGE	16000	EX LARGE	17000

6 vacant land sales during time period in acreage size range, along with and 11 extracted sales distributed through size classifications. With the exception of the largest vacant land sale, all other vacant land sales support current land table values.