

Residential Sales
4/1/2020 thru 3/31/2022
Rural Residential Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class		
13-002-300-0005-00	16980 BAILEY RD	10/21/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$66,600	47.57	\$133,242	\$21,480	\$118,520	\$84,032	1.410	1,064	\$111.39	RES	2.0758	1 1/2 STORY	\$20,000		RURAL RESIDENTIAL	401		
13-007-400-0005-00	675 BEHLER RD	12/15/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$114,700	45.88	\$229,447	\$34,587	\$215,413	\$146,852	1.467	1,609	\$133.88	RES	#REF!	1 1/2 STORY	\$32,700		RURAL RESIDENTIAL	401		
13-015-400-0001-10	5 N PETERS RD	05/04/21	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$62,500	45.45	\$131,922	\$17,665	\$119,835	\$86,900	1.379	1,344	\$89.16	RES	#REF!	1 1/2 STORY	\$14,800		RURAL RESIDENTIAL	401		
13-010-200-0002-00	16525 BAILEY RD	09/14/21	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$133,300	48.30	\$266,623	\$30,374	\$245,626	\$177,631	1.383	2,304	\$106.61	RES	#REF!	1 1/4 STORY	\$24,200		RURAL RESIDENTIAL	401		
13-033-400-0002-00	2195 CANADA RD	11/09/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$92,800	71.38	\$185,696	\$22,579	\$107,421	\$122,644	0.876	1,574	\$68.25	RES	37.0702	1 1/4 STORY	\$20,000		RURAL RESIDENTIAL	401		
13-019-200-0004-00	325 BEHLER RD	11/13/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$168,800	45.01	\$337,691	\$43,301	\$331,699	\$222,219	1.493	1,680	\$197.44	RES	#REF!	1 3/4 STORY	\$41,523		RURAL RESIDENTIAL	401		
13-028-100-0002-00	15315 APPLE AVE	11/10/21	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$98,200	40.93	\$196,405	\$51,870	\$188,030	\$108,673	1.730	1,206	\$155.91	RES	#REF!	1 3/4 STORY	\$51,870		RURAL RESIDENTIAL	401		
13-036-100-0001-00	17725 LAKETON AVE	09/13/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$124,400	45.24	\$248,871	\$20,480	\$254,520	\$172,322	1.477	2,083	\$122.19	RES	15.5338	1 3/4 STORY	\$20,480		RURAL RESIDENTIAL	401		
13-002-400-0005-00	1701 NEWAYGO RD	06/26/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$78,800	53.24	\$157,659	\$17,799	\$130,201	\$105,158	1.238	952	\$136.77	RES	123.8148	1 STORY	\$12,000		RURAL RESIDENTIAL	401		
13-002-400-0018-00	1471 NEWAYGO RD	12/23/20	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$51,900	42.54	\$103,824	\$25,671	\$96,329	\$58,908	1.635	852	\$113.06	RES	163.5237	1 STORY	\$23,330		RURAL RESIDENTIAL	401		
13-003-200-0003-00	2161 PETERS RD	12/17/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$119,800	57.05	\$239,501	\$33,609	\$176,391	\$154,806	1.139	1,706	\$103.39	RES	113.9432	1 STORY	\$30,390		RURAL RESIDENTIAL	401		
13-003-300-0005-00	16280 BAILEY RD	06/14/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$149,200	54.25	\$298,497	\$63,184	\$211,816	\$177,772	1.192	1,938	\$109.30	RES	119.1505	1 STORY	\$40,516		RURAL RESIDENTIAL	401		
13-004-400-0004-00	15970 BAILEY RD	07/19/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$106,100	53.05	\$212,258	\$35,828	\$164,172	\$133,619	1.229	1,456	\$112.76	RES	122.8658	1 STORY	\$30,780		RURAL RESIDENTIAL	401		
13-005-200-0002-00	1975 SHAW RD	10/28/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$181,600	51.89	\$363,197	\$127,245	\$222,755	\$178,693	1.247	1,288	\$172.95	RES	124.6576	1 STORY	\$123,151		RURAL RESIDENTIAL	401		
13-007-400-0003-10	886 FULLER RD	02/17/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$174,800	53.78	\$349,527	\$29,619	\$295,381	\$240,532	1.228	2,018	\$146.37	RES	122.8030	1 STORY	\$29,000		RURAL RESIDENTIAL	401		
13-008-300-0006-00	14650 WHITE RD	01/25/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$53,100	42.14	\$106,117	\$21,500	\$104,500	\$64,019	1.632	836	\$125.00	RES	163.2340	1 STORY	\$21,500		RURAL RESIDENTIAL	401		
13-008-400-0003-00	792 TRENT RD	12/10/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$76,300	34.68	\$152,656	\$23,115	\$196,885	\$97,686	2.015	1,028	\$191.52	RES	201.5488	1 STORY	\$20,000		RURAL RESIDENTIAL	401		
13-009-200-0003-00	15805 BAILEY RD	07/16/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$86,200	43.12	\$172,354	\$20,360	\$179,540	\$114,366	1.570	1,710	\$104.99	RES	156.9879	1 STORY	\$20,360		RURAL RESIDENTIAL	401		
13-011-200-0013-00	1209 NEWAYGO RD	03/16/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$73,300	43.89	\$146,638	\$20,708	\$146,292	\$94,684	1.545	1,160	\$126.11	RES	154.5052	1 STORY	\$20,708		RURAL RESIDENTIAL	401		
13-012-300-0003-00	17720 WHITE RD	07/07/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$151,400	48.84	\$302,837	\$87,942	\$222,058	\$162,159	1.369	1,748	\$127.04	RES	2.0283	1 STORY	\$82,910		RURAL RESIDENTIAL	401		
13-013-200-0005-00	365 KENOWA	07/19/21	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$82,600	34.85	\$165,187	\$19,940	\$217,060	\$109,208	1.988	1,421	\$152.75	RES	59.7914	1 STORY	\$19,940		RURAL RESIDENTIAL	401		
13-016-100-0002-00	435 BROWN RD	10/01/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$87,800	57.01	\$175,523	\$26,840	\$127,160	\$112,413	1.131	1,651	\$77.02	RES	20.3028	1 STORY	\$26,840		RURAL RESIDENTIAL	401		
13-016-300-0001-00	52 SHAW RD	08/10/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,300	34.64	\$86,663	\$25,700	\$99,300	\$45,837	2.166	1,460	\$68.01	RES	83.2162	1 STORY	\$25,700		RURAL RESIDENTIAL	401		
13-018-300-0008-10	270 JOHN KENT DR	12/21/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$103,200	57.33	\$206,345	\$31,960	\$148,040	\$131,273	1.128	1,008	\$146.87	RES	#REF!	1 STORY	\$31,960		RURAL RESIDENTIAL	401		
13-020-300-0010-00	14710 APPLE AVE	07/29/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$97,800	41.62	\$195,504	\$27,703	\$207,297	\$132,440	1.565	2,620	\$79.12	RES	#REF!	1 STORY	\$27,703	13-020-300-0013-00	RURAL RESIDENTIAL	401		
13-020-400-0009-00	723 S SHAW RD	12/13/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$158,300	52.94	\$316,659	\$30,121	\$268,879	\$215,747	1.246	2,136	\$125.88	RES	#REF!	1 STORY	\$27,650		RURAL RESIDENTIAL	401		
13-021-300-0003-20	535 S BROWN RD	05/04/20	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$218,200	68.21	\$436,427	\$62,379	\$257,521	\$281,461	0.915	1,570	\$164.03	RES	#REF!	1 STORY	\$57,929		RURAL RESIDENTIAL	401		
13-025-100-0002-10	17775 APPLE AVE	08/24/21	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$116,300	47.28	\$232,680	\$27,589	\$218,411	\$154,530	1.413	1,360	\$160.60	RES	#REF!	1 STORY	\$22,880		RURAL RESIDENTIAL	401		
13-026-400-0001-00	1456 NEWAYGO RD	09/18/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$205,400	45.64	\$473,398	\$157,237	\$292,763	\$237,715	1.232	1,885	\$155.31	RES	#REF!	1 STORY	\$130,033	13-026-200-0011-20	RURAL RESIDENTIAL	401		
13-028-400-0003-00	1365 CANADA RD	07/22/21	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$90,000	40.18	\$180,016	\$20,000	\$204,000	\$120,430	1.694	1,710	\$119.30	RES	#REF!	1 STORY	\$20,000		RURAL RESIDENTIAL	401		
13-030-200-0003-00	13963 APPLE AVE	09/17/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$89,600	42.67	\$179,240	\$34,407	\$175,593	\$109,366	1.606	1,120	\$156.78	RES	#REF!	1 STORY	\$26,500		RURAL RESIDENTIAL	401		
13-030-200-0008-00	14335 APPLE AVE	04/09/21	\$110,500	WD	03-ARM'S LENGTH	\$110,500	\$13,800	12.49	\$158,260	\$27,690	\$82,810	\$98,173	0.844	1,152	\$71.88	RES	#REF!	1 STORY	\$27,690	13-030-200-0007-00, 13-030-200-0009-00	RURAL RESIDENTIAL	401		
13-036-100-0001-10	17711 LAKETON AVE	11/23/20	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$96,000	53.04	\$191,973	\$22,000	\$159,000	\$127,799	1.244	825	\$192.73	RES	#REF!	1 STORY	\$22,000		RURAL RESIDENTIAL	401		
13-225-000-0008-00	1277 PAIGE LANE	11/04/20	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$169,500	66.21	\$338,928	\$44,970	\$211,030	\$229,655	0.919	1,528	\$138.11	RGWD	#REF!	1+ STORY	\$32,000		RIDGEWOOD CONDO	401		
13-021-300-0005-60	890 ORCHARD HILL DR	11/24/21	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$173,500	37.73	\$414,748	\$29,187	\$430,713	\$291,149	1.479	1,968	\$218.86	RES	#REF!	2 STORY	\$27,430	13-021-300-0005-70	RURAL RESIDENTIAL	401		
13-036-300-0003-10	17820 SHERMAN	01/22/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$125,200	54.43	\$250,429	\$33,716	\$196,284	\$163,070	1.204	2,432	\$80.71	RES	#REF!	2 STORY	\$31,563		RURAL RESIDENTIAL	401		
Totals:			\$8,393,600			\$8,393,600	\$4,034,300		\$8,336,942		\$7,023,245	\$5,263,941			\$129.50		5.5447							
								Sale. Ratio =>	48.06			E.C.F. =>	1.334	Std. Deviation=>		0.30666007								
								Std. Dev. =>	10.66			Ave. E.C.F. =>	1.390	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!						

Based on the sales analysis used an ecf of 1.33