

**CASNOVIA - COMMERCIAL/INDUSTRIAL**

Ravenna Twp,Egelston Twp,Muskegon Twp,Fruitport Twp,Dalton Twp,Holton Twp,Montague Twp,Village of Ravenna,Muskegon Hts  
 DATES ANALYZED: April 1, 2021 - March 31, 2023

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE	VALUE EXTRACTED	LAND RESIDUAL	PRICE/ACRE
<b>ATYPICAL</b>							
<b>TYPICAL</b>							
<b>LARGE</b>							
<b>EX LARGE</b>							
15-122-200-0014-00	3985 Hts Ravenna Rd	2/24/2022	\$25,000	.81 A			\$30,864
07-681-011-0005-00	6140 Holton Rd	3/17/2023	\$5,250	.83 A			\$6,325
<b>ACREAGE</b>							
15-101-300-0013-50	Hts Ravenna Rd	12/29/2021	\$22,900	1.11 A			\$20,630
07-012-400-0001-00	5830 Holton Rd	5/4/2021	\$18,000	1.64 A			\$10,976
05-027-200-0010-00	Holton Rd	6/14/2022	\$39,400	2.27 A			\$17,357
07-013-400-0025-20	4786 Holton Rd	12/16/2022	\$92,000	13.64 A			\$6,745
<b>EXTRACTED</b>							
<b>ATYPICAL</b>							
26-822-002-0012-00	2301 Superior St	3/31/2023	\$73,000	.23 A	\$72,400	\$600	\$2,609
<b>TYPICAL</b>							
<b>LARGE</b>							
15-111-200-0003-00	2901 Hts Ravenna Rd	10/7/2022	\$127,000	.70 A	\$117,000	\$10,000	\$14,286
09-016-400-0038-00	3470 Memorial Dr	9/17/2021	\$179,900	.73 A	\$117,400	\$62,500	\$85,616
07-035-100-0037-00	2675 Holton Rd	10/5/2021	\$150,000	.74 A	\$109,400	\$40,600	\$54,865
<b>EX LARGE</b>							
<b>ACREAGE</b>							
11-021-100-0015-00	420 S Wolf Lake Rd	7/15/2022	\$135,000	1.07 A	\$128,536	\$6,464	\$6,041
27-109-100-0009-00	1051 E Norton Ave	7/15/2022	\$150,000	1.54 A	\$103,550	\$46,450	\$30,162
43-002-400-0010-30	Slocum Rd	8/17/2021	\$80,000	1.73 A	\$36,872	\$43,128	\$24,929
07-025-100-0015-00	3699 Holton Rd	6/1/2021	\$153,000	4.88 A	\$75,270	\$77,730	\$15,928
07-013-300-0007-40	2930 E Riley Thompson	9/3/2021	\$150,000	6.18 A	\$78,470	\$71,530	\$11,574
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
07-030-400-0030-00	3000 Whitehall Rd	3/31/2022	\$250,000	9.28 A	\$174,018	\$75,982	\$8,188
02-016-200-0016-00	4051 Fruitvale Rd	9/1/2022	\$325,000	9.72 A	\$297,653	\$27,347	\$2,813

**LAND VALUE TABLE**

<b>COMM/IND - GENERAL</b>							
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
<b>ATYPICAL</b>	<b>14000</b>	<b>TYPICAL</b>	<b>15000</b>	<b>LARGE</b>	<b>16000</b>	<b>EX LARGE</b>	<b>17000</b>

6 vacant land sales during time period in acreage size range, along with 13 extracted sales distributed through size classifications.  
 Land Table values are bracketed high and low by vacant land sales and extracted land values. Vacant land sales support current land table values.