



Land Value Analysis & Economic Condition Factors 2026

CITY OF GRAND HAVEN

C1-01 COMMERCIAL: WEST - GENERAL - STANDARD FRONTAGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-21-100-017+	ADAMS AVE	09/16/24	\$2,100,000	-2.000%	\$2,058,000	\$0	\$0	-	\$2,058,000	204,296.40	\$10.07
70-03-20-427-016	212 N 3RD ST	07/15/24	\$650,000	-0.012	\$642,200	\$939	\$174,065	1.100	\$449,790	17,424.00	\$25.81
70-03-21-100-013	ADAMS AVE	08/24/23	\$750,000	3.200%	\$774,000	\$0	\$0	-	\$774,000	146,971.44	\$5.27
70-03-21-310-014	216 N 7TH ST	01/20/23	\$450,000	6.000%	\$477,000	\$20,875	\$259,659	1.100	\$170,500	10,802.88	\$15.78
70-03-28-352-001	715 ROBBINS RD	10/05/22	\$2,105,000	7.200%	\$2,256,560	\$15,289	\$0	-	\$2,241,271	393,738.84	\$5.69
70-03-21-306-003	300 N 7TH ST	06/15/22	\$382,000	8.800%	\$415,616	\$2,592	\$119,397	1.100	\$281,687	4,356.00	\$64.67
70-03-21-354-007	108 N 7TH ST	05/26/22	\$275,000	9.200%	\$300,300	\$2,451	\$103,739	1.100	\$183,737	4,356.00	\$42.18
70-03-21-301-001	400 JACKSON AVE	05/19/22	\$270,000	9.200%	\$294,840	\$6,341	\$65,027	1.100	\$216,970	8,712.00	\$24.90
70-03-21-302-009	427 N 6TH ST	05/16/22	\$170,000	9.200%	\$185,640	\$0	\$104,562	1.100	\$70,622	4,486.68	\$15.74
70-03-20-429-020	101 N 3RD ST	10/18/21	\$375,000	12.000%	\$420,000	\$0	\$0	-	\$420,000	17,424.00	\$24.10
70-03-21-363-006	112 S 8TH ST	09/16/21	\$462,800	12.400%	\$520,187	\$1,179	\$199,390	1.100	\$299,679	13,068.00	\$22.93
70-03-20-430-002	310 FULTON AVE	09/10/21	\$180,000	12.400%	\$202,320	\$4,105	\$91,946	1.100	\$97,074	4,356.00	\$22.29
70-03-20-278-016	N HARBOR- PEERLESS	05/14/21	\$1,500,000	14.000%	\$1,710,000	\$0	\$0	-	\$1,710,000	204,601.32	\$8.36

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit:

Standard Deviation:

Coefficient of Dispersion :

Land Value Was:

Indicated Sale Price Per Unit: **See Attached**

TIME ADJUSTMENT

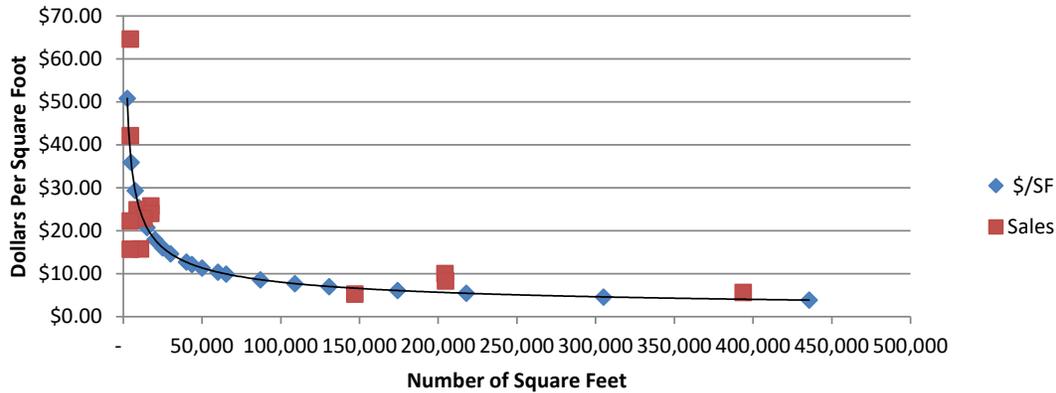
Difference: - #DIV/0!
 Difference in Months: #DIV/0!
 Use: **0.40%**

CITY OF GRAND HAVEN

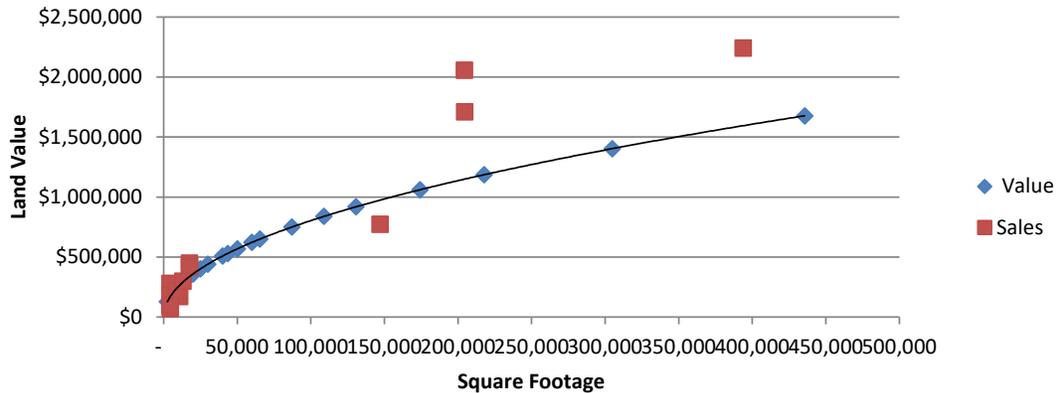
C1-01 COMMERCIAL: WEST - GENERAL - STANDARD FRONTAGE

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$50.82	0.06	\$2,213,707	\$127,049	
5,000	\$35.93	0.11	\$1,565,327	\$179,675	
7,500	\$29.34	0.17	\$1,278,085	\$220,056	
10,000	\$25.41	0.23	\$1,106,854	\$254,099	
12,500	\$22.73	0.29	\$990,000	\$284,091	
15,000	\$20.75	0.34	\$903,742	\$311,206	
20,000	\$17.97	0.46	\$782,664	\$359,350	
25,000	\$16.07	0.57	\$700,036	\$401,765	
30,000	\$14.67	0.69	\$639,042	\$440,112	
40,000	\$12.70	0.92	\$553,427	\$508,197	
43,560	\$12.17	1.00	\$530,330	\$530,330	
50,000	\$11.36	1.15	\$495,000	\$568,182	
60,000	\$10.37	1.38	\$451,871	\$622,412	
65,340	\$9.94	1.50	\$433,013	\$649,519	
87,120	\$8.61	2.00	\$375,000	\$750,000	
108,900	\$7.70	2.50	\$335,410	\$838,525	
130,680	\$7.03	3.00	\$306,186	\$918,559	
174,240	\$6.09	4.00	\$265,165	\$1,060,660	
217,800	\$5.44	5.00	\$237,171	\$1,185,854	
304,920	\$4.60	7.00	\$200,446	\$1,403,122	
435,600	\$3.85	10.00	\$167,705	\$1,677,051	
653,400	\$3.14	15.00	\$136,931	\$2,053,960	
871,200	\$2.72	20.00	\$118,585	\$2,371,708	
1,089,000	\$2.43	25.00	\$106,066	\$2,651,650	
1,306,800	\$2.22	30.00	\$96,825	\$2,904,738	
1,742,400	\$1.92	40.00	\$83,853	\$3,354,102	
2,178,000	\$1.72	50.00	\$75,000	\$3,750,000	
4,356,000	\$1.22	100.00	\$53,033	\$5,303,301	

Dollars Per Square Foot



Square Foot Values



CITY OF GRAND HAVEN

C1-01 COMMERCIAL: WEST - GENERAL - STANDARD FRONTAGE										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-21-306-003	300 N 7TH ST	06/15/22	\$382,000	8.800%	\$415,616	\$2,592	\$166,119	\$246,905	\$119,397	2.068
70-03-20-427-016	212 N 3RD ST	07/15/24	\$650,000	-1.200%	\$642,200	\$939	\$334,546	\$306,715	\$174,065	1.762
70-03-21-354-007	108 N 7TH ST	05/26/22	\$275,000	9.200%	\$300,300	\$2,451	\$166,119	\$131,730	\$103,739	1.270
70-03-21-363-006	112 S 8TH ST	09/16/21	\$462,800	12.400%	\$520,187	\$1,179	\$290,251	\$228,757	\$199,390	1.147
70-03-21-301-001	400 JACKSON AVE	05/19/22	\$270,000	9.200%	\$294,840	\$6,341	\$236,560	\$51,939	\$65,027	0.799
70-03-21-310-014	216 N 7TH ST	01/20/23	\$450,000	6.000%	\$477,000	\$20,875	\$263,731	\$192,394	\$259,659	0.741
70-03-20-430-002	310 FULTON AVE	09/10/21	\$180,000	12.400%	\$202,320	\$4,105	\$166,119	\$32,096	\$91,946	0.349
70-03-21-302-009	427 N 6TH ST	05/16/22	\$170,000	9.200%	\$185,640	\$0	\$168,869	\$16,771	\$104,562	0.160
Totals:								\$1,158,441	\$921,276	1.257
								Standard Deviation:	0.659	
								Coefficient of Dispersion :	53.93%	
								Adopted ECF:	1.257	

ECF Was: 1.126

CITY OF GRAND HAVEN

C1-01 COMMERCIAL: WEST - GENERAL CHANNEL FRONT LAND

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
NO RECENT SALES				0.000%	\$0			-	\$0	-	#DIV/0!
BASED OFF OF CHANNEL VIEW +1K/FF				0.000%	\$0			-	\$0	-	#DIV/0!
				0.000%	\$0			-	\$0	-	#DIV/0!
				0.000%	\$0			-	\$0	-	#DIV/0!
				0.000%	\$0			-	\$0	-	#DIV/0!
				0.000%	\$0			-	\$0	-	#DIV/0!
Unit of Comparison:	Actual Front Foot								Average Sale Price Per Unit:		#DIV/0!
									Standard Deviation:		#DIV/0!
									Coefficient of Dispersion :		#DIV/0!
<i>Land Value Was:</i>	<i>\$7,530.00</i>								Indicated Sale Price Per Unit:		\$7,560.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Use:	0.10%	

CITY OF GRAND HAVEN

C1-01 COMMERCIAL: WEST - GENERAL LAKE MICHIGAN VIEW

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-29-312-004	1223 S HARBOR DR	10/09/17	\$1,525,000	39.000%	\$2,119,750	\$0	\$44,276	1.257	\$2,064,095	150.00	\$13,760.63
				0.000%	\$0			-	\$0	-	#DIV/0!
				0.000%	\$0			-	\$0	-	#DIV/0!
				0.000%	\$0			-	\$0	-	#DIV/0!
				0.000%	\$0			-	\$0	-	#DIV/0!
				0.000%	\$0			-	\$0	-	#DIV/0!
Unit of Comparison:	Actual Front Foot								Average Sale Price Per Unit:		\$13,760.63
									Standard Deviation:		#DIV/0!
									Coefficient of Dispersion :		#DIV/0!
<i>Land Value Was:</i>	\$13,185								Indicated Sale Price Per Unit:		\$13,760.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Use:	0.50%	

CITY OF GRAND HAVEN

C1-01 COMMERCIAL: WEST - GENERAL CHANNEL VIEW LAND

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-399-005	6 SHERMAN AVE	08/09/23	\$2,200,000	0.960%	\$2,221,120	\$24,574	\$882,008	1.257	\$1,087,862	195.74	\$5,557.61
70-03-20-451-015	212 S HARBOR DR	07/18/22	\$3,200,000	2.520%	\$3,280,640	\$38,564	\$1,207,649	1.257	\$1,724,061	115.23	\$14,962.30
70-03-20-409-001	102 S HARBOR DR	05/30/18	\$750,000	8.520%	\$813,900	\$14,014	\$107,651	0.870	\$706,230	122.81	\$5,750.61
70-03-20-451-015	212 S HARBOR DR	02/27/15	\$950,000	13.200%	\$1,075,400	\$6,274	\$546,665	0.820	\$620,860	115.23	\$5,388.15
70-03-20-409-016	114 S HARBOR DR	01/31/14	\$1,025,000	14.760%	\$1,176,290	\$14,747	\$493,800	0.760	\$786,255	148.73	\$5,286.42
70-03-20-454-001	310 S HARBOR DR	04/03/06	\$1,500,000	25.920%	\$1,888,800	\$0	\$0	-	\$1,888,800	317.97	\$5,940.27
70-03-20-451-014	200 S HARBOR DR	04/20/04	\$441,000	28.800%	\$568,008	\$0	\$0	-	\$568,008	109.60	\$5,182.57

Unit of Comparison: **Effective Front Foot**

Average Sale Price Per Unit: \$6,560.08

Standard Deviation: \$3,313.95

Coefficient of Dispersion : 42%

Land Value Was: \$6,530.00

Indicated Sale Price Per Unit: \$6,560.00

TIME ADJUSTMENT

Difference: - #DIV/0!

Difference in Months: #DIV/0!

Use: **0.12%**

CITY OF GRAND HAVEN

C1-01 COMMERCIAL: WEST - 815 VERHOEKS CONDOS- PHASE 1

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-28-119-015	815 VERHOEKS ST #15	02/20/25	\$215,000	0.000%	\$215,000	\$3,222	\$96,640	1.257	\$90,302	1,015.00	\$88.97
70-03-28-119-011	815 VERHOEKS ST #11	03/29/23	\$225,000	0.000%	\$225,000	\$3,298	\$95,272	1.257	\$101,945	1,027.00	\$99.26
70-03-28-119-006+	815 VERHOEKS ST #6	02/02/23	\$386,496	0.000%	\$386,496	\$6,602	\$170,014	1.257	\$166,186	1,956.00	\$84.96
70-03-28-119-011	815 VERHOEKS ST #11	02/01/23	\$205,054	0.000%	\$205,054	\$3,298	\$95,272	1.257	\$81,999	1,027.00	\$79.84
70-03-28-119-015	815 VERHOEKS ST #15	01/18/23	\$202,032	0.000%	\$202,032	\$3,298	\$94,480	1.257	\$79,972	1,015.00	\$78.79
70-03-28-119-010+	815 VERHOEKS ST #10	01/18/23	\$386,496	0.000%	\$386,496	\$9,655	\$171,397	1.257	\$161,395	1,978.00	\$81.60
70-03-28-119-007+	815 VERHOEKS ST #7	01/06/23	\$576,816	0.000%	\$576,816	\$16,133	\$229,285	1.257	\$272,472	3,001.00	\$90.79
70-03-28-119-014	815 VERHOEKS ST #14	12/22/22	\$202,032	0.000%	\$202,032	\$3,298	\$82,068	1.257	\$95,574	1,042.00	\$91.72
70-03-28-119-003	815 VERHOEKS ST #3	12/22/22	\$196,176	0.000%	\$196,176	\$3,301	\$72,520	1.257	\$101,718	1,011.00	\$100.61
70-03-28-119-013	815 VERHOEKS ST #13	12/22/22	\$202,032	0.000%	\$202,032	\$3,298	\$82,068	1.257	\$95,574	1,042.00	\$91.72
70-03-28-119-009	815 VERHOEKS ST #9	12/22/22	\$386,496	0.000%	\$386,496	\$9,655	\$144,837	1.257	\$194,781	2,006.00	\$97.10
70-03-28-119-012	815 VERHOEKS ST #12	12/22/22	\$202,032	0.000%	\$202,032	\$3,298	\$82,068	1.257	\$95,574	1,042.00	\$91.72

Unit of Comparison: Square Foot	Average Sale Price Per Unit:	\$89.59
	Standard Deviation:	\$7.28
	Coefficient of Dispersion :	7%
Land Value Was: \$111.50	Indicated Sale Price Per Unit:	\$89.50

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Use:	0.00%	

CITY OF GRAND HAVEN

C1-01 COMMERCIAL: WEST - 815 VERHOEKS CONDOS- PHASE 2

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-28-119-018	815 VERHOEKS ST #18	05/08/25	\$665,000	0.000%	\$665,000	\$2,723	\$227,528	1.257	\$376,274	3,127.00	\$120.33
70-03-28-119-023	815 VERHOEKS ST #23	06/28/24	\$379,357	0.000%	\$379,357	\$2,000	\$162,223	1.257	\$173,443	1,724.00	\$100.60
70-03-28-119-022	815 VERHOEKS ST #22	05/21/24	\$384,055	0.000%	\$384,055	\$2,000	\$151,607	1.257	\$191,485	1,639.00	\$116.83
70-03-28-119-017	815 VERHOEKS ST #17	05/09/24	\$689,000	0.000%	\$689,000	\$2,000	\$224,835	1.257	\$404,382	3,212.00	\$125.90
70-03-28-119-021	815 VERHOEKS ST #21	04/26/24	\$376,205	0.000%	\$376,205	\$2,000	\$146,043	1.257	\$190,629	1,594.00	\$119.59
70-03-28-119-020	815 VERHOEKS ST #20	04/23/24	\$387,050	0.000%	\$387,050	\$2,000	\$193,117	1.257	\$142,302	1,855.00	\$76.71
70-03-28-119-018	815 VERHOEKS ST #18	02/05/24	\$583,550	0.000%	\$583,550	\$2,799	\$219,336	1.257	\$305,046	3,127.00	\$97.55
70-03-28-119-016	815 VERHOEKS ST #16	12/14/23	\$635,100	0.000%	\$635,100	\$1,119	\$290,396	1.257	\$268,953	3,744.00	\$71.84

Unit of Comparison: Square Foot	Average Sale Price Per Unit:	\$102.51
	Standard Deviation:	\$0.00
	Coefficient of Dispersion :	0%
Land Value Was: \$108.00	Indicated Sale Price Per Unit:	\$102.50

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Use:	0.00%	

CITY OF GRAND HAVEN

C1-02 COMMERCIAL: WEST - CENTRAL BUSINESS DISTRICT - HARBOR AVE to 1st STREET

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-407-024	38 WASHINGTON AVE	06/30/22	\$500,000	16.500%	\$582,500	\$7,385	\$66,895	1.200	\$494,841	18.88	\$26,209.80
70-03-20-417-027	24 WASHINGTON AVE	10/08/20	\$1,360,000	31.500%	\$1,788,400	\$4,160	\$781,112	1.200	\$846,906	53.32	\$15,884.32
70-03-20-407-006	18 WASHINGTON AVE	03/03/20	\$750,000	36.750%	\$1,025,625	\$571	\$324,801	1.200	\$635,293	20.06	\$31,663.33
Unit of Comparison:	Effective Front Foot				Average Sale Price Per Unit:		\$21,428.75		Indicated Sale Price Per Unit:		\$21,425.00

Standard Deviation: \$6,543.31
Coefficient of Dispersion : 27.07%

Time Adjustment:

Difference: 1,491.00 \$0 #DIV/0!
 Difference Per Month: #DIV/0!
 USE: 0.75%

CITY OF GRAND HAVEN

C1-02 COMMERCIAL: WEST - CENTRAL BUSINESS DISTRICT - 1st STREET to 2nd STREET

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-408-010	124 WASHINGTON AVE	08/26/25	\$671,000	-12.000%	\$590,480	\$90	\$192,548	1.200	\$359,333	21.00	\$17,111.09
70-03-20-405-016	119 WASHINGTON AVE	06/02/25	\$925,000	-10.500%	\$827,875	\$67	\$557,010	1.200	\$159,395	22.18	\$7,187.74
70-03-20-408-005	110 WASHINGTON AVE	05/06/25	\$542,500	-9.750%	\$489,606	\$1,225	\$169,794	1.200	\$284,628	18.00	\$15,812.67
70-03-20-405-018	123 WASHINGTON AVE	03/14/25	\$687,000	-8.250%	\$630,323	\$2,514	\$40,710	1.200	\$578,957	41.40	\$13,983.12
70-03-20-408-001	100 WASHINGTON AVE	04/01/24	\$2,548,000	0.000%	\$2,548,000	\$4,664	\$1,523,634	1.200	\$714,975	47.00	\$15,212.24
70-03-20-408-006	112 WASHINGTON AVE	04/01/21	\$615,000	27.000%	\$781,050	\$8,741	\$270,828	1.200	\$447,315	26.40	\$16,943.77
70-03-20-405-019	129 WASHINGTON AVE	09/30/20	\$340,000	32.250%	\$449,650	\$1,668	\$159,926	1.200	\$256,071	21.56	\$11,877.12
70-03-20-408-002	104 WASHINGTON AVE	03/13/20	\$570,000	36.750%	\$779,475	\$2,689	\$292,024	1.200	\$426,357	22.50	\$18,949.21
Unit of Comparison:	Effective Front Foot				Average Sale Price Per Unit:		\$15,503.76			Indicated Sale Price Per Unit:	\$15,500.00

Standard Deviation: \$2,975.96

Coefficient of Dispersion : 17.40%

Time Adjustment:

Difference: 1,491.00 \$0 #DIV/0!
 Difference Per Month: #DIV/0!
 USE: 0.75%

CITY OF GRAND HAVEN

C1-02 COMMERCIAL: WEST - CENTRAL BUSINESS DISTRICT FIRST BLOCK - 2nd STREET to 3rd STREET

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-432-013	215 WASHINGTON AVE	10/07/25	\$518,000	-13.500%	\$448,070	\$490	\$182,478	1.200	\$228,606	20.42	\$11,197.41
70-03-20-432-007	201 WASHINGTON AVE	04/29/22	\$875,000	18.000%	\$1,032,500	\$3,115	\$664,263	1.200	\$232,269	41.76	\$5,562.01
70-03-20-432-013	215 WASHINGTON AVE	12/03/21	\$400,000	21.000%	\$484,000	\$523	\$186,556	1.200	\$259,610	20.42	\$12,716.00
70-03-20-436-011	224 WASHINGTON AVE	07/30/20	\$679,900	33.750%	\$909,366	\$1,159	\$358,931	1.200	\$477,490	42.66	\$11,193.97
70-03-20-436-003	206 WASHINGTON AVE	02/20/20	\$500,000	37.500%	\$687,500	\$1,944	\$199,075	1.200	\$446,666	23.81	\$18,761.18
Unit of Comparison:	Effective Front Foot				Average Sale Price Per Unit:		\$11,007.74		Indicated Sale Price Per Unit:		\$11,000.00

Standard Deviation: \$4,698.67
 Coefficient of Dispersion : 33.43%

Time Adjustment:

Difference: 1,491.00 \$0 #DIV/0!
 Difference Per Month: #DIV/0!
 USE: 0.75%

CITY OF GRAND HAVEN

C1-02 COMMERCIAL: WEST - CENTRAL BUSINESS DISTRICT ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
70-03-20-407-024	38 WASHINGTON AVE	06/30/22	\$500,000	16.500%	\$582,500	\$7,385	\$404,504	\$170,611	\$66,895	2.550
70-03-20-417-027	24 WASHINGTON AVE	10/08/20	\$1,360,000	31.500%	\$1,788,400	\$4,160	\$1,142,319	\$641,921	\$781,112	0.822
70-03-20-407-006	18 WASHINGTON AVE	03/03/20	\$750,000	36.750%	\$1,025,625	\$571	\$429,871	\$595,183	\$324,801	1.832
70-03-20-408-010	124 WASHINGTON AVE	08/26/25	\$671,000	-12.000%	\$590,480	\$90	\$325,500	\$264,890	\$192,548	1.376
70-03-20-405-016	119 WASHINGTON AVE	06/02/25	\$925,000	-10.500%	\$827,875	\$67	\$343,728	\$484,080	\$557,010	0.869
70-03-20-408-005	110 WASHINGTON AVE	05/06/25	\$542,500	-9.750%	\$489,606	\$1,225	\$279,000	\$209,381	\$169,794	1.233
70-03-20-405-018	123 WASHINGTON AVE	03/14/25	\$687,000	-8.250%	\$630,323	\$2,514	\$641,762	(\$13,954)	\$40,710	(0.343)
70-03-20-408-001	100 WASHINGTON AVE	04/01/24	\$2,548,000	0.000%	\$2,548,000	\$4,664	\$728,500	\$1,814,836	\$1,523,634	1.191
70-03-20-408-006	112 WASHINGTON AVE	04/01/21	\$615,000	27.000%	\$781,050	\$8,741	\$409,200	\$363,109	\$270,828	1.341
70-03-20-405-019	129 WASHINGTON AVE	09/30/20	\$340,000	32.250%	\$449,650	\$1,668	\$334,180	\$113,802	\$159,926	0.712
70-03-20-408-002	104 WASHINGTON AVE	03/13/20	\$570,000	36.750%	\$779,475	\$2,689	\$348,750	\$428,036	\$292,024	1.466
70-03-20-432-013	215 WASHINGTON AVE	10/07/25	\$518,000	-13.500%	\$448,070	\$490	\$224,576	\$223,004	\$182,478	1.222
70-03-20-432-007	201 WASHINGTON AVE	04/29/22	\$875,000	18.000%	\$1,032,500	\$3,115	\$459,360	\$570,025	\$664,263	0.858
70-03-20-432-013	215 WASHINGTON AVE	12/03/21	\$400,000	21.000%	\$484,000	\$523	\$224,576	\$258,901	\$186,556	1.388
70-03-20-436-011	224 WASHINGTON AVE	07/30/20	\$679,900	33.750%	\$909,366	\$1,159	\$469,216	\$438,991	\$358,931	1.223
70-03-20-436-003	206 WASHINGTON AVE	02/20/20	\$500,000	37.500%	\$687,500	\$1,944	\$261,888	\$423,668	\$199,075	2.128
Totals:								\$7,000,439	\$5,929,875	1.181
								Standard Deviation:	\$0.62	
								Coefficient of Dispersion :	35.88%	
								Adopted ECF:	1.181	

ECF Was: 1.05

CITY OF GRAND HAVEN

C1-02 COMMERCIAL: WEST - CENTRAL BUSINESS DISTRICT - 1 S HARBOR CONDOS											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-411-005	1 S HARBOR DR #5	06/30/25	\$439,000	-10.500%	\$392,905	\$674	\$306,417	1.181	\$30,352	14.52	\$2,090.38
70-03-20-411-011	1 S HARBOR DR #6A	05/22/20	\$130,000	35.250%	\$175,825	\$345	\$149,089	1.181	(\$594)	7.92	(\$75.01)
70-03-20-411-001	Unit 1	03/27/19	\$470,075	45.750%	\$685,134	\$0	\$422,333	1.181	\$186,359	21.46	\$8,682.72
70-03-20-411-009	Unit 7A	07/31/17	\$150,000	60.750%	\$241,125	\$0	\$149,089	1.181	\$65,051	7.58	\$8,585.54
70-03-20-411-005+	Units 5 & 6A	01/10/17	\$362,160	65.250%	\$598,469	\$0	\$447,267	1.181	\$70,247	22.73	\$3,090.45
70-03-20-411-012	Unit 6B	06/30/15	\$130,275	79.500%	\$233,844	\$0	\$149,089	1.181	\$57,770	7.58	\$7,624.53
70-03-20-411-009	Unit 7A	07/11/13	\$120,000	96.750%	\$236,100	\$0	\$149,089	1.181	\$60,026	7.58	\$7,922.33
Unit of Comparison:	Actual Front Foot				Average Sale Price Per Unit:		\$5,768.44		Indicated Sale Price Per Unit:		\$5,765.00

Standard Deviation: \$444.37
 Coefficient of Dispersion : 7.46%

Time Adjustment:

Difference: - \$0 #DIV/0!
 Difference Per Month: #DIV/0!
 USE: 0.75%

CITY OF GRAND HAVEN

C2-01 COM: BEACON- PRIMARY

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-28-320-003	1309 S BEACON BLVD	07/29/24	\$3,195,000	-1.500%	\$3,147,075	\$95,687	\$2,039,437	0.870	\$1,277,078	54,580.68	\$23.40
70-03-21-326-043	462 N BEACON	01/31/24	\$5,150,000	1.500%	\$5,227,250	\$126,681	\$1,626,442	0.870	\$3,685,564	71,002.80	\$51.91
70-03-21-199-015	518 N BEACON	11/30/23	\$6,250,000	2.500%	\$6,406,250	\$201,292	\$2,914,264	0.870	\$3,669,548	179,597.88	\$20.43
70-03-28-380-002	931 ROBBINS RD	04/04/24	\$1,700,000	0.000%	\$1,700,000	\$38,007	\$810,298	0.870	\$957,034	50,094.00	\$19.10
70-03-21-306-001	327 N BEACON BLVD	04/17/23	\$577,150	6.000%	\$611,779	\$32,197	\$393,665	0.870	\$237,094	13,939.20	\$17.01
70-03-21-303-029	401 N 7TH ST	03/13/23	\$1,100,000	6.500%	\$1,171,500	\$63,822	\$230,256	0.870	\$907,355	37,461.60	\$24.22
70-03-21-327-026	320 N BEACON	07/08/21	\$815,000	16.500%	\$949,475	\$0	\$100,000	0.870	\$862,475	33,541.20	\$25.71
70-03-33-100-083	830 ROBBINS RD	05/13/21	\$750,000	17.500%	\$881,250	\$14,999	\$89,653	0.870	\$788,253	25,700.40	\$30.67
70-03-21-327-010	300 N Beacon	08/27/20	\$250,000	22.000%	\$305,000	\$0	\$0	-	\$305,000	19,166.40	\$15.91
70-03-33-100-055	832 Robbins Rd	06/09/20	\$1,500,000	23.000%	\$1,845,000	\$10,000	\$238,626	0.870	\$1,627,395	76,665.60	\$21.23
70-03-28-155-020	901 S Beacon	01/17/20	\$900,000	25.500%	\$1,129,500	\$0	\$0	-	\$1,129,500	28,749.60	\$39.29
70-03-21-378-033	10 N Beacon	08/15/19	\$1,128,000	28.000%	\$1,443,840	\$31,431	\$266,242	0.870	\$1,180,778	26,136.00	\$45.18
70-03-28-302-010	1001 S Beacon	04/30/19	\$750,000	30.000%	\$975,000	\$0	\$0	-	\$975,000	27,878.40	\$34.97
70-03-21-199-013	680 N Beacon	09/12/18	\$1,467,650	33.500%	\$1,959,313	\$0	\$0	-	\$1,959,313	99,752.40	\$19.64
70-03-28-302-020	1307 S Beacon	08/30/18	\$150,000	34.000%	\$201,000	\$0	\$0	-	\$201,000	10,890.00	\$18.46
70-03-28-302-021	1305 S Beacon	06/29/18	\$940,000	35.000%	\$1,269,000	\$0	\$0	-	\$1,269,000	145,054.80	\$8.75
70-03-28-353-013	1705 S Beacon	01/02/18	\$1,450,000	37.500%	\$1,993,750	\$60,757	\$747,581	0.870	\$1,282,598	98,881.20	\$12.97
70-03-21-303-036	445 N Beacon	08/07/17	\$1,429,000	0.000%	\$1,429,000	\$0	\$0	-	\$1,429,000	31,755.24	\$45.00
70-03-21-160-001	621 A Way	08/19/16	\$790,000	46.000%	\$1,153,400	\$77,624	\$314,570	0.870	\$802,100	42,253.20	\$18.98
70-07-04-100-032	US31 & Hayes Vacant	06/09/15	\$765,000	53.000%	\$1,170,450	\$0	\$0	-	\$1,170,450	65,775.60	\$17.79
70-03-33-300-068	US31 & Hayes Vacant	12/31/14	\$875,000	56.000%	\$1,365,000	\$0	\$0	-	\$1,365,000	174,240.00	\$7.83

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit:

Standard Deviation:

Coefficient of Dispersion :

Indicated Sale Price Per Unit: **See Attached**

TIME ADJUSTMENT

Difference: - #DIV/0!
 Difference in Months: #DIV/0!

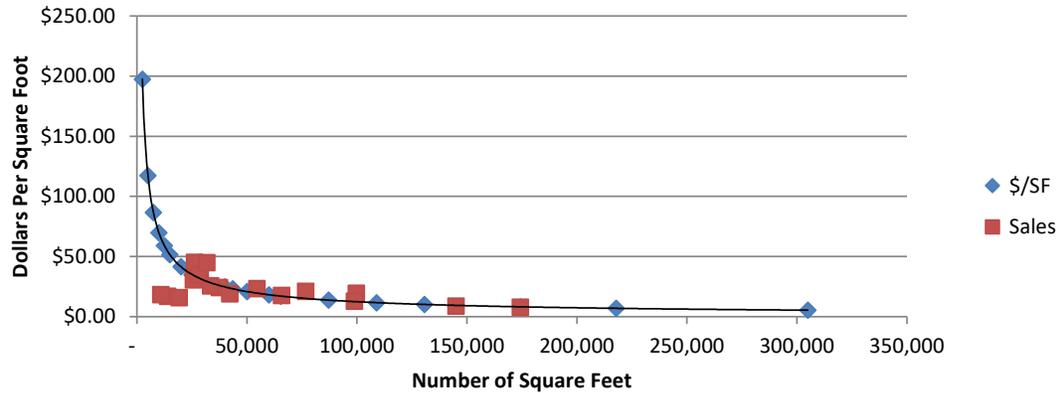
Applied Adjustment Per Month: **0.50%**

CITY OF GRAND HAVEN

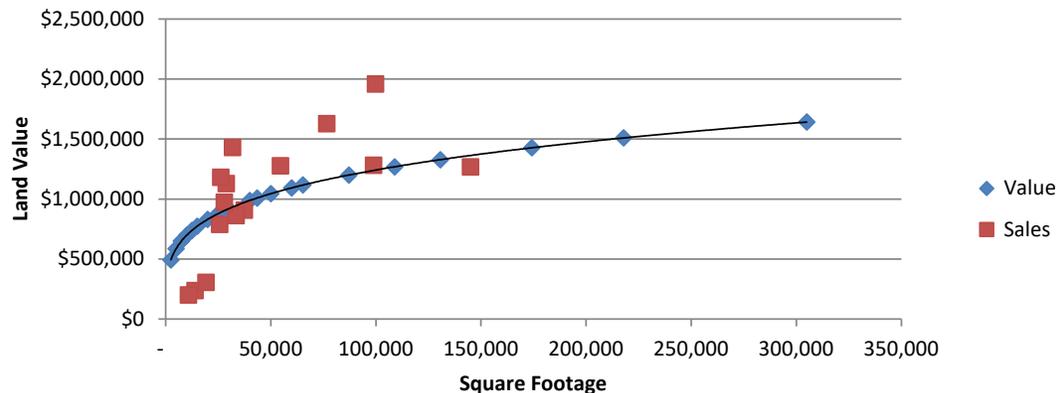
C2-01 COM: BEACON- NORTH PRIME; C2-03 COM: BEACON- SOUTH PRIME

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$197.56	0.06	\$8,605,669	\$493,897	
5,000	\$117.47	0.11	\$5,116,961	\$587,346	
7,500	\$86.67	0.17	\$3,775,232	\$650,006	
10,000	\$69.85	0.23	\$3,042,563	\$698,476	
12,500	\$59.08	0.29	\$2,573,695	\$738,549	
15,000	\$51.53	0.34	\$2,244,767	\$772,991	
20,000	\$41.53	0.46	\$1,809,119	\$830,633	
25,000	\$35.13	0.57	\$1,530,328	\$878,288	
30,000	\$30.64	0.69	\$1,334,746	\$919,247	
40,000	\$24.69	0.92	\$1,075,709	\$987,795	
43,560	\$23.17	1.00	\$1,009,076	\$1,009,076	
50,000	\$20.89	1.15	\$909,939	\$1,044,466	
60,000	\$18.22	1.38	\$793,645	\$1,093,175	
65,340	\$17.09	1.50	\$744,484	\$1,116,726	
87,120	\$13.77	2.00	\$600,000	\$1,200,000	
108,900	\$11.65	2.50	\$507,538	\$1,268,846	
130,680	\$10.16	3.00	\$442,673	\$1,328,018	
174,240	\$8.19	4.00	\$356,762	\$1,427,049	
217,800	\$6.93	5.00	\$301,784	\$1,508,920	
304,920	\$5.38	7.00	\$234,477	\$1,641,339	
435,600	\$4.12	10.00	\$179,442	\$1,794,419	
653,400	\$3.04	15.00	\$132,390	\$1,985,851	
871,200	\$2.45	20.00	\$106,697	\$2,133,935	
1,089,000	\$2.07	25.00	\$90,254	\$2,256,362	
1,306,800	\$1.81	30.00	\$78,720	\$2,361,588	
1,742,400	\$1.46	40.00	\$63,442	\$2,537,691	
2,178,000	\$1.23	50.00	\$53,666	\$2,683,282	
4,356,000	\$0.73	100.00	\$31,910	\$3,190,978	

Dollars Per Square Foot



Total Values



CITY OF GRAND HAVEN

C2-02 COM: BEACON- SECONDARY

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-21-363-014	101 S BEACON	06/04/24	\$375,000	-1.000%	\$371,250	\$14,505	\$114,018	0.870	\$257,549	15,681.60	\$16.42
70-03-28-152-015	601 S BEACON	03/04/22	\$675,000	12.500%	\$759,375	\$35,176	\$489,346	0.870	\$298,468	31,363.20	\$9.52
70-03-21-329-012	200 N BEACON	11/08/21	\$425,000	14.500%	\$486,625	\$18,214	\$57,370	0.870	\$418,499	15,681.60	\$26.69
70-03-28-104-007	201 S BEACON	10/07/21	\$265,000	15.000%	\$304,750	\$5,514	\$95,359	0.870	\$216,274	9,583.20	\$22.57
70-03-28-176-013	616 S BEACON	05/10/21	\$265,500	17.500%	\$311,963	\$7,515	\$187,337	0.870	\$141,464	10,018.80	\$14.12
70-03-21-199-021	Jackson St Vacant	10/11/19	\$285,000	27.000%	\$361,950	\$0	\$0	-	\$361,950	61,855.20	\$5.85
7003-28-104-016	845 SLAYTON	08/12/19	\$59,500	28.000%	\$76,160	\$0	\$0	-	\$76,160	6,425.00	\$11.85
70-03-28-126-013	214 S BEACON	07/18/18	\$142,000	34.500%	\$190,990	\$8,557	\$80,848	1.235	\$82,586	5,357.88	\$15.41
70-03-21-380-010	20 S BEACON	05/31/18	\$305,000	35.500%	\$413,275	\$16,626	\$88,633	0.870	\$319,538	11,325.60	\$28.21
70-03-28-128-003	314 S BEACON	05/01/18	\$189,900	35.500%	\$257,315	\$3,297	\$96,157	1.235	\$135,264	6,229.08	\$21.71
70-03-28-129-002	406 S BEACON	03/17/17	\$120,000	42.500%	\$171,000	\$5,253	\$63,619	1.235	\$87,178	4,835.16	\$18.03
70-03-21-199-004	Beacon Blvd Vacant	12/19/16	\$400,000	44.000%	\$576,000	\$0	\$0	-	\$576,000	111,513.00	\$5.17
70-03-28-176-021	600 S BEACON	04/29/16	\$435,000	48.000%	\$643,800	\$13,301	\$463,173	0.870	\$227,538	23,958.00	\$9.50
70-03-28-104-014	841 SLAYTON	08/03/15	\$133,000	52.000%	\$202,160	\$3,400	\$62,706	0.870	\$144,206	6,534.00	\$22.07
70-03-28-104-007	201 S BEACON	12/30/14	\$155,000	56.000%	\$241,800	\$4,863	\$84,748	0.870	\$163,206	9,583.20	\$17.03
70-03-21-380-010	20 S BEACON	07/03/14	\$132,500	58.500%	\$210,013	\$0	\$44,900	0.870	\$170,950	11,325.60	\$15.09
70-03-28-108-017	317 S BEACON	07/12/11	\$65,000	76.500%	\$114,725	\$0	\$0	-	\$114,725	11,107.80	\$10.33

Unit of Comparison: Square Foot

Average Sale Price Per Unit:

Standard Deviation:

Coefficient of Dispersion :

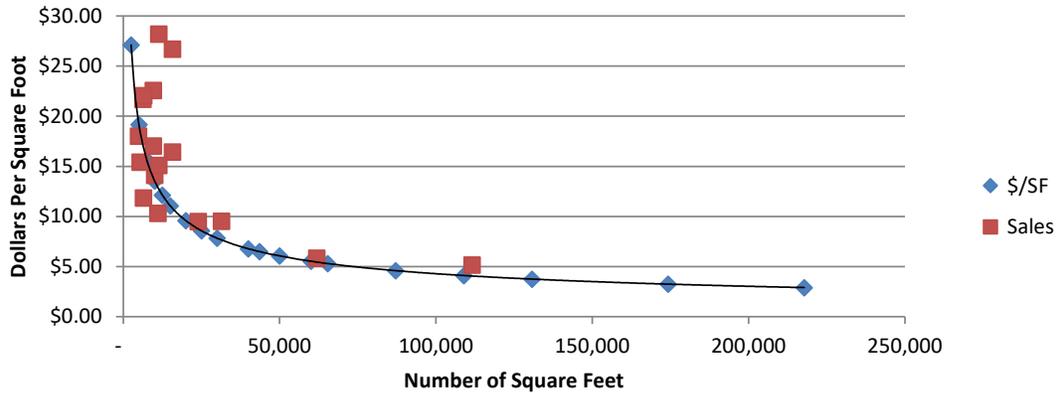
Indicated Sale Price Per Unit: SEE ATTACHED

CITY OF GRAND HAVEN

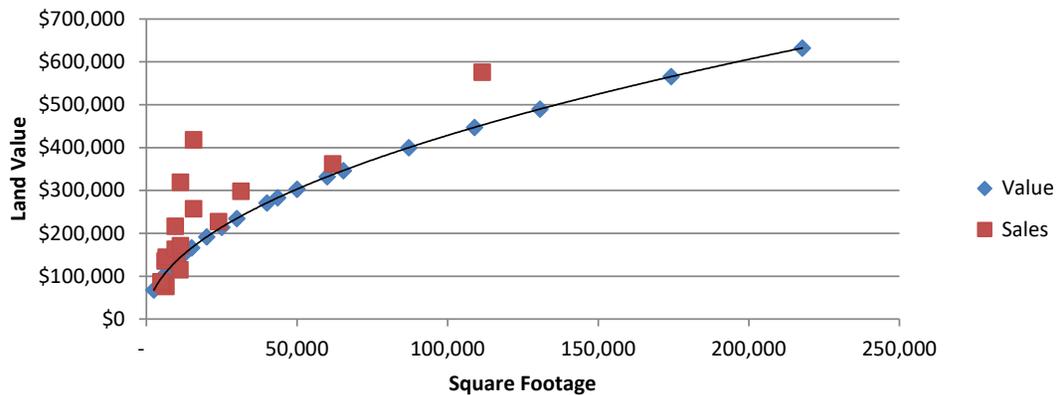
C2-02 COM: BEACON- SECONDARY

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$27.10	0.06	\$1,180,644	\$67,760	
5,000	\$19.17	0.11	\$834,841	\$95,827	
7,500	\$15.65	0.17	\$681,645	\$117,363	
10,000	\$13.55	0.23	\$590,322	\$135,519	
12,500	\$12.12	0.29	\$528,000	\$151,515	
15,000	\$11.07	0.34	\$481,996	\$165,977	
20,000	\$9.58	0.46	\$417,421	\$191,653	
25,000	\$8.57	0.57	\$373,352	\$214,275	
30,000	\$7.82	0.69	\$340,823	\$234,726	
40,000	\$6.78	0.92	\$295,161	\$271,039	
43,560	\$6.49	1.00	\$282,843	\$282,843	
50,000	\$6.06	1.15	\$264,000	\$303,030	
60,000	\$5.53	1.38	\$240,998	\$331,953	
65,340	\$5.30	1.50	\$230,940	\$346,410	
87,120	\$4.59	2.00	\$200,000	\$400,000	
108,900	\$4.11	2.50	\$178,885	\$447,214	
130,680	\$3.75	3.00	\$163,299	\$489,898	
174,240	\$3.25	4.00	\$141,421	\$565,685	
217,800	\$2.90	5.00	\$126,491	\$632,456	
304,920	\$2.45	7.00	\$106,904	\$748,331	
435,600	\$2.05	10.00	\$89,443	\$894,427	
653,400	\$1.68	15.00	\$73,030	\$1,095,445	
871,200	\$1.45	20.00	\$63,246	\$1,264,911	
1,089,000	\$1.30	25.00	\$56,569	\$1,414,214	
1,306,800	\$1.19	30.00	\$51,640	\$1,549,193	
1,742,400	\$1.03	40.00	\$44,721	\$1,788,854	
2,178,000	\$0.92	50.00	\$40,000	\$2,000,000	
4,356,000	\$0.65	100.00	\$28,284	\$2,828,427	

Dollars Per Square Foot



Total Values



CITY OF GRAND HAVEN

C2-01 COM: BEACON- GENERAL

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F	
70-03-28-320-003	1309 S BEACON BLVD	07/29/24	\$3,195,000	-1.500%	\$3,147,075	\$95,687	\$960,100	\$2,091,288	\$2,039,437	1.025	
70-03-21-326-043	462 N BEACON	01/31/24	\$5,150,000	1.500%	\$5,227,250	\$126,681	\$2,273,030	\$2,827,539	\$1,626,442	1.738	
70-03-21-199-015	518 N BEACON	11/30/23	\$6,250,000	2.500%	\$6,406,250	\$201,292	\$1,293,407	\$4,911,551	\$2,914,264	1.685	
70-03-28-380-002	931 ROBBINS RD	04/04/24	\$1,700,000	0.000%	\$1,700,000	\$38,007	\$940,431	\$721,562	\$810,298	0.890	
70-03-21-306-001	327 N BEACON BLVD	04/17/23	\$577,150	6.000%	\$611,779	\$32,197	\$682,539	(\$102,957)	\$393,665	(0.262)	
70-03-21-303-029	401 N 7TH ST	03/13/23	\$1,100,000	6.500%	\$1,171,500	\$63,822	\$873,355	\$234,323	\$230,256	1.018	
70-03-21-327-026	320 N BEACON	07/08/21	\$815,000	16.500%	\$949,475	\$0	\$849,169	\$100,306	\$100,000	1.003	
70-03-21-363-014	101 S BEACON	06/04/24	\$375,000	-1.000%	\$371,250	\$14,505	\$169,477	\$187,268	\$114,018	1.642	
70-03-28-152-015	601 S BEACON	03/04/22	\$675,000	12.500%	\$759,375	\$35,176	\$239,676	\$484,523	\$489,346	0.990	
70-03-21-329-012	200 N BEACON	11/08/21	\$425,000	14.500%	\$486,625	\$18,214	\$338,954	\$129,457	\$57,370	2.257	
70-03-28-104-007	201 S BEACON	10/07/21	\$265,000	15.000%	\$304,750	\$5,514	\$132,492	\$166,744	\$95,359	1.749	
Totals:								\$11,854,560	\$8,476,790	1.398	
										Standard Deviation:	0.803
										Coefficient of Dispersion :	48.80%
										Adopted ECF:	1.398

ECF Was: 1.257

City Of Grand Haven
C3-01 COMMERCIAL: EAST – RIVERFRONT

Riverfront land lying east of Beacon Boulevard receives the same land rate as calculated in the R4-03 Residential: East – River Frontage land table. The Economic Condition Factor will be the same as C3-01 Commercial: East – General, see that section for analysis.

CITY OF GRAND HAVEN

C3-01 COMMERCIAL: EAST - GENERAL

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-21-381-027	1052 WASHINGTON AVE -:	10/17/25	\$295,000	-4.500%	\$281,725	\$8,498	\$126,385	1.300	\$108,927	6,098.40	\$17.86
70-03-21-415-023	332 N FERRY ST	10/03/25	\$560,000	-4.500%	\$534,800	\$42,011	\$259,237	1.300	\$155,780	46,696.32	\$3.34
70-03-21-479-023	1447 WASHINGTON AVE	05/29/25	\$839,900	-3.250%	\$812,603	\$3,152	\$442,908	1.300	\$233,671	12,632.40	\$18.50
70-03-21-328-034	215 N FERRY ST	04/10/25	\$230,000	-3.000%	\$223,100	\$7,243	\$178,031	1.300	(\$15,583)	14,810.40	(\$1.05)
70-03-27-101-017	200 S BEECHTREE ST	11/25/24	\$300,000	-1.750%	\$294,750	\$23,844	\$168,995	1.300	\$51,213	30,927.60	\$1.66
70-03-21-328-042	323 N FERRY ST	10/21/24	\$837,505	-1.500%	\$824,942	\$7,295	\$130,372	1.300	\$648,164	36,154.80	\$17.93
70-03-27-151-012	616 S BEECHTREE ST	10/17/23	\$260,000	1.500%	\$263,900	\$6,568	\$138,109	1.300	\$77,790	11,761.20	\$6.61
70-03-21-451-013	1107 COLUMBUS AVE	03/24/23	\$537,500	3.250%	\$554,969	\$18,837	\$180,024	1.300	\$302,100	13,503.60	\$22.37
70-03-21-199-021	1021 JACKSON AVE	09/12/22	\$900,000	4.750%	\$942,750	\$0	\$0	-	\$942,750	61,855.20	\$15.24
70-03-28-233-022	1434 COLFAX AVE	03/23/22	\$160,000	6.250%	\$170,000	\$2,708	\$61,395	1.300	\$87,479	13,503.60	\$6.48
70-03-21-328-035	1045 FULTON AVE	02/25/22	\$610,000	6.500%	\$649,650	\$18,012	\$438,097	1.300	\$62,112	26,571.60	\$2.34
70-03-22-351-010	12 S BEECHTREE ST -14	01/19/22	\$78,000	6.750%	\$83,265	\$0	\$0	-	\$83,265	5,924.16	\$14.06
70-03-21-481-026	5 S BEECHTREE ST	08/02/21	\$230,000	8.000%	\$248,400	\$5,445	\$51,299	1.300	\$176,266	7,405.20	\$23.80
70-03-27-107-002	540 S BEECHTREE ST	06/11/21	\$1,010,000	8.500%	\$1,095,850	\$53,508	\$526,101	1.300	\$358,411	16,117.20	\$22.24
70-03-22-351-001	12 N BEECHTREE ST	05/03/21	\$450,000	8.750%	\$489,375	\$13,204	\$256,306	1.300	\$142,973	14,374.80	\$9.95

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit:

Standard Deviation:

Coefficient of Dispersion :

Indicated Sale Price Per Unit: **SEE ATTACHED**

TIME ADJUSTMENT

Difference: - #DIV/0!

Difference in Months: #DIV/0!

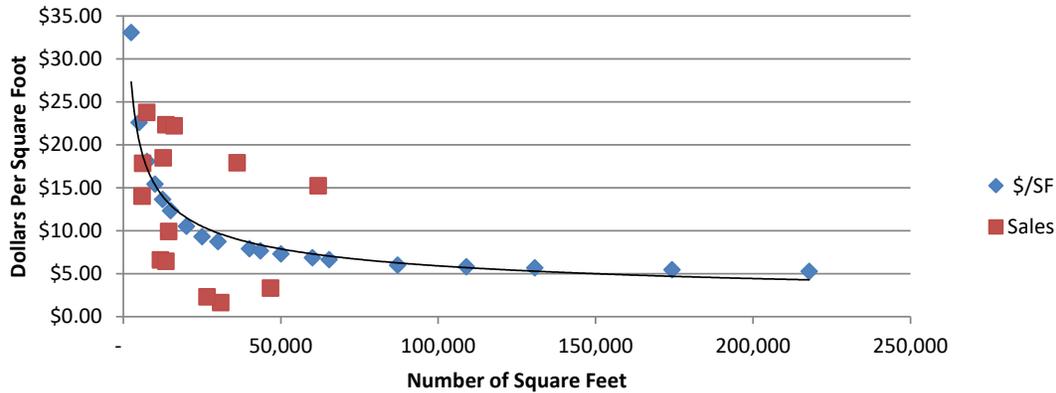
USE: 0.25%

CITY OF GRAND HAVEN

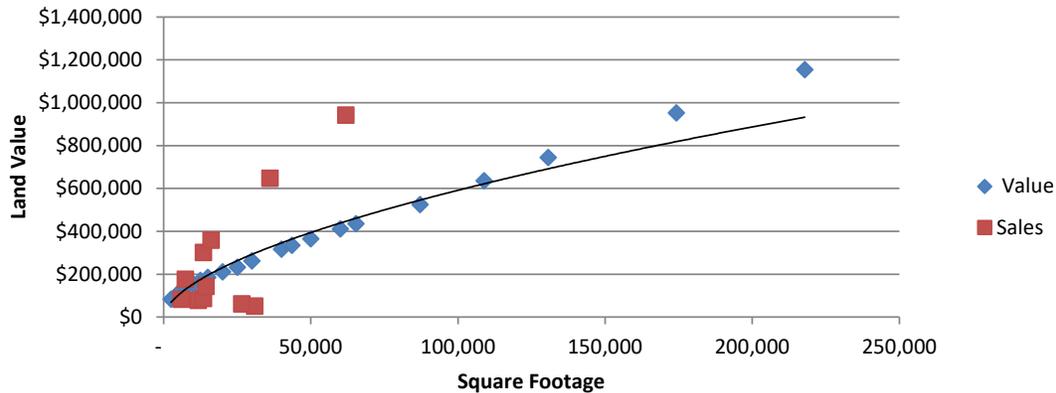
C3-01 COMMERCIAL: EAST - GENERAL

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$33.10	0.06	\$1,441,755	\$82,745	
5,000	\$22.61	0.11	\$984,748	\$113,034	
7,500	\$18.09	0.17	\$787,907	\$135,659	
10,000	\$15.44	0.23	\$672,603	\$154,408	
12,500	\$13.66	0.29	\$594,919	\$170,718	
15,000	\$12.35	0.34	\$538,156	\$185,316	
20,000	\$10.55	0.46	\$459,401	\$210,928	
25,000	\$9.33	0.57	\$406,342	\$233,208	
30,000	\$8.75	0.69	\$381,222	\$262,550	
40,000	\$7.91	0.92	\$344,707	\$316,535	
43,560	\$7.68	1.00	\$334,572	\$334,572	
50,000	\$7.32	1.15	\$318,809	\$365,943	
60,000	\$6.87	1.38	\$299,101	\$411,985	
65,340	\$6.66	1.50	\$290,307	\$435,461	
87,120	\$6.03	2.00	\$262,500	\$525,000	
108,900	\$5.84	2.50	\$254,426	\$636,066	
130,680	\$5.69	3.00	\$248,014	\$744,043	
174,240	\$5.47	4.00	\$238,224	\$952,895	
217,800	\$5.30	5.00	\$230,897	\$1,154,483	
304,920	\$5.06	7.00	\$220,272	\$1,541,906	
435,600	\$4.81	10.00	\$209,543	\$2,095,432	
653,400	\$4.54	15.00	\$197,980	\$2,969,696	
871,200	\$4.37	20.00	\$190,164	\$3,803,289	
1,089,000	\$4.23	25.00	\$184,316	\$4,607,888	
1,306,800	\$4.12	30.00	\$179,670	\$5,390,112	
1,742,400	\$3.96	40.00	\$172,578	\$6,903,115	
2,178,000	\$3.84	50.00	\$167,270	\$8,363,493	
4,356,000	\$3.48	100.00	\$151,801	\$15,180,061	

Dollars Per Square Foot



Square Foot Values



CITY OF GRAND HAVEN

C3-01 COMMERCIAL: EAST - GENERAL

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
70-03-21-328-042	323 N FERRY ST	10/21/24	\$837,505	-1.500%	\$824,942	\$7,295	\$295,777	\$521,871	\$130,372	4.003
70-03-21-481-026	5 S BEECHTREE ST	08/02/21	\$230,000	8.000%	\$248,400	\$5,445	\$134,801	\$108,154	\$51,299	2.108
70-03-21-451-013	1107 COLUMBUS AVE	03/24/23	\$537,500	3.250%	\$554,969	\$18,837	\$176,578	\$359,554	\$180,024	1.997
70-03-27-107-002	540 S BEECHTREE ST	06/11/21	\$1,010,000	8.500%	\$1,095,850	\$53,508	\$191,038	\$851,304	\$526,101	1.618
70-03-21-479-023	1447 WASHINGTON AVE	05/29/25	\$839,900	-3.250%	\$812,603	\$3,152	\$171,491	\$637,960	\$442,908	1.440
70-03-21-381-027	1052 WASHINGTON AVE	10/17/25	\$295,000	-4.500%	\$281,725	\$8,498	\$122,974	\$150,253	\$126,385	1.189
70-03-22-351-001	12 N BEECHTREE ST	05/03/21	\$450,000	8.750%	\$489,375	\$13,204	\$181,665	\$294,506	\$256,306	1.149
70-03-21-328-035	1045 FULTON AVE	02/25/22	\$610,000	6.500%	\$649,650	\$18,012	\$242,431	\$389,207	\$438,097	0.888
70-03-27-151-012	616 S BEECHTREE ST	10/17/23	\$260,000	1.500%	\$263,900	\$6,568	\$165,898	\$91,434	\$138,109	0.662
70-03-21-415-023	332 N FERRY ST	10/03/25	\$560,000	-4.500%	\$534,800	\$42,011	\$349,850	\$142,939	\$259,237	0.551
70-03-21-328-034	215 N FERRY ST	04/10/25	\$230,000	-3.000%	\$223,100	\$7,243	\$184,208	\$31,649	\$178,031	0.178
70-03-27-101-017	200 S BEECHTREE ST	11/25/24	\$300,000	-1.750%	\$294,750	\$23,844	\$267,557	\$3,349	\$168,995	0.020
70-03-28-233-022	1434 COLFAX AVE	03/23/22	\$160,000	6.250%	\$170,000	\$2,708	\$176,578	(\$9,286)	\$61,395	(0.151)
Totals:								\$3,578,829	\$2,726,870	1.312
Standard Deviation:										1.003
Coefficient of Dispersion :										44.65%
Adopted ECF:										1.312

ECF Was: 1.291

CITY OF GRAND HAVEN

C3-01 COMMERCIAL: EAST - GENERAL

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-21-401-006	400 N FERRY ST STE 6	04/19/24	\$265,000	0.000%	\$265,000	\$5,443	\$98,060	1.312	\$130,902	1,701.00	\$76.96
70-03-21-401-005	400 N FERRY ST STE 5	04/09/21	\$180,000	18.000%	\$212,400	\$4,731	\$90,995	1.312	\$88,284	1,701.00	\$51.90
70-03-21-401-004	400 N FERRY ST STE 4	11/19/20	\$160,000	20.500%	\$192,800	\$4,458	\$85,871	1.312	\$75,679	1,466.00	\$51.62
70-03-21-401-007	400 N FERRY ST STE 7	11/17/20	\$199,239	20.500%	\$240,083	\$4,458	\$115,313	1.312	\$84,334	1,663.00	\$50.71
70-03-21-401-002	400 N FERRY ST STE 2	11/12/20	\$160,000	20.500%	\$192,800	\$4,458	\$85,871	1.312	\$75,679	1,466.00	\$51.62
70-03-21-401-001	400 N FERRY ST STE 1	04/22/22	\$149,000	12.000%	\$166,880	\$5,246	\$141,294	1.312	(\$23,743)	700.00	(\$33.92)
Unit of Comparison: Square Foot									Average Sale Price Per Unit:	\$56.88	
									Standard Deviation:	\$10.20	
									Coefficient of Dispersion :	56.2%	
<i>Land Rate Was: 43.59</i>									Indicated Sale Price Per Unit:	\$56.88	

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:	0.50%	

City Of Grand Haven
C3-03 COMMERCIAL: EAST – OFFICE CONDOS

Office condominiums lying east of Beacon Boulevard receive the same land rate as calculated in the C3-01 Commercial: East – General land table. The total land value for the condominium development is then allocated by percentage to each unit within the development. The Economic Condition Factor will be the same as C3-03 Commercial: East – Office Condos, see that section for analysis.

CITY OF GRAND HAVEN

C3-03 COM: EAST - OFFICE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-28-460-011	925 S BEECHTREE #1B	04/03/23	\$179,900	6.000%	\$190,694	\$4,421	\$47,540	\$138,733	\$115,681	1.199
Totals:								\$138,733	\$115,681	1.199
									Standard Deviation:	#DIV/0!
									Coefficient of Dispersion :	0.00%
<i>ECF Was:</i> 0.687									Adopted ECF:	1.199

CITY OF GRAND HAVEN

C3-03 COM: EAST - OFFICE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-28-460-011	925 S BEECHTREE #1B	04/03/23	\$179,900	6.000%	\$190,694	\$95,300	0.500
Aggregate Ratio:							0.500
Standard Deviation:							#DIV/0!
Coefficient of Dispersion :							0.00%
Price Related Differential:							1.000

CITY OF GRAND HAVEN

C4-01 COMMERCIAL: BOAT STORAGE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-21-429-075	1333 MADISON AVE #75	10/08/25	\$615,000	-9.000%	\$559,650	\$0	\$205,256	1.250	\$303,080	2,533.00	\$119.65
70-03-21-429-052	1333 MADISON AVE #52	10/08/25	\$775,000	-9.000%	\$705,250	\$0	\$208,976	1.250	\$444,030	2,296.00	\$193.39
70-03-21-429-036	1333 MADISON AVE #36	08/07/25	\$575,000	-8.000%	\$529,000	\$0	\$161,496	1.250	\$327,130	2,064.00	\$158.49
70-03-21-429-061	1333 MADISON AVE #61	08/07/25	\$750,000	-8.000%	\$690,000	\$0	\$278,379	1.250	\$342,026	3,106.00	\$110.12
70-03-21-429-036	1333 MADISON AVE #36	02/12/25	\$475,000	-5.000%	\$451,250	\$0	\$161,496	1.250	\$249,380	2,064.00	\$120.82
70-03-21-429-075	1333 MADISON AVE #75	01/17/25	\$599,000	-4.500%	\$572,045	\$0	\$205,256	1.250	\$315,475	2,533.00	\$124.55
70-03-21-429-052	1333 MADISON AVE #52	10/04/24	\$450,000	-3.000%	\$436,500	\$0	\$208,976	1.250	\$175,280	2,296.00	\$76.34
70-03-21-429-069	1333 MADISON AVE #69	05/16/24	\$450,000	-0.500%	\$447,750	\$0	\$202,850	1.250	\$194,188	2,522.00	\$77.00
70-03-21-429-009	230 N HOPKINS ST #9	10/10/23	\$830,000	3.000%	\$854,900	\$0	\$314,562	1.250	\$461,698	4,835.00	\$95.49
70-03-21-429-064	1333 MADISON AVE #64	08/18/23	\$1,000,000	4.000%	\$1,040,000	\$0	\$504,784	1.250	\$409,020	5,823.00	\$70.24

Unit of Comparison: Square Foot	Average Sale Price Per Unit:	\$107.12
	Standard Deviation:	\$36.78
	Coefficient of Dispersion :	25%
Land Value Was: \$78.90	Indicated Sale Price Per Unit:	\$107.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Use:		0.50%

CITY OF GRAND HAVEN

C4-01 COMMERCIAL: BOAT STORAGE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-21-429-075	1333 MADISON AVE #75	10/08/25	\$615,000	-9.000%	\$559,650	\$0	\$271,031	\$288,619	\$205,256	1.406
70-03-21-429-052	1333 MADISON AVE #52	10/08/25	\$775,000	-9.000%	\$705,250	\$0	\$245,672	\$459,578	\$208,976	2.199
70-03-21-429-036	1333 MADISON AVE #36	08/07/25	\$575,000	-8.000%	\$529,000	\$0	\$220,848	\$308,152	\$161,496	1.908
70-03-21-429-061	1333 MADISON AVE #61	08/07/25	\$750,000	-8.000%	\$690,000	\$0	\$332,342	\$357,658	\$278,379	1.285
70-03-21-429-036	1333 MADISON AVE #36	02/12/25	\$475,000	-5.000%	\$451,250	\$0	\$220,848	\$230,402	\$161,496	1.427
70-03-21-429-075	1333 MADISON AVE #75	01/17/25	\$599,000	-4.500%	\$572,045	\$0	\$271,031	\$301,014	\$205,256	1.467
70-03-21-429-052	1333 MADISON AVE #52	10/04/24	\$450,000	-3.000%	\$436,500	\$0	\$245,672	\$190,828	\$208,976	0.913
70-03-21-429-069	1333 MADISON AVE #69	05/16/24	\$450,000	-0.500%	\$447,750	\$0	\$269,854	\$177,896	\$202,850	0.877
70-03-21-429-009	230 N HOPKINS ST #9	10/10/23	\$830,000	3.000%	\$854,900	\$0	\$517,345	\$337,555	\$314,562	1.073
70-03-21-429-064	1333 MADISON AVE #64	08/18/23	\$1,000,000	4.000%	\$1,040,000	\$0	\$623,061	\$416,939	\$504,784	0.826
Totals:								\$3,068,641	\$2,452,029	1.251
								Standard Deviation:		0.450
								Coefficient of Dispersion :		25.51%
<i>ECF Was:</i>	1.23	Adopted ECF:								1.250

CITY OF GRAND HAVEN

C4-01 COMMERCIAL: BOAT STORAGE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-21-429-075	1333 MADISON AVE #75	10/08/25	\$615,000	-9.000%	\$559,650	\$263,800	0.471
70-03-21-429-052	1333 MADISON AVE #52	10/08/25	\$775,000	-9.000%	\$705,250	\$253,400	0.359
70-03-21-429-036	1333 MADISON AVE #36	08/07/25	\$575,000	-8.000%	\$529,000	\$211,400	0.400
70-03-21-429-061	1333 MADISON AVE #61	08/07/25	\$750,000	-8.000%	\$690,000	\$340,200	0.493
70-03-21-429-036	1333 MADISON AVE #36	02/12/25	\$475,000	-5.000%	\$451,250	\$211,400	0.468
70-03-21-429-075	1333 MADISON AVE #75	01/17/25	\$599,000	-4.500%	\$572,045	\$263,800	0.461
70-03-21-429-052	1333 MADISON AVE #52	10/04/24	\$450,000	-3.000%	\$436,500	\$253,400	0.581
70-03-21-429-069	1333 MADISON AVE #69	05/16/24	\$450,000	-0.500%	\$447,750	\$261,700	0.584
70-03-21-429-009	230 N HOPKINS ST #9	10/10/23	\$830,000	3.000%	\$854,900	\$455,300	0.533
70-03-21-429-064	1333 MADISON AVE #64	08/18/23	\$1,000,000	4.000%	\$1,040,000	\$627,000	0.603
Aggregate Ratio:							0.500
Standard Deviation:							0.080
Coefficient of Dispersion :							13.23%
Price Related Differential:							0.991

CITY OF GRAND HAVEN

C5-01 COMMERCIAL: NORTH END CONDOS											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-21-161-021	501 MILLER +	01/06/26	\$1,000,000	-10.500%	\$895,000	\$36,997	\$552,210	1.100	\$250,572	5,230.00	\$47.91
70-03-21-161-036	612 MILLER DR	12/18/23	\$331,475	2.000%	\$338,105	\$8,346	\$125,668	1.100	\$191,524	1,355.00	\$141.35
70-03-21-161-021	501 MILLER +	11/10/23	\$1,250,000	2.500%	\$1,281,250	\$52,895	\$940,786	1.100	\$193,490	8,585.00	\$22.54
70-03-21-161-036	612 MILLER DR	08/19/22	\$90,000	10.000%	\$99,000	\$8,346	\$61,931	1.100	\$22,530	1,355.00	\$16.63
Unit of Comparison:	Square Foot										
									Average Sale Price Per Unit:		\$39.83
									Standard Deviation:		\$0.00
									Coefficient of Dispersion :		0.0%
<i>Land Was:</i>	37								Indicated Sale Price Per Unit:		\$40.00

CITY OF GRAND HAVEN

C5-01 COMMERCIAL: NORTH END CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-21-161-021	501 MILLER +	01/06/26	\$1,000,000	-10.500%	\$895,000	\$36,997	\$209,200	\$648,803	\$552,210	1.175	
70-03-21-161-036	612 MILLER DR	12/18/23	\$331,475	2.000%	\$338,105	\$8,346	\$54,200	\$275,559	\$125,668	2.193	
70-03-21-161-021	501 MILLER +	11/10/23	\$1,250,000	2.500%	\$1,281,250	\$52,895	\$343,400	\$884,955	\$940,786	0.941	
70-03-21-161-036	612 MILLER DR	08/19/22	\$90,000	10.000%	\$99,000	\$8,346	\$54,200	\$36,454	\$61,931	0.589	
Totals:								\$1,845,771	\$1,680,595	1.098	
										Standard Deviation:	0.689
										Coefficient of Dispersion :	39.56%
										Adopted ECF:	1.098

CITY OF GRAND HAVEN

C9-01: COMMERCIAL - BANKS - CITY WIDE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-20-433-014	333 WASHINGTON AVE	08/05/24	\$2,700,000	-2.000%	\$2,646,000	\$34,762	\$374,450	\$2,236,788	\$1,739,963	1.286	
70-03-21-199-018	951 JACKSON AVE	12/31/22	\$1,265,000	8.000%	\$1,366,200	\$103,791	\$342,284	\$920,125	\$679,478	1.354	
<i>70-03-28-353-008</i>	<i>839 ROBBINS RD</i>	<i>12/31/20</i>	<i>\$1,250,000</i>	<i>20.000%</i>	<i>\$1,500,000</i>	<i>\$66,065</i>	<i>\$606,734</i>	<i>\$827,201</i>	<i>\$747,395</i>	<i>1.107</i>	
<i>Italics denotes value derived from fee appraisal</i>								Totals:	\$3,984,114	\$3,166,836	1.258
										Standard Deviation:	0.128
										Coefficient of Dispersion :	7.37%
<i>ECF Was:</i>	<i>0.951</i>									Adopted ECF:	1.258

Time Adj/Month **0.50%**

City of Grand Haven

C9-02 COMMERCIAL: MARINAS - CITY WIDE											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-21-274-010	1211 JACKSON ST	04/15/21	\$2,600,000	-40.000%	\$1,560,000			-	\$1,560,000	38.00	\$41,052.63
70-08-01-100-052	Southern Grand Marina	09/18/19	\$1,025,000	0.000%	\$1,025,000			-	\$1,025,000	78.00	\$13,141.03
70-03-16-275-009	526 PINE ST	01/22/18	\$3,500,000	0.000%	\$3,500,000			-	\$3,500,000	200.00	\$17,500.00
70-03-21-200-008	1 GRAND ISLE DR	06/14/16	\$9,400,000	-40.000%	\$5,640,000			-	\$5,640,000	247.00	\$22,834.01
Unit of Comparison:	Site Value	= # OF Slips			Average Sale Price Per Unit:		\$23,631.92		Indicated Sale Price Per Unit:		\$23,630.00

CITY OF GRAND HAVEN

C9-02 COMMERCIAL: MARINAS - CITY WIDE											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-21-274-010	1211 JACKSON ST	04/15/21	\$2,600,000	-31.000%	\$1,794,000	\$89,618	\$575,544	1.000	\$1,128,838	38.00	\$29,706.27
70-03-16-275-009	526 PINE ST	01/22/18	\$3,500,000	18.750%	\$4,156,250	\$334,974	\$1,968,824	1.000	\$1,852,453	200.00	\$9,262.26
70-03-21-200-008	1 GRAND ISLE DR	06/14/16	\$9,400,000	-16.500%	\$7,849,000	\$608,335	\$4,082,459	1.000	\$3,158,206	247.00	\$12,786.26
Unit of Comparison:	Site Value	= # OF Slips			Average Sale Price Per Unit:		\$12,658.76		Indicated Sale Price Per Unit:		\$12,650.00
	Time Adj Per Month	0.25%									
	Going Concern Adj	-40.00%									

CITY OF GRAND HAVEN

C9-02 COMMERCIAL: MARINAS - CITY WIDE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-21-274-010	1211 JACKSON ST	04/15/21	\$2,600,000	-31.000%	\$1,794,000	\$89,618	\$480,700	\$1,223,682	\$575,544	2.126	
70-03-16-275-009	526 PINE ST	01/22/18	\$3,500,000	18.750%	\$4,156,250	\$334,974	\$2,530,000	\$1,291,276	\$1,968,824	0.656	
70-03-21-200-008	1 GRAND ISLE DR	06/14/16	\$9,400,000	-16.500%	\$7,849,000	\$608,335	\$3,124,550	\$4,116,115	\$4,082,459	1.008	
Totals:								\$6,631,073	\$6,626,826	1.001	
										Standard Deviation:	0.249
										Coefficient of Dispersion :	21.18%
										Adopted ECF:	1.000

ECF Was: 0.956

C9-03: COMMERCIAL - STRIP RETAIL

Grade	Description	Average Rent	Cap Rate	Vacancy Rate
A	Best National Tenants, Best Location/Visibility	\$ 27.00	6.00%	0.25%
B	National Tenants, Good Location/Visibility	\$ 23.00	7.25%	0.25%
BC	National & Local Tenants, Average Location/Visibility	\$ 12.00	7.88%	1.50%
C	Local Tenants, Average Location/Visibility	\$ 9.50	8.50%	15.00%
D	Local Tenants, Below Average Location/Visibility	\$ 8.00	8.50%	15.00%

CITY OF GRAND HAVEN

C9-04: COMMERCIAL - RESIDENTIAL CONVERTED TO COMMERCIAL										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-21-477-006	1430 FULTON AVE	09/12/25	\$210,000	-8.500%	\$192,150	\$3,277	\$122,971	\$65,902	\$65,180	1.011
70-03-20-453-004	222 FRANKLIN AVE	07/02/24	\$619,500	-1.500%	\$610,208	\$6,101	\$236,560	\$367,547	\$288,828	1.273
70-03-21-363-014	101 S BEACON BLVD	06/04/24	\$375,000	-1.000%	\$371,250	\$14,505	\$169,479	\$187,266	\$114,018	1.642
70-03-20-433-008	321 WASHINGTON AVE	12/30/21	\$900,000	14.000%	\$1,026,000	\$12,213	\$236,560	\$777,227	\$435,337	1.785
70-03-21-363-006	112 S 8TH ST	09/16/21	\$462,800	15.500%	\$534,534	\$1,231	\$290,252	\$243,051	\$208,482	1.166

Totals: \$1,640,993 \$1,111,844 1.476

Standard Deviation: 0.327

Coefficient of Dispersion : 21.28%

Adopted ECF: 1.476

ECF Was: 1.354

Time Adj/Month: 0.50%

CITY OF GRAND HAVEN

C9-05: COMMERCIAL - APARTMENTS - CITY WIDE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-08-383-002	18278 SWISS DR	09/18/24	\$905,000	0.000%	\$905,000	\$19,137	\$189,048	\$696,815	\$580,493	1.200
70-03-08-381-013	18231 ALPINE CT	08/29/24	\$570,000	0.000%	\$570,000	\$7,742	\$218,975	\$343,284	\$298,564	1.150
70-03-08-381-004	18160 OBERWALD LN	07/31/24	\$385,000	0.000%	\$385,000	\$5,150	\$160,278	\$219,572	\$201,729	1.088
70-09-27-200-050	6692 MARTINIE DR	07/10/24	\$3,600,000	0.000%	\$3,600,000	\$75,586	\$1,161,770	\$2,362,645	\$1,486,142	1.590
70-16-27-471-025	491 STRATFORD WAY	07/02/24	\$512,000	0.000%	\$512,000	\$5,750	\$195,609	\$310,641	\$292,561	1.062
70-03-20-456-003	214 CLINTON AVE	03/12/24	\$635,000	0.000%	\$635,000	\$2,606	\$338,267	\$294,128	\$168,004	1.751
70-10-01-400-031	13827 IRONWOOD DR	02/12/24	\$645,000	0.000%	\$645,000	\$13,465	\$340,100	\$291,436	\$253,066	1.152
70-04-18-100-076	17574 144TH AVE	01/05/24	\$1,875,000	0.000%	\$1,875,000	\$110,501	\$324,642	\$1,439,857	\$1,182,869	1.217
70-16-18-450-001	680 136TH AVE	11/30/23	\$450,000	0.000%	\$450,000	\$9,557	\$141,180	\$299,263	\$201,549	1.485
70-16-24-201-001	360 W MAIN AVE	08/01/23	\$975,000	0.000%	\$975,000	\$16,304	\$350,129	\$608,568	\$379,266	1.605
Totals:								\$6,866,207	\$5,044,244	1.361
								Standard Deviation:	0.251	
								2 Std Dev Above ECF:	1.864	
								2 Std Dev Below ECF:	0.859	
								ECF Within 2 Std Dev:	1.361	
								Adopted ECF:	1.361	

ECF Was: 1.334

P#	Address	Name	# Units	TCV	TCV/Unit
70-03-21-100-012	591 MILLER DR	The Haven @ GL	168	\$22,656,903	\$134,863
70-03-21-476-029	1319 COLUMBUS AVE		6	\$456,525	\$76,088
70-03-22-353-020	104 S BEECHTREE ST		4	\$319,317	\$79,829
70-03-22-354-006	1630 FRANKLIN AVE	Franklin St Apts	6	\$448,401	\$74,734
70-03-22-354-007	1640 FRANKLIN AVE	Franklin St Apts	6	\$382,795	\$63,799
70-03-27-380-013	1401 MORELAND ST		4	\$458,386	\$114,597
70-03-27-380-014	1405 MORELAND ST		4	\$460,438	\$115,110
70-03-28-326-009	1316 S BEACON BLVD	Ambassador	24	\$2,014,613	\$83,942
70-03-28-326-016	1106 S BEACON BLVD	Williamsburg	60	\$3,641,979	\$60,700
70-03-28-378-012	1005 OHIO AVE		4	\$617,103	\$154,276
70-03-28-379-018	1015 DYKHOUSE AVE	Pinewood Pl	24	\$1,885,612	\$78,567
70-03-28-379-019	1028 OHIO AVE		8	\$1,074,443	\$134,305
70-03-28-400-096	1410 S FERRY ST	Grand Pines	104	\$9,432,185	\$90,694
70-03-28-400-103	1125 ROBBINS RD		86	\$7,045,018	\$81,919
70-03-34-100-041	1600 ROBBINS RD	Robbins Nest	216	\$15,169,917	\$70,231
70-03-20-429-020	101 N 3RD	Tribune Lofts	39	\$6,298,100	\$161,490 <i>As Stabilized</i>
70-03-20-278-016	240 N 1ST	Peerless Flats	126	\$19,475,676	\$154,569

CITY OF GRAND HAVEN

C9-06: COMMERCIAL - HOTELS - CITY WIDE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-33-400-074	650 E 24TH ST	03/15/23	\$7,300,000	3.250%	\$7,537,250	\$335,173	\$1,368,045	\$5,834,032	\$6,611,989	0.882
70-03-28-353-014	1525 S BEACON	09/08/15	\$3,100,000	25.750%	\$3,898,250	\$188,400	\$1,472,078	\$2,237,772	\$2,804,838	0.798
70-03-28-376-005	1500 S BEACON	11/19/15	\$2,284,600	25.250%	\$2,861,462	\$139,151	\$1,365,254	\$1,357,057	\$1,862,809	0.729
Totals:								\$9,428,861	\$11,279,636	0.836
								Standard Deviation:	0.049	
								Coefficient of Dispersion :	4.54%	
								Adopted ECF:	0.836	

ECF Was: 0.802

Time Adjust/Mo: **0.25%**

CITY OF GRAND HAVEN

C9-07: COMMERCIAL - OFFICE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-35-189-005	15626 MERCURY DR	03/19/25	\$159,000	0.000%	\$159,000	\$8,077	\$66,413	\$84,510	\$110,661	0.764	
70-14-32-276-053	3340 PROSPECT ST	03/17/25	\$280,000	0.000%	\$280,000	\$4,899	\$59,962	\$215,139	\$147,525	1.458	
70-10-24-300-054	11282 TALLMADGE WOOD	03/07/25	\$565,200	0.000%	\$565,200	\$15,248	\$150,577	\$399,375	\$294,850	1.355	
70-16-32-181-006	99 W 23RD ST	02/28/25	\$450,000	0.000%	\$450,000	\$5,697	\$86,094	\$358,209	\$363,286	0.986	
70-14-13-174-016	657 BALDWIN ST	01/31/25	\$445,000	0.000%	\$445,000	\$13,343	\$119,574	\$312,083	\$266,496	1.171	
70-14-15-327-023	2064 BALDWIN ST 1	01/29/25	\$585,000	0.000%	\$585,000	\$20,178	\$148,562	\$416,260	\$465,227	0.895	
70-16-18-101-042	948 BUTTERNUT DR	10/25/24	\$335,000	0.000%	\$335,000	\$10,408	\$100,621	\$223,971	\$226,069	0.991	
70-03-33-206-001	17064 ROBBINS RD	10/23/24	\$504,900	0.000%	\$504,900	\$981	\$222,884	\$281,035	\$419,981	0.669	
70-03-20-433-014	333 WASHINGTON AVE	08/05/24	\$2,700,000	0.000%	\$2,700,000	\$36,163	\$684,590	\$1,979,247	\$1,841,819	1.075	
70-03-21-363-014	101 S BEACON BLVD	06/04/24	\$375,000	0.000%	\$375,000	\$16,674	\$169,479	\$188,847	\$155,828	1.212	
70-16-13-461-019	201 W MAIN AVE	04/24/24	\$350,000	0.000%	\$350,000	\$8,996	\$87,074	\$253,930	\$342,379	0.742	
70-03-15-382-021	118 W SAVIDGE ST	03/29/24	\$255,000	0.000%	\$255,000	\$871	\$107,992	\$146,137	\$131,029	1.115	
70-18-09-100-029	3912 32ND AVE	03/28/24	\$3,900,000	0.000%	\$3,900,000	\$136,237	\$686,455	\$3,077,308	\$2,348,427	1.310	
70-16-29-403-005	24 E 9TH ST	03/19/24	\$300,000	0.000%	\$300,000	\$14,243	\$87,907	\$197,850	\$191,867	1.031	
70-16-29-403-006	30 E 9TH ST	03/19/24	\$550,000	0.000%	\$550,000	\$8,363	\$243,606	\$298,031	\$360,844	0.826	
70-18-10-360-011	3208 24TH AVE	02/06/24	\$400,000	0.000%	\$400,000	\$29,356	\$106,773	\$263,871	\$355,882	0.741	
70-16-36-100-015	10240 ADAMS ST	01/09/24	\$1,525,000	0.000%	\$1,525,000	\$55,850	\$335,675	\$1,133,475	\$1,401,681	0.809	
70-16-28-474-004	529 E 16TH ST	01/05/24	\$260,000	0.000%	\$260,000	\$11,574	\$94,999	\$153,427	\$308,635	0.497	
70-11-27-100-011	6343 BUTTERNUT DR	12/15/23	\$190,000	0.000%	\$190,000	\$6,615	\$76,178	\$107,207	\$116,627	0.919	
70-14-23-100-066	1240 CHICAGO DR	12/01/23	\$585,000	0.000%	\$585,000	\$48,585	\$282,549	\$253,866	\$377,688	0.672	
70-03-27-151-012	616 S BEECHTREE ST	10/17/23	\$260,000	0.000%	\$260,000	\$7,802	\$88,250	\$163,948	\$184,114	0.890	
70-03-20-399-005	6 SHERMAN AVE	08/09/23	\$2,200,000	0.000%	\$2,200,000	\$24,906	\$413,430	\$1,761,664	\$951,608	1.851	
70-16-15-300-026	11971 JAMES ST	08/01/23	\$1,000,000	0.000%	\$1,000,000	\$37,294	\$352,097	\$610,609	\$756,040	0.808	
70-05-23-300-023	701 W RANDALL ST	08/01/23	\$950,000	0.000%	\$950,000	\$65,346	\$257,662	\$626,992	\$888,431	0.706	
70-16-32-180-032	509 MICHIGAN AVE	07/27/23	\$270,000	0.000%	\$270,000	\$11,272	\$106,309	\$152,419	\$190,305	0.801	
70-16-31-104-009	549 W 18TH ST	05/08/23	\$295,000	0.000%	\$295,000	\$15,587	\$109,074	\$170,339	\$304,699	0.559	
70-17-19-102-043	126 E MAIN AVE	04/11/23	\$375,000	0.000%	\$375,000	\$0	\$154,504	\$220,496	\$232,655	0.948	
Totals:								\$14,050,245	\$13,734,654	1.023	
									Standard Deviation:	0.298	
									Std Dev Factor:	3.000	
									Std Dev Above ECF:	1.918	
									Std Dev Below ECF:	0.128	
									ECF Within Std Dev Range:	1.023	
ECF Was:	N/A									Adopted ECF:	1.023

CITY OF GRAND HAVEN

I1-01: INDUSTRIAL - GENERAL

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-27-315-014	Beechtree	09/18/24	\$75,000	0.000%	\$75,000	\$0	\$0	-	\$75,000	22,607.64	\$3.32
70-06-35-400-051	Comstock St	03/05/25	\$75,000	0.000%	\$75,000	\$0	\$0	-	\$75,000	41,556.24	\$1.80
70-17-31-120-006	664 Construction Ct	08/15/23	\$150,000	0.000%	\$150,000	\$0	\$0	-	\$150,000	54,362.88	\$2.76
70-09-24-300-072	5366 Rich St	06/15/23	\$125,000	0.000%	\$125,000	\$0	\$0	-	\$125,000	112,820.40	\$1.11
70-17-18-203-001	791 Case Karsten Dr	04/12/24	\$480,000	0.000%	\$480,000	\$0	\$0	-	\$480,000	182,516.40	\$2.63
70-10-19-100-024	4569 Pingree St	01/16/24	\$200,000	0.000%	\$200,000	\$0	\$0	-	\$200,000	221,284.80	\$0.90
70-10-19-100-026	Pingree St	05/23/24	\$257,000	0.000%	\$257,000	\$0	\$0	-	\$257,000	223,898.40	\$1.15
70-10-19-100-028	Pingree St	03/04/25	\$284,088	0.000%	\$284,088	\$0	\$0	-	\$284,088	232,610.40	\$1.22
70-10-19-100-027	Pingree St	03/04/25	\$306,000	0.000%	\$306,000	\$0	\$0	-	\$306,000	254,390.40	\$1.20
70-05-26-100-053	525 O'Malley Dr	08/03/23	\$520,000	0.000%	\$520,000	\$0	\$0	-	\$520,000	261,360.00	\$1.99
70-03-27-315-012	Beechtree	11/14/24	\$385,000	0.000%	\$385,000	\$0	\$0	-	\$385,000	320,035.32	\$1.20
70-17-17-101-029	800 E Riley	01/06/23	\$575,000	0.000%	\$575,000	\$0	\$0	-	\$575,000	484,822.80	\$1.19
70-12-32-100-030	US-31	11/14/24	\$282,000	0.000%	\$282,000	\$0	\$0	-	\$282,000	814,572.00	\$0.35
70-17-17-101-028	800 E Riley Ave	01/23/25	\$5,006,100	0.000%	\$5,006,100	\$0	\$0	-	\$5,006,100	1,753,072.20	\$2.86
70-16-04-200-018	124th Ave	05/12/23	\$2,936,000	0.000%	\$2,936,000	\$0	\$0	-	\$2,936,000	3,077,514.00	\$0.95

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit:

Standard Deviation:

Coefficient of Dispersion :

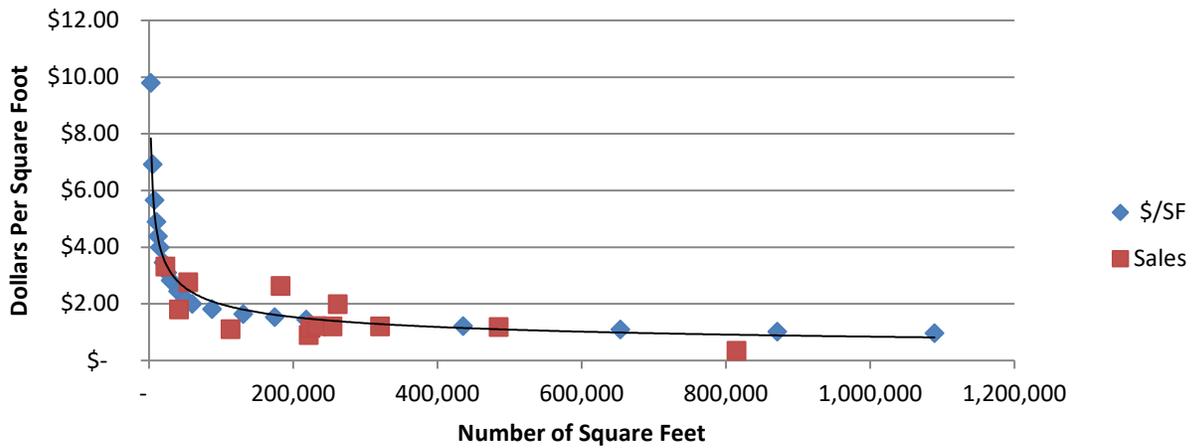
Indicated Sale Price Per Unit: See Attached

CITY OF GRAND HAVEN

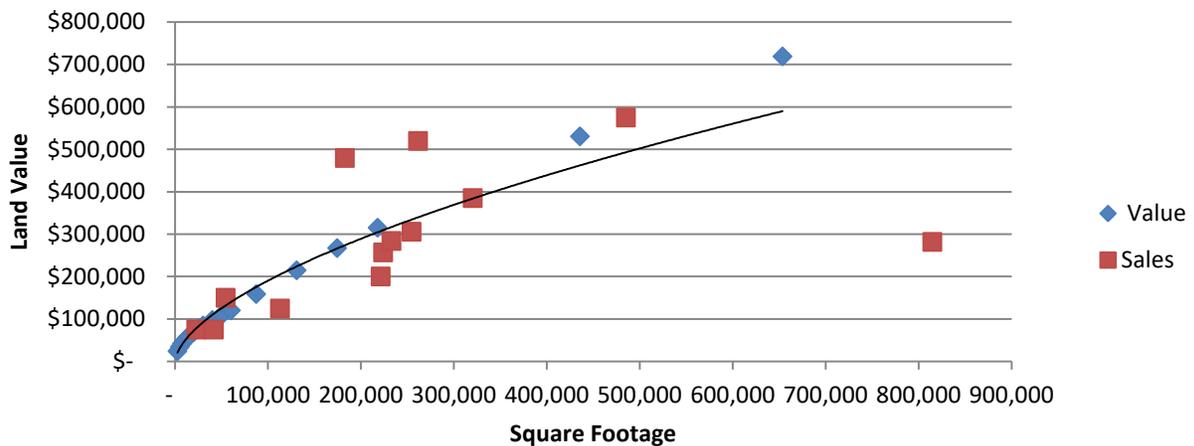
I1-01: INDUSTRIAL - GENERAL

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ 9.80	0.06	\$ 426,799	\$ 24,495	
5,000	\$ 6.93	0.11	\$ 301,793	\$ 34,641	
7,500	\$ 5.66	0.17	\$ 246,413	\$ 42,426	
10,000	\$ 4.90	0.23	\$ 213,400	\$ 48,990	
12,500	\$ 4.38	0.29	\$ 190,870	\$ 54,772	
15,000	\$ 4.00	0.34	\$ 174,240	\$ 60,000	
20,000	\$ 3.46	0.46	\$ 150,896	\$ 69,282	
25,000	\$ 3.10	0.57	\$ 134,966	\$ 77,460	
30,000	\$ 2.83	0.69	\$ 123,206	\$ 84,853	
40,000	\$ 2.45	0.92	\$ 106,700	\$ 97,980	
50,000	\$ 2.19	1.15	\$ 95,435	\$ 109,545	
60,000	\$ 2.00	1.38	\$ 87,120	\$ 120,000	
87,120	\$ 1.82	2.00	\$ 79,364	\$ 158,729	
130,680	\$ 1.65	3.00	\$ 71,714	\$ 215,142	
174,240	\$ 1.53	4.00	\$ 66,737	\$ 266,949	
217,800	\$ 1.45	5.00	\$ 63,116	\$ 315,581	
435,600	\$ 1.22	10.00	\$ 53,074	\$ 530,742	
653,400	\$ 1.10	15.00	\$ 47,958	\$ 719,370	
871,200	\$ 1.02	20.00	\$ 44,630	\$ 892,599	
1,089,000	\$ 0.97	25.00	\$ 42,208	\$ 1,055,210	

Dollars Per Square Foot



Square Foot Values



CITY OF GRAND HAVEN

I1-01: INDUSTRIAL - GENERAL

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-05-26-200-017	350 SKEELS ST	03/14/25	\$865,000	0.000%	\$865,000	\$12,453	\$178,616	\$673,931	\$441,284	1.527
70-14-27-100-109	2306 PORT SHELTON CT	02/28/25	\$1,865,000	0.000%	\$1,865,000	\$51,277	\$254,691	\$1,559,032	\$982,266	1.587
70-08-22-400-014	11471 LAKE MICHIGAN DR	01/13/25	\$600,000	0.000%	\$600,000	\$27,495	\$268,908	\$303,597	\$274,623	1.106
70-14-22-349-002	2148 CENTER INDUSTRIAL	10/28/24	\$1,350,000	0.000%	\$1,350,000	\$31,732	\$218,236	\$1,100,032	\$712,971	1.543
70-16-08-300-065	3480 WINDQUEST DR	08/29/24	\$2,400,000	0.000%	\$2,400,000	\$55,663	\$307,350	\$2,036,987	\$1,306,341	1.559
70-07-04-200-035	14374 172ND AVE	08/07/24	\$1,559,575	0.000%	\$1,559,575	\$66,799	\$373,076	\$1,119,700	\$977,756	1.145
70-17-18-100-090	55 E ROOSEVELT AVE	06/28/24	\$3,200,000	0.000%	\$3,200,000	\$98,110	\$265,276	\$2,836,614	\$2,596,875	1.092
70-16-05-300-033	13467 QUINCY ST	06/13/24	\$20,000,000	0.000%	\$20,000,000	\$755,183	\$1,399,802	\$17,845,015	\$15,445,082	1.155
70-03-27-153-015	1525 MARION AVE -27	06/11/24	\$637,500	0.000%	\$637,500	\$24,866	\$179,138	\$433,496	\$563,952	0.769
70-07-04-400-017	13750 172ND AVE	05/22/24	\$770,000	0.000%	\$770,000	\$57,911	\$243,374	\$468,715	\$403,697	1.161
70-16-22-200-069	11441 LAKEWOOD BLVD	05/15/24	\$1,200,000	0.000%	\$1,200,000	\$74,710	\$190,620	\$934,670	\$632,563	1.478
70-16-22-200-070	11439 LAKEWOOD BLVD	05/15/24	\$1,300,000	0.000%	\$1,300,000	\$27,096	\$130,855	\$1,142,049	\$822,365	1.389
70-05-26-161-006	654 O'MALLEY DR	05/01/24	\$1,500,000	0.000%	\$1,500,000	\$85,756	\$260,721	\$1,153,523	\$795,913	1.449
70-14-22-477-008	6724 PINE RIDGE CT	02/27/24	\$2,250,000	0.000%	\$2,250,000	\$54,007	\$246,278	\$1,949,715	\$979,398	1.991
70-16-28-201-007	507 CHICAGO DR	01/19/24	\$2,355,000	0.000%	\$2,355,000	\$137,956	\$263,111	\$1,953,933	\$2,016,914	0.969
70-14-21-441-003	6670 MARCAN AVE	01/11/24	\$1,109,315	0.000%	\$1,109,315	\$32,535	\$244,409	\$832,371	\$803,383	1.036
70-14-22-349-008	6655 CENTER INDUSTRIAL	12/29/23	\$3,000,000	0.000%	\$3,000,000	\$136,817	\$462,545	\$2,400,638	\$2,502,635	0.959
70-10-24-484-017	159 1ST CT	12/20/23	\$3,265,550	0.000%	\$3,265,550	\$121,034	\$231,508	\$2,913,008	\$2,208,644	1.319
70-17-08-499-010	3382 PRODUCTION CT	12/07/23	\$1,780,000	0.000%	\$1,780,000	\$27,680	\$238,945	\$1,513,375	\$1,270,566	1.191
70-03-33-425-002	1425 AERIAL VIEW DR	11/01/23	\$9,200,000	0.000%	\$9,200,000	\$245,390	\$766,800	\$8,187,810	\$8,041,203	1.018
70-16-15-400-056	2530 KAMAR DR	09/29/23	\$5,970,000	0.000%	\$5,970,000	\$155,861	\$569,481	\$5,244,658	\$4,689,053	1.118
70-17-08-499-003	3331 80TH AVE	09/29/23	\$3,380,000	0.000%	\$3,380,000	\$52,762	\$237,745	\$3,089,493	\$2,435,434	1.269
70-16-13-300-060	2520 104TH AVE	09/25/23	\$2,637,500	0.000%	\$2,637,500	\$141,996	\$699,018	\$1,796,486	\$1,327,447	1.353
70-03-34-177-001	1729 AIRPARK DR	06/16/23	\$2,285,000	0.000%	\$2,285,000	\$61,988	\$293,368	\$1,929,644	\$1,726,374	1.118
70-07-04-200-009	14324 172ND AVE	05/23/23	\$1,745,000	0.000%	\$1,745,000	\$41,823	\$456,877	\$1,246,300	\$1,029,185	1.211
70-16-31-204-008	400 W 17TH ST	05/17/23	\$2,750,000	0.000%	\$2,750,000	\$105,860	\$311,299	\$2,332,841	\$2,404,298	0.970
Totals:								\$66,997,633	\$57,390,220	1.167
Standard Deviation:										0.263
Coefficient of Dispersion :										16.75%
Adopted ECF:										1.167

ECF Was: 1.164

CITY OF GRAND HAVEN

R1-01 RESIDENTIAL: NORTH SHORE - LAKEFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-19-226-005	19305 NORTH SHORE DR	10/17/25	\$2,100,000	-4.500%	\$2,005,500	\$0	\$0	-	\$2,005,500	100.00	\$20,055
70-03-19-226-031	19373 NORTH SHORE DR	09/12/19	\$2,400,000	13.750%	\$2,730,000	\$0	\$0	-	\$2,730,000	75.00	\$36,400
70-03-19-426-035	19719 NORTH SHORE DR	03/22/19	\$1,200,000	15.250%	\$1,383,000	\$0	\$0	-	\$1,383,000	76.00	\$18,197
70-03-19-226-031	19373 NORTH SHORE DR	11/06/18	\$1,225,000	16.250%	\$1,424,063	\$0	\$0	-	\$1,424,063	75.00	\$18,988
70-03-19-226-034	19323 NORTH SHORE DR	10/04/18	\$1,520,000	16.500%	\$1,770,800	\$0	\$0	-	\$1,770,800	85.00	\$20,833
70-03-19-226-016	19489 NORTH SHORE DR	06/01/18	\$1,200,000	17.500%	\$1,410,000	\$0	\$0	-	\$1,410,000	75.00	\$18,800
70-03-19-226-026	19639 NORTH SHORE DR	01/31/18	\$2,041,000	18.750%	\$2,423,688	\$11,139	\$590,390	1.300	\$1,645,042	75.00	\$21,934
70-03-19-426-030	20031 BRETON ST	06/05/18	\$1,300,000	17.500%	\$1,527,500	\$0	\$0	-	\$1,527,500	76.00	\$20,099

Unit of Comparison: **Actual Front Foot**

Average Sale Price Per Unit: \$19,868

Standard Deviation: \$1,287

Coefficient of Dispersion : 5.8%

Land Value Was: 20500

Indicated Sale Price Per Unit: \$19,800

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!

Use: **0.25%**

CITY OF GRAND HAVEN

R1-01 RESIDENTIAL: NORTH SHORE - LAKEFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-19-426-019	19911 NORTH SHORE DR	09/27/24	\$2,500,000	0.000%	\$2,500,000	\$7,468	\$1,987,896	\$504,636	\$214,819	2.349
70-03-19-226-032	19287 NORTH SHORE DR	10/24/24	\$5,850,000	0.000%	\$5,850,000	\$26,156	\$1,980,000	\$3,843,844	\$1,930,952	1.991
70-03-19-226-009	19383 NORTH SHORE DR	07/15/21	\$3,100,000	0.000%	\$3,100,000	\$33,171	\$1,782,000	\$1,284,829	\$716,387	1.793
70-03-19-426-032	20057 BRETON ST	07/20/22	\$2,200,000	0.000%	\$2,200,000	\$8,639	\$1,584,000	\$607,361	\$586,573	1.035
70-03-19-226-018	19517 NORTH SHORE DR	05/31/23	\$2,050,000	0.000%	\$2,050,000	\$10,883	\$1,485,000	\$554,117	\$547,654	1.012
70-03-19-426-036	19873 NORTH SHORE DR	08/29/24	\$2,075,000	0.000%	\$2,075,000	\$14,105	\$1,980,000	\$80,895	\$151,616	0.534
Totals:								\$6,794,787	\$3,996,385	1.700
Standard Deviation:										0.594
Coefficient of Dispersion :										27.3%
Adopted ECF:										1.700

ECF Was: 1.559

CITY OF GRAND HAVEN

R1-01 RESIDENTIAL: NORTH SHORE - LAKEFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-19-426-019	19911 NORTH SHORE DR	09/27/24	\$2,500,000	0.000%	\$2,500,000	\$1,180,300	0.472
70-03-19-226-032	19287 NORTH SHORE DR	10/24/24	\$5,850,000	0.000%	\$5,850,000	\$2,644,400	0.452
70-03-19-226-009	19383 NORTH SHORE DR	07/15/21	\$3,100,000	0.000%	\$3,100,000	\$1,516,500	0.489
70-03-19-426-032	20057 BRETON ST	07/20/22	\$2,200,000	0.000%	\$2,200,000	\$1,294,900	0.589
70-03-19-226-018	19517 NORTH SHORE DR	05/31/23	\$2,050,000	0.000%	\$2,050,000	\$1,213,400	0.592
70-03-19-426-036	19873 NORTH SHORE DR	08/29/24	\$2,075,000	0.000%	\$2,075,000	\$1,125,900	0.543
Aggregate Ratio:							0.500
Standard Deviation:							0.067
Coefficient of Dispersion :							11.69%
Price Related Differential:							1.038

CITY OF GRAND HAVEN

R1-02 RESIDENTIAL: NORTH SHORE - OFF LAKE - CHANNEL FRONT LAND											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-19-481-028	20052 NORTH SHORE DR	05/02/23	\$1,255,000	8.250%	\$1,358,538	\$28,825	\$396,209	1.600	\$695,778	90.26	\$7,708.18
70-03-19-481-033	20056 NORTH SHORE DR	06/10/22	\$605,000	16.500%	\$704,825	\$3,901	\$164,127	1.600	\$438,321	75.60	\$5,797.95
Unit of Comparison: Effective Front Foot									Average Sale Price Per Unit:	\$6,753.07	
									Standard Deviation:	\$955.11	
									Coefficient of Dispersion :	14.1%	
Land Rate Was: \$5,500.00									Indicated Sale Price Per Unit:	\$6,750.00	

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Use:	0.75%	

CITY OF GRAND HAVEN

R1-02 RESIDENTIAL: NORTH SHORE - OFF LAKE - DUNE LAND

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-19-480-002	20028 NORTH SHORE DR	01/17/25	\$1,250,000	-6.750%	\$1,165,625	\$22,322	\$373,078	1.600	\$546,378	32,713.56	\$16.70
70-03-19-479-005	20000 BRETTON ST	07/25/24	\$1,300,000	-2.250%	\$1,270,750	\$9,189	\$428,118	1.600	\$576,572	15,115.32	\$38.14
70-03-19-481-004	20037 NORTH SHORE DR	06/06/23	\$705,000	7.500%	\$757,875	\$3,606	\$236,480	1.600	\$375,901	19,602.00	\$19.18
70-03-19-479-003	19989 NORTH SHORE DR	07/02/21	\$799,900	24.750%	\$997,875	\$12,089	\$380,180	1.600	\$377,498	13,198.68	\$28.60
70-03-19-481-026	20060 NORTH SHORE DR	01/29/21	\$849,900	29.250%	\$1,098,496	\$7,433	\$453,965	1.600	\$364,719	16,160.76	\$22.57
70-03-19-481-031	NORTH SHORE DR VAC	03/26/19	\$150,000	45.750%	\$218,625	\$0	\$0	-	\$218,625	11,456.28	\$19.08

Unit of Comparison: Square Foot	Average Sale Price Per Unit:	\$25.33
	Standard Deviation:	\$7.20
	Coefficient of Variation:	25%
<i>Land Value Was:</i>	Indicated Sale Price Per Unit:	See Attached

TIME ADJUSTMENT

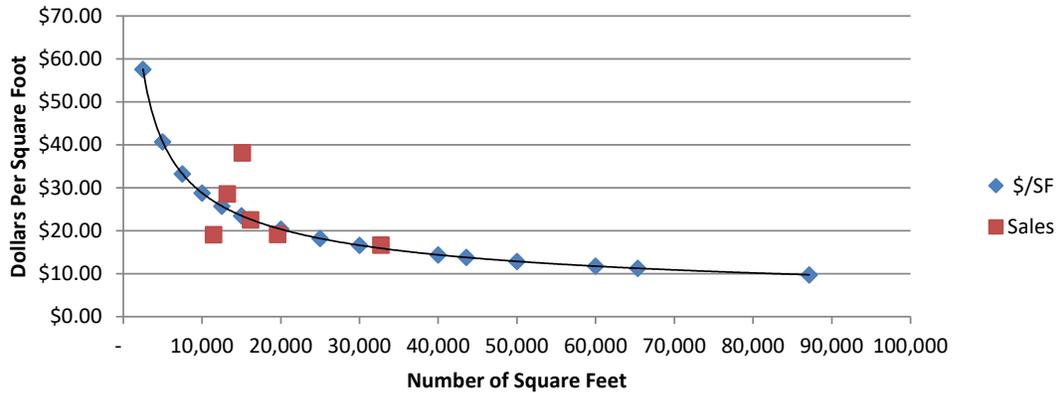
Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Use:		0.75%

CITY OF GRAND HAVEN

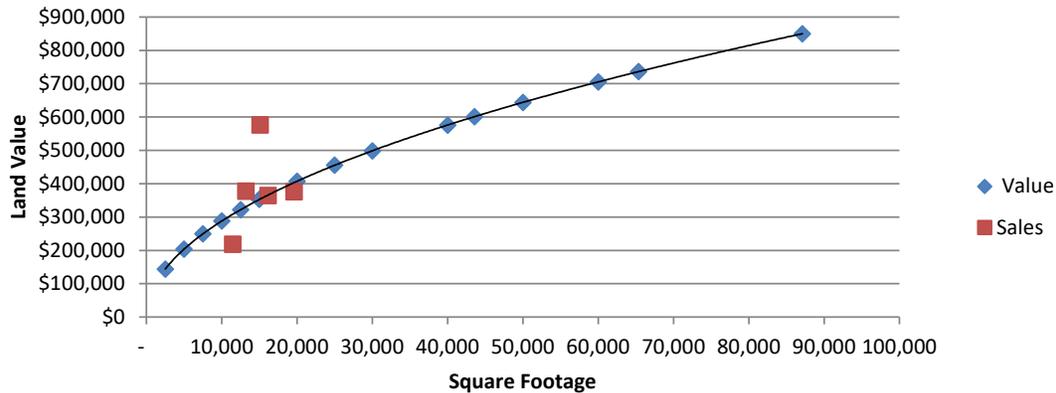
R1-02 RESIDENTIAL: NORTH SHORE - OFF LAKE - DUNE LAND

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$57.60	0.06	\$2,508,868	\$143,989	
5,000	\$40.73	0.11	\$1,774,038	\$203,632	
7,500	\$33.25	0.17	\$1,448,496	\$249,397	
10,000	\$28.80	0.23	\$1,254,434	\$287,978	
12,500	\$25.76	0.29	\$1,122,000	\$321,970	
15,000	\$23.51	0.34	\$1,024,241	\$352,700	
20,000	\$20.36	0.46	\$887,019	\$407,263	
25,000	\$18.21	0.57	\$793,374	\$455,334	
30,000	\$16.63	0.69	\$724,248	\$498,793	
40,000	\$14.40	0.92	\$627,217	\$575,957	
43,560	\$13.80	1.00	\$601,041	\$601,041	
50,000	\$12.88	1.15	\$561,000	\$643,939	
60,000	\$11.76	1.38	\$512,121	\$705,400	
65,340	\$11.27	1.50	\$490,748	\$736,122	
87,120	\$9.76	2.00	\$425,000	\$850,000	
108,900	\$8.73	2.50	\$380,132	\$950,329	
130,680	\$7.97	3.00	\$347,011	\$1,041,033	
174,240	\$6.90	4.00	\$300,520	\$1,202,082	
217,800	\$6.17	5.00	\$268,794	\$1,343,968	
304,920	\$5.22	7.00	\$227,172	\$1,590,204	
435,600	\$4.36	10.00	\$190,066	\$1,900,658	
653,400	\$3.56	15.00	\$155,188	\$2,327,821	
871,200	\$3.09	20.00	\$134,397	\$2,687,936	
1,089,000	\$2.76	25.00	\$120,208	\$3,005,204	
1,306,800	\$2.52	30.00	\$109,735	\$3,292,036	
1,742,400	\$2.18	40.00	\$95,033	\$3,801,316	
2,178,000	\$1.95	50.00	\$85,000	\$4,250,000	
4,356,000	\$1.38	100.00	\$60,104	\$6,010,408	

Dollars Per Square Foot



Square Foot Values



CITY OF GRAND HAVEN

R1-02 RESIDENTIAL: NORTH SHORE - OFF LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-19-480-002	20028 NORTH SHORE DR	01/17/25	\$1,250,000	-6.750%	\$1,165,625	\$22,322	\$519,732	\$623,571	\$373,078	1.671
70-03-19-479-005	20000 BRETTON ST	07/25/24	\$1,300,000	-2.250%	\$1,270,750	\$9,189	\$353,959	\$907,602	\$428,118	2.120
70-03-19-481-004	20037 NORTH SHORE DR	06/06/23	\$705,000	7.500%	\$757,875	\$3,606	\$402,920	\$351,349	\$236,480	1.486
70-03-19-479-003	19989 NORTH SHORE DR	07/02/21	\$799,900	24.750%	\$997,875	\$12,089	\$330,558	\$655,228	\$380,180	1.723
70-03-19-481-026	20060 NORTH SHORE DR	01/29/21	\$849,900	29.250%	\$1,098,496	\$7,433	\$365,367	\$725,696	\$453,965	1.599
70-03-19-481-028	20052 NORTH SHORE DR	05/02/23	\$1,255,000	8.250%	\$1,358,538	\$28,825	\$609,288	\$720,424	\$396,209	1.818
70-03-19-481-033	20056 NORTH SHORE DR	06/10/22	\$605,000	16.500%	\$704,825	\$3,901	\$510,295	\$190,629	\$164,127	1.161
Totals:								\$3,266,898	\$2,004,039	1.630
								Standard Deviation:	0.295	
								Coefficient of Dispersion :	12.25%	
								Adopted ECF:	1.630	

ECF Was: 1.531

CITY OF GRAND HAVEN

R1-02 RESIDENTIAL: NORTH SHORE - OFF LAKE							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-19-480-002	20028 NORTH SHORE DR	01/17/25	\$1,250,000	-6.750%	\$1,165,625	\$575,100	0.493
70-03-19-479-005	20000 BRETTON ST	07/25/24	\$1,300,000	-2.250%	\$1,270,750	\$530,500	0.417
70-03-19-481-004	20037 NORTH SHORE DR	06/06/23	\$705,000	7.500%	\$757,875	\$396,000	0.523
70-03-19-479-003	19989 NORTH SHORE DR	07/02/21	\$799,900	24.750%	\$997,875	\$481,200	0.482
70-03-19-481-026	20060 NORTH SHORE DR	01/29/21	\$849,900	29.250%	\$1,098,496	\$556,400	0.507
70-03-19-481-028	20052 NORTH SHORE DR	05/02/23	\$1,255,000	8.250%	\$1,358,538	\$642,000	0.473
70-03-19-481-033	20056 NORTH SHORE DR	06/10/22	\$605,000	16.500%	\$704,825	\$390,900	0.555
Aggregate Ratio:							48.57%
Standard Deviation:							0.043
Coefficient of Dispersion :							6.14%
Price Related Differential:							1.014

CITY OF GRAND HAVEN

R1-02 RESIDENTIAL: NORTH SHORE - OFF LAKE - OUTLOT LAND

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-19-483-034	1/36th Interest	05/01/19	\$10,000	23.500%	\$12,350	\$0	\$0	-	\$12,350	1.00	\$12,350.00
70-03-19-483-032	1/144th Interest	01/21/15	\$8,000	49.500%	\$11,960	\$0	\$0	-	\$11,960	1.00	\$11,960.00
70-03-19-483-028	1/36th Interest	01/02/14	\$8,000	55.500%	\$12,440	\$0	\$0	-	\$12,440	1.00	\$12,440.00
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$12,250.00
									Standard Deviation:		\$208.33
									Coefficient of Dispersion :		1.6%
Land Rate Was:	\$9,867.00								Indicated Sale Price Per Unit:		\$12,250.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Use:	0.50%	

CITY OF GRAND HAVEN

R2-01 RESIDENTIAL: WEST - FIVE MILE HILL											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-29-104-007	127 EMMET ST	08/28/25	\$1,400,000	-8.000%	\$1,288,000	\$9,052	\$264,159	2.000	\$750,630	15,594.48	\$48.13
70-03-29-152-013	101 PROSPECT ST	07/01/25	\$720,000	-7.500%	\$666,000	\$1,392	\$81,794	2.000	\$501,020	6,359.76	\$78.78
70-03-29-105-037	131 PROSPECT ST	06/20/25	\$570,000	-7.000%	\$530,100	\$6,499	\$165,996	2.000	\$191,609	11,238.48	\$17.05
70-03-29-152-007	3 WINDRIFT DR	05/30/25	\$1,450,000	-6.500%	\$1,355,750	\$16,785	\$180,487	2.000	\$977,991	3,702.60	\$264.14
70-03-29-101-004	834 S HARBOR DR	10/24/24	\$895,000	-3.000%	\$868,150	\$6,391	\$60,921	2.000	\$739,917	11,238.48	\$65.84
70-03-29-101-009	848 S HARBOR DR	09/13/24	\$450,000	-2.500%	\$438,750	\$5,080	\$104,028	2.000	\$225,614	8,755.56	\$25.77
70-03-29-154-037	1118 S HARBOR DR	05/12/23	\$910,000	5.500%	\$960,050	\$4,521	\$152,993	2.000	\$649,543	7,884.36	\$82.38
70-03-29-154-085	126 PROSPECT ST	03/31/23	\$750,000	6.500%	\$798,750	\$4,208	\$134,169	2.000	\$526,204	9,365.40	\$56.19
70-03-29-104-027	135 EMMET ST	06/09/22	\$1,875,000	11.000%	\$2,081,250	\$28,071	\$557,026	2.000	\$939,127	27,007.20	\$34.77
70-03-29-154-032	1100 S HARBOR DR	03/16/22	\$1,575,000	12.500%	\$1,771,875	\$4,958	\$381,733	2.000	\$1,003,451	14,113.44	\$71.10
70-03-29-154-044	1144 S HARBOR DR	07/12/21	\$525,000	16.500%	\$611,625	\$2,005	\$103,890	2.000	\$401,840	4,835.16	\$83.11
70-03-29-105-026	146 EMMET ST	05/28/21	\$690,000	17.500%	\$810,750	\$0	\$213,951	2.000	\$382,849	5,314.32	\$72.04
70-03-29-154-036	1116 S HARBOR DR	02/01/21	\$1,400,000	19.000%	\$1,666,000	\$13,321	\$620,686	2.000	\$411,307	8,537.76	\$48.18

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit:

Standard Deviation:

Coefficient of Dispersion :

Land Rate Was:

Indicated Sale Price Per Unit: **SEE ATTACHED**

TIME ADJUSTMENT

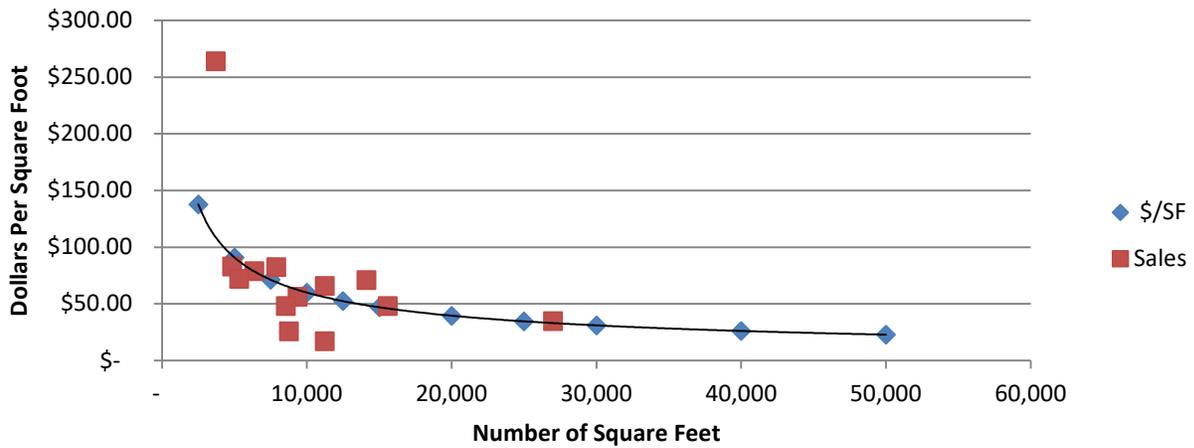
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Difference in Months:		#DIV/0!
USE:	0.50%	

CITY OF GRAND HAVEN

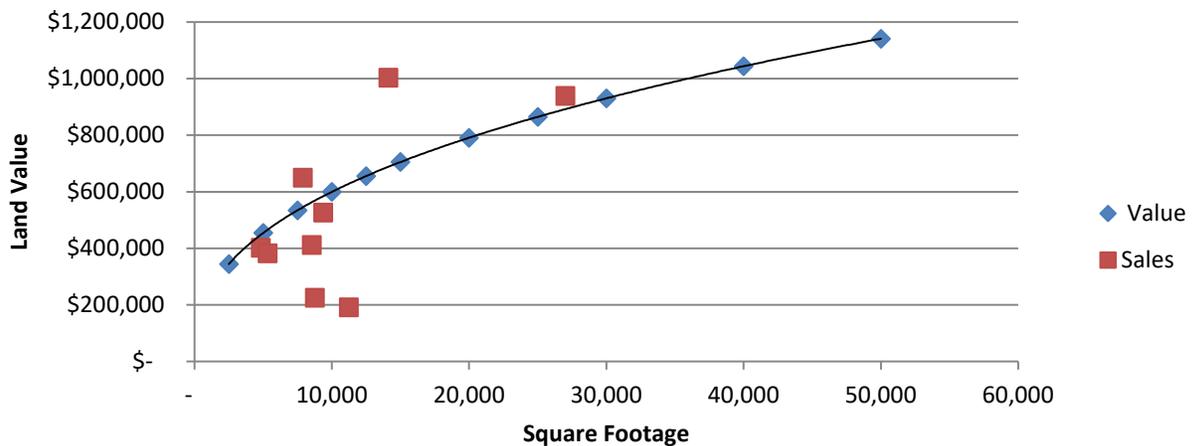
R2-01 RESIDENTIAL: WEST - FIVE MILE HILL

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ 137.72	0.06	\$ 5,998,967	\$ 344,293	
5,000	\$ 90.86	0.11	\$ 3,957,842	\$ 454,298	
7,500	\$ 71.24	0.17	\$ 3,103,157	\$ 534,290	
10,000	\$ 59.94	0.23	\$ 2,611,202	\$ 599,450	
12,500	\$ 52.43	0.29	\$ 2,283,991	\$ 655,415	
15,000	\$ 47.00	0.34	\$ 2,047,320	\$ 705,000	
20,000	\$ 39.55	0.46	\$ 1,722,751	\$ 790,978	
25,000	\$ 34.59	0.57	\$ 1,506,872	\$ 864,826	
30,000	\$ 31.01	0.69	\$ 1,350,727	\$ 930,253	
40,000	\$ 26.09	0.92	\$ 1,136,592	\$ 1,043,702	
50,000	\$ 22.82	1.15	\$ 994,165	\$ 1,141,144	
60,000	\$ 20.46	1.38	\$ 891,148	\$ 1,227,476	
87,120	\$ 16.36	2.00	\$ 712,475	\$ 1,424,950	
130,680	\$ 12.82	3.00	\$ 558,618	\$ 1,675,854	
174,240	\$ 10.79	4.00	\$ 470,058	\$ 1,880,233	
217,800	\$ 9.44	5.00	\$ 411,155	\$ 2,055,776	
435,600	\$ 6.23	10.00	\$ 271,261	\$ 2,712,613	
653,400	\$ 4.88	15.00	\$ 212,683	\$ 3,190,247	
871,200	\$ 4.11	20.00	\$ 178,966	\$ 3,579,314	
1,089,000	\$ 3.59	25.00	\$ 156,539	\$ 3,913,486	

Dollars Per Square Foot



Square Foot Values



CITY OF GRAND HAVEN

R2-01 RESIDENTIAL: WEST - FIVE MILE HILL

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-29-152-007	3 WINDRIFF DR	5/30/2025	\$1,450,000	-6.50%	\$1,355,750	\$16,785	\$397,210	\$941,755	\$180,487	5.218
70-03-29-101-004	834 S HARBOR DR	10/24/2024	\$895,000	-3.00%	\$868,150	\$6,391	\$627,175	\$234,584	\$60,921	3.851
70-03-29-154-032	1100 S HARBOR DR	3/16/2022	\$1,575,000	12.50%	\$1,771,875	\$4,958	\$687,416	\$1,079,501	\$381,733	2.828
70-03-29-154-037	1118 S HARBOR DR	5/12/2023	\$910,000	5.50%	\$960,050	\$4,521	\$544,308	\$411,221	\$152,993	2.688
70-03-29-104-007	127 EMMET ST	8/28/2025	\$1,400,000	-8.00%	\$1,288,000	\$9,052	\$715,222	\$563,726	\$264,159	2.134
70-03-29-104-027	135 EMMET ST	6/9/2022	\$1,875,000	11.00%	\$2,081,250	\$28,071	\$891,091	\$1,162,088	\$557,026	2.086
70-03-29-152-013	101 PROSPECT ST	7/1/2025	\$720,000	-7.50%	\$666,000	\$1,392	\$497,806	\$166,802	\$81,794	2.039
70-03-29-154-036	1116 S HARBOR DR	2/1/2021	\$1,400,000	19.00%	\$1,666,000	\$13,321	\$561,338	\$1,091,341	\$620,686	1.758
70-03-29-105-026	146 EMMET ST	5/28/2021	\$690,000	17.50%	\$810,750	\$0	\$464,355	\$346,395	\$213,951	1.619
70-03-29-154-085	126 PROSPECT ST	3/31/2023	\$750,000	6.50%	\$798,750	\$4,208	\$582,909	\$211,633	\$134,169	1.577
70-03-29-154-044	1144 S HARBOR DR	7/12/2021	\$525,000	16.50%	\$611,625	\$2,005	\$447,045	\$162,575	\$103,890	1.565
70-03-29-101-009	848 S HARBOR DR	9/13/2024	\$450,000	-2.50%	\$438,750	\$5,080	\$567,015	(\$133,345)	\$104,028	(1.282)
70-03-29-105-037	131 PROSPECT ST	6/20/2025	\$570,000	-7.00%	\$530,100	\$6,499	\$627,175	(\$103,574)	\$165,996	(0.624)
Totals:								\$5,429,866	\$2,571,322	2.112
Standard Deviation:										1.137
Coefficient of Dispersion :										34%
Adopted ECF:										2.112

ECF Was: 2.065

CITY OF GRAND HAVEN

R2-01 RESIDENTIAL: WEST - FIVE MILE HILL							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-29-152-007	3 WINDRIFF DR	05/20/25	\$1,450,000	-6.500%	\$1,355,750	\$397,600	0.293
70-03-29-101-004	834 S HARBOR DR	10/24/24	\$895,000	-3.000%	\$868,150	\$381,100	0.439
70-03-29-154-032	1100 S HARBOR DR	03/16/22	\$1,575,000	12.500%	\$1,771,875	\$749,300	0.423
70-03-29-154-037	1118 S HARBOR DR	05/12/23	\$910,000	5.500%	\$960,050	\$436,000	0.454
70-03-29-104-007	127 EMMET ST	08/28/25	\$1,400,000	-8.000%	\$1,288,000	\$641,100	0.498
70-03-29-104-027	135 EMMET ST	06/09/22	\$1,875,000	11.000%	\$2,081,250	\$1,047,800	0.503
70-03-29-152-013	101 PROSPECT ST	07/01/25	\$720,000	-7.500%	\$666,000	\$336,000	0.505
70-03-29-154-036	1116 S HARBOR DR	02/01/21	\$1,400,000	19.000%	\$1,666,000	\$942,800	0.566
70-03-29-105-026	146 EMMET ST	05/28/21	\$690,000	17.500%	\$810,750	\$458,100	0.565
70-03-29-154-085	126 PROSPECT ST	03/31/23	\$750,000	6.500%	\$798,750	\$435,200	0.545
70-03-29-154-044	1144 S HARBOR DR	07/12/21	\$525,000	16.500%	\$611,625	\$334,200	0.546
70-03-29-101-009	848 S HARBOR DR	09/13/24	\$450,000	-2.500%	\$438,750	\$395,900	0.902
70-03-29-105-037	131 PROSPECT ST	06/20/25	\$570,000	-7.000%	\$530,100	\$492,100	0.928
Aggregate Ratio:							0.500
Standard Deviation:							0.052
Coefficient of Dispersion :							8.13%
Price Related Differential:							1.009

CITY OF GRAND HAVEN

R2-02 RESIDENTIAL: WEST - PETERSON RIDGE/HIGHLAND PARK

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-29-313-003	1404 LAKE AVE	10/03/25	\$572,000	-9.000%	\$520,520	\$551	\$85,277	1.760	\$369,881	1.00	\$369,881.23
70-03-29-156-004	40 EDWARD AVE	07/02/25	\$649,900	-7.500%	\$601,158	\$0	\$78,334	1.760	\$463,290	1.00	\$463,290.17
70-03-29-317-012	29 HONEYMOON HL	11/22/24	\$975,000	-3.500%	\$940,875	\$6,912	\$469,010	1.760	\$108,505	1.00	\$108,504.91
70-03-29-156-045	36 EDWARD AVE	09/10/24	\$650,000	-2.500%	\$633,750	\$0	\$126,459	1.760	\$411,182	1.00	\$411,182.41
70-03-29-158-007	15 CRESCENT HL	05/10/24	\$420,000	-0.500%	\$417,900	\$0	\$53,034	1.760	\$324,560	1.00	\$324,559.66
70-03-29-154-050	3 PETERSON RDG	12/15/22	\$475,000	8.000%	\$513,000	\$0	\$74,249	1.760	\$382,323	1.00	\$382,322.52
70-03-29-315-010	33 HONEYMOON HL	09/08/22	\$660,500	9.500%	\$723,248	\$633	\$144,896	1.760	\$467,598	1.00	\$467,597.54
70-03-29-323-006	70 POPLAR RDG	07/29/22	\$385,000	10.500%	\$425,425	\$111	\$62,993	1.760	\$314,446	1.00	\$314,446.07
70-03-29-322-006	27 CRESCENT HL	01/31/22	\$455,000	13.500%	\$516,425	\$152	\$158,071	1.760	\$238,068	1.00	\$238,068.29
70-03-29-320-010	36 LOVERS LN	11/08/21	\$865,000	14.500%	\$990,425	\$2,104	\$351,356	1.760	\$369,934	1.00	\$369,934.44
70-03-29-313-003	1404 LAKE AVE	10/14/21	\$415,000	15.000%	\$477,250	\$551	\$85,277	1.760	\$326,611	1.00	\$326,611.23
70-03-29-157-002	1325 LAKE AVE	10/11/21	\$643,000	15.000%	\$739,450	\$4,717	\$169,979	1.760	\$435,570	1.00	\$435,570.21
70-03-29-156-037	10 EDWARD AVE	10/06/21	\$415,000	15.000%	\$477,250	\$251	\$173,595	1.760	\$171,472	1.00	\$171,472.05
70-03-29-158-012	19 CRESCENT HL	03/31/21	\$425,000	18.500%	\$503,625	\$0	\$84,964	1.760	\$354,088	1.00	\$354,088.36

Unit of Comparison: Site Value	Average Sale Price Per Unit:	\$338,394.93
	Standard Deviation:	\$90,767.99
	2 ST Dev Above:	\$519,930.92
	2 ST Dev Below:	\$156,858.95
	Price Per Unit Without Outliers:	21.3%
Land Rate Was: \$316,500.00	Indicated Sale Price Per Unit:	\$338,000.00

Time Adjustment

Total Adjustment	-	#DIV/0!
Applied Time Adjustment Per Month:		0.50%

CITY OF GRAND HAVEN

R2-02 RESIDENTIAL: WEST - PETERSON RIDGE/HIGHLAND PARK											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F	
70-03-29-156-004	40 EDWARD AVE	07/02/25	\$649,900	-7.500%	\$601,158	\$0	\$338,000	\$263,158	\$78,334	2.359	
70-03-29-315-010	33 HONEYMOON HL	09/08/22	\$660,500	9.500%	\$723,248	\$633	\$338,000	\$384,615	\$144,896	2.654	
70-03-29-154-050	3 PETERSON RDG	12/15/22	\$475,000	8.000%	\$513,000	\$0	\$338,000	\$175,000	\$74,249	2.357	
70-03-29-156-045	36 EDWARD AVE	09/10/24	\$650,000	-2.500%	\$633,750	\$0	\$338,000	\$295,750	\$126,459	2.339	
70-03-29-157-002	1325 LAKE AVE	10/11/21	\$643,000	15.000%	\$739,450	\$4,717	\$338,000	\$396,733	\$169,979	2.334	
70-03-29-313-003	1404 LAKE AVE	10/03/25	\$572,000	-9.000%	\$520,520	\$551	\$338,000	\$181,969	\$85,277	2.134	
70-03-29-158-012	19 CRESCENT HL	03/31/21	\$425,000	18.500%	\$503,625	\$0	\$338,000	\$165,625	\$84,964	1.949	
70-03-29-320-010	36 LOVERS LN	11/08/21	\$865,000	14.500%	\$990,425	\$2,104	\$338,000	\$650,321	\$351,356	1.851	
70-03-29-313-003	1404 LAKE AVE	10/14/21	\$415,000	15.000%	\$477,250	\$551	\$338,000	\$138,699	\$85,277	1.626	
70-03-29-158-007	15 CRESCENT HL	05/10/24	\$420,000	-0.500%	\$417,900	\$0	\$338,000	\$79,900	\$53,034	1.507	
70-03-29-323-006	70 POPLAR RDG	07/29/22	\$385,000	10.500%	\$425,425	\$111	\$338,000	\$87,314	\$62,993	1.386	
70-03-29-317-012	29 HONEYMOON HL	11/22/24	\$975,000	-3.500%	\$940,875	\$6,912	\$338,000	\$595,963	\$469,010	1.271	
70-03-29-322-006	27 CRESCENT HL	01/31/22	\$455,000	13.500%	\$516,425	\$152	\$338,000	\$178,273	\$158,071	1.128	
70-03-29-156-037	10 EDWARD AVE	10/06/21	\$415,000	15.000%	\$477,250	\$251	\$338,000	\$138,999	\$173,595	0.801	
Totals:								\$3,732,318	\$2,117,494	1.763	
										Standard Deviation:	0.682
										2 ST Dev Above:	3.126
										2 ST Dev Below:	0.399
										ECF Witout Outliers:	1.701
										Adopted ECF:	1.700

ECF Was: 1.751

CITY OF GRAND HAVEN

R2-02 RESIDENTIAL: WEST - PETERSON RIDGE/HIGHLAND PARK

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-29-156-004	40 EDWARD AVE	07/02/25	\$649,900	-7.500%	\$601,158	\$235,600	0.392
70-03-29-315-010	33 HONEYMOON HL	09/08/22	\$660,500	9.500%	\$723,248	\$292,500	0.404
70-03-29-154-050	3 PETERSON RDG	12/15/22	\$475,000	8.000%	\$513,000	\$232,100	0.452
70-03-29-156-045	36 EDWARD AVE	09/10/24	\$650,000	-2.500%	\$633,750	\$276,500	0.436
70-03-29-157-002	1325 LAKE AVE	10/11/21	\$643,000	15.000%	\$739,450	\$315,800	0.427
70-03-29-313-003	1404 LAKE AVE	10/03/25	\$572,000	-9.000%	\$520,520	\$241,800	0.465
70-03-29-158-012	19 CRESCENT HL	03/31/21	\$425,000	18.500%	\$503,625	\$241,200	0.479
70-03-29-320-010	36 LOVERS LN	11/08/21	\$865,000	14.500%	\$990,425	\$468,700	0.473
70-03-29-313-003	1404 LAKE AVE	10/14/21	\$415,000	15.000%	\$477,250	\$241,800	0.507
70-03-29-158-007	15 CRESCENT HL	05/10/24	\$420,000	-0.500%	\$417,900	\$214,100	0.512
70-03-29-323-006	70 POPLAR RDG	07/29/22	\$385,000	10.500%	\$425,425	\$222,600	0.523
70-03-29-317-012	29 HONEYMOON HL	11/22/24	\$975,000	-3.500%	\$940,875	\$571,100	0.607
70-03-29-322-006	27 CRESCENT HL	01/31/22	\$455,000	13.500%	\$516,425	\$303,400	0.588
70-03-29-156-037	10 EDWARD AVE	10/06/21	\$415,000	15.000%	\$477,250	\$316,700	0.664
Aggregate Ratio:							0.500
Standard Deviation:							0.076
Coefficient of Dispersion :							12.31%
Price Related Differential:							1.006

CITY OF GRAND HAVEN

R2-03 RESIDENTIAL: WEST - POPLAR RIDGE											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-29-314-004	61 POPLAR RDG	04/05/24	\$1,100,000	0.000%	\$1,100,000	\$0	\$125,808	2.100	\$835,804	6,359.76	\$131.42
70-03-29-324-005	67 POPLAR RDG	11/10/22	\$1,482,500	5.950%	\$1,570,709	\$0	\$332,200	2.100	\$873,089	9,452.52	\$92.37
70-03-29-315-005	1170 HIGHLAND DR	05/23/22	\$891,900	8.050%	\$963,698	\$0	\$0	-	\$963,698	12,937.32	\$74.49
70-03-29-320-002	38 CRESCENT HL	12/17/21	\$1,045,000	9.800%	\$1,147,410	\$0	\$376,167	2.100	\$357,459	7,884.36	\$45.34

Unit of Comparison: Square Foot

Average Sale Price Per Unit:

Standard Deviation:

Coefficient of Dispersion :

Indicated Sale Price Per Unit: SEE ATTACHED

Time Adjustment

Total Adjustment - #DIV/0!

Total Adjustment - #DIV/0!

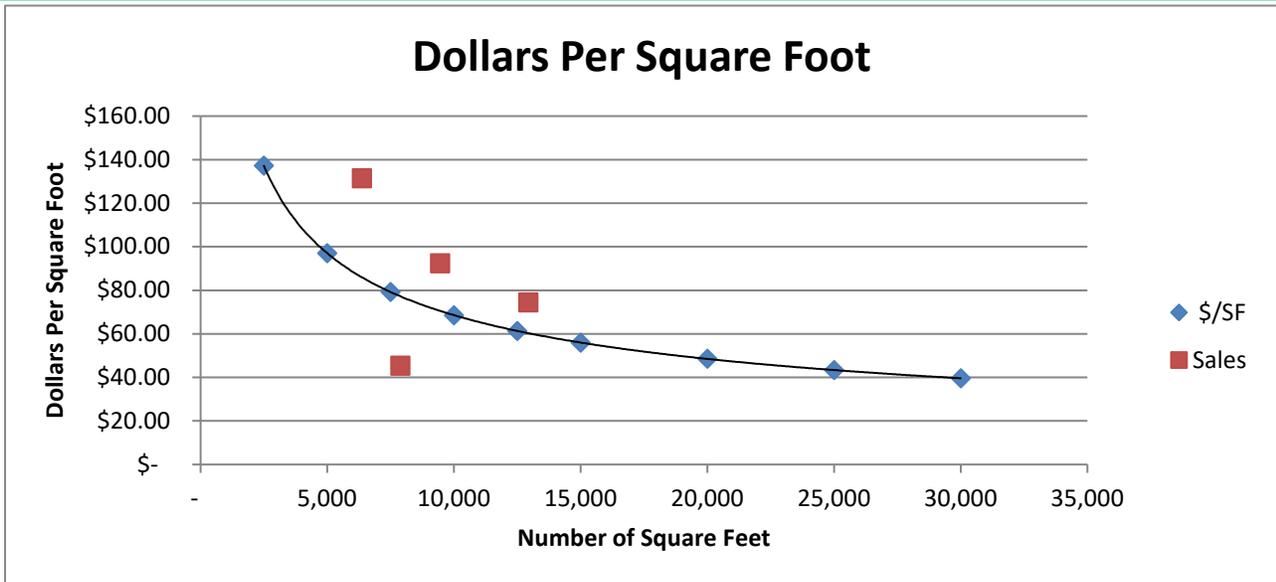
Average Time Adjustment: #DIV/0!

Applied Time Adjustment Per Month: 0.35%

CITY OF GRAND HAVEN

R2-03 RESIDENTIAL: WEST - POPLAR RIDGE

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ 137.17	0.06	\$ 5,975,187.30	\$ 342,929	
5,000	\$ 96.99	0.11	\$ 4,225,095.46	\$ 484,974	
7,500	\$ 79.20	0.17	\$ 3,449,776.00	\$ 593,970	
10,000	\$ 68.59	0.23	\$ 2,987,593.65	\$ 685,857	
12,500	\$ 61.34	0.29	\$ 2,672,185.00	\$ 766,812	
15,000	\$ 56.00	0.34	\$ 2,439,360.00	\$ 840,000	
20,000	\$ 48.50	0.46	\$ 2,112,547.73	\$ 969,948	
25,000	\$ 43.38	0.57	\$ 1,889,520.13	\$ 1,084,435	
30,000	\$ 39.60	0.69	\$ 1,724,888.00	\$ 1,187,939	
40,000	\$ 34.29	0.92	\$ 1,493,796.82	\$ 1,371,714	
50,000	\$ 30.67	1.15	\$ 1,336,092.50	\$ 1,533,623	
60,000	\$ 28.00	1.38	\$ 1,219,680.00	\$ 1,680,000	
87,120	\$ 23.24	2.00	\$ 1,012,191.29	\$ 2,024,383	
130,680	\$ 18.97	3.00	\$ 826,450.72	\$ 2,479,352	
174,240	\$ 16.43	4.00	\$ 715,727.32	\$ 2,862,909	
217,800	\$ 14.70	5.00	\$ 640,165.98	\$ 3,200,830	
435,600	\$ 10.39	10.00	\$ 452,665.70	\$ 4,526,657	
653,400	\$ 8.48	15.00	\$ 369,600.00	\$ 5,544,000	
871,200	\$ 7.35	20.00	\$ 320,082.99	\$ 6,401,660	



CITY OF GRAND HAVEN

R2-03 RESIDENTIAL: WEST - POPLAR RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-29-314-004	61 POPLAR RDG	04/05/24	\$1,100,000	0.000%	\$1,100,000	\$0	\$544,257	\$555,743	\$125,808	4.417	
70-03-29-324-005	67 POPLAR RDG	11/10/22	\$1,482,500	5.950%	\$1,570,709	\$0	\$665,735	\$904,974	\$332,200	2.724	
70-03-29-320-002	38 CRESCENT HL	12/17/21	\$1,045,000	9.800%	\$1,147,410	\$0	\$608,097	\$539,313	\$376,167	1.434	
Totals:								\$2,000,030	\$834,175	2.398	
										Standard Deviation:	1.197
										2 ST Dev Above:	4.792
										2 ST Dev Below:	0.003
										ECF Without Outliers:	2.398
										Adopted ECF:	2.400

ECF WAS: 2.237

CITY OF GRAND HAVEN

R2-03 RESIDENTIAL: WEST - POPLAR RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio	
70-03-29-314-004	61 POPLAR RDG	04/05/24	\$1,100,000	0.000%	\$1,100,000	\$423,100	0.385	
70-03-29-324-005	67 POPLAR RDG	11/10/22	\$1,482,500	5.950%	\$1,570,709	\$731,500	0.466	
70-03-29-320-002	38 CRESCENT HL	12/17/21	\$1,045,000	9.800%	\$1,147,410	\$755,400	0.658	
					\$3,818,119	\$1,910,000	0.500	
							Standard Deviation:	0.141
							Coefficient of Dispersion :	20.61%
							Price Related Differentail:	1.005

CITY OF GRAND HAVEN

R2-05 RESIDENTIAL: WEST - DUNES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-29-378-022	1833 DORIS AVE	05/13/25	\$560,000	-6.500%	\$523,600	\$8,680	\$172,719	1.350	\$281,750	13,503.60	\$20.86
70-03-32-135-017	309 STICKNEY RIDGE RD	05/13/25	\$865,000	-6.500%	\$808,775	\$15,691	\$328,234	1.350	\$349,968	120,748.32	\$2.90
70-03-29-380-002	2018 JANE CT	09/08/23	\$615,000	3.500%	\$636,525	\$10,737	\$163,977	1.350	\$404,419	22,302.72	\$18.13
70-03-29-378-005	140 GRAND AVE	06/23/23	\$525,000	5.000%	\$551,250	\$13,922	\$180,833	1.350	\$293,204	11,761.20	\$24.93
70-03-29-378-005	140 GRAND AVE	02/24/22	\$510,000	13.000%	\$576,300	\$13,922	\$180,833	1.350	\$318,254	11,761.20	\$27.06
70-03-32-134-003	401 STICKNEY RIDGE RD	02/24/22	\$659,900	13.000%	\$745,687	\$4,941	\$357,901	1.350	\$257,579	38,507.04	\$6.69
70-03-32-134-006	2024 JANE CT	09/03/21	\$660,000	15.500%	\$762,300	\$25,671	\$266,912	1.350	\$376,298	20,865.24	\$18.03
70-03-29-377-015	114 CRESCENT DR	05/27/21	\$775,000	17.500%	\$910,625	\$28,601	\$389,488	1.350	\$356,215	17,075.52	\$20.86
70-03-29-379-005	1862 FAR HILLS CT	05/26/21	\$737,000	17.500%	\$865,975	\$8,848	\$292,765	1.350	\$461,895	24,654.96	\$18.73
70-03-29-377-007	150 CRESCENT DR	05/14/21	\$515,000	17.500%	\$605,125	\$9,962	\$210,553	1.350	\$310,916	22,694.76	\$13.70
70-03-29-379-008	2019 JANE CT	05/03/21	\$600,000	17.500%	\$705,000	\$10,935	\$257,207	1.350	\$346,836	11,107.80	\$31.22
70-03-29-377-009	140 CRESCENT DR	02/19/21	\$675,000	19.000%	\$803,250	\$3,899	\$274,542	1.350	\$428,720	36,111.24	\$11.87
70-03-29-377-010	136 CRESCENT DR	01/29/21	\$464,900	19.500%	\$555,556	\$3,958	\$150,959	1.350	\$347,803	24,480.72	\$14.21
70-03-32-136-009	2102 JANE CT	11/02/20	\$712,500	20.500%	\$858,563	\$8,240	\$390,808	1.350	\$322,732	25,090.56	\$12.86

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit:

Standard Deviation:

Coefficient of Dispersion :

Land Rate Was:

Indicated Sale Price Per Unit: **SEE ATTACHED**

TIME ADJUSTMENT

Difference: - #DIV/0!
 Difference in Months: #DIV/0!

TIME ADJUSTMENT

Difference: - #DIV/0!
 Difference in Months: #DIV/0!

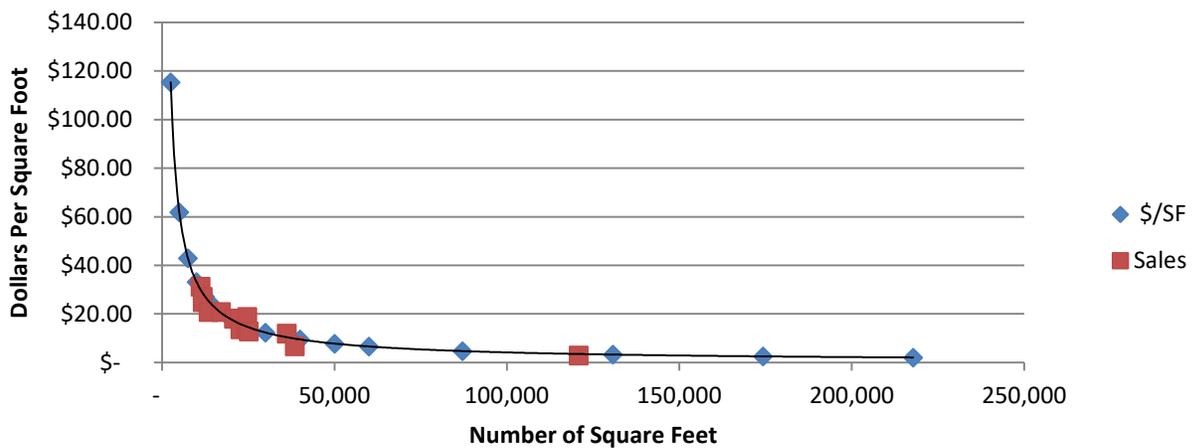
USE: 0.50%

CITY OF GRAND HAVEN

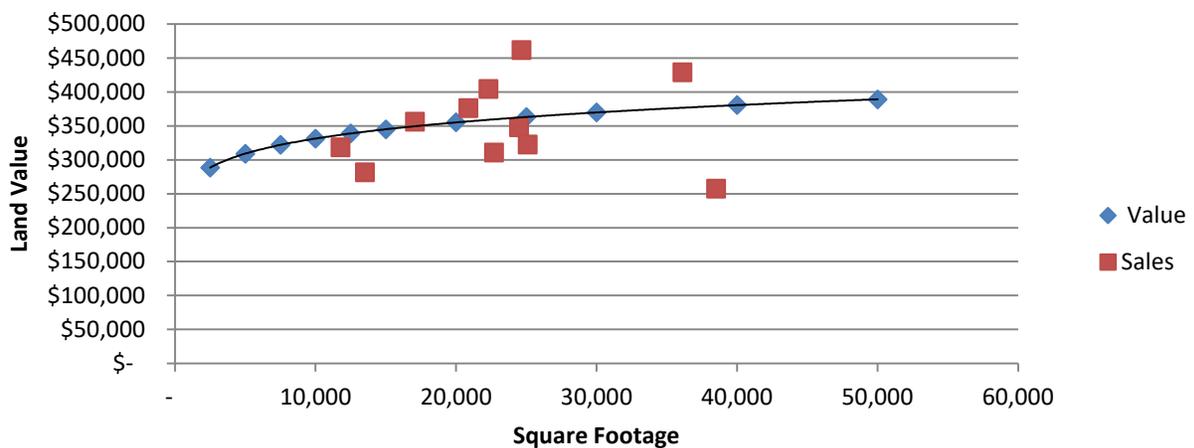
R2-05 RESIDENTIAL: WEST - DUNES

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ 115.36	0.06	\$ 5,025,182	\$ 288,406	
5,000	\$ 61.82	0.11	\$ 2,692,929	\$ 309,106	
7,500	\$ 42.92	0.17	\$ 1,869,574	\$ 321,896	
10,000	\$ 33.13	0.23	\$ 1,443,105	\$ 331,291	
12,500	\$ 27.10	0.29	\$ 1,180,535	\$ 338,767	
15,000	\$ 23.00	0.34	\$ 1,001,880	\$ 345,000	
20,000	\$ 17.75	0.46	\$ 773,341	\$ 355,069	
25,000	\$ 14.52	0.57	\$ 632,633	\$ 363,081	
30,000	\$ 12.33	0.69	\$ 536,894	\$ 369,762	
40,000	\$ 9.51	0.92	\$ 414,423	\$ 380,554	
50,000	\$ 7.78	1.15	\$ 339,020	\$ 389,141	
60,000	\$ 6.61	1.38	\$ 287,714	\$ 396,301	
87,120	\$ 4.72	2.00	\$ 205,680	\$ 411,360	
130,680	\$ 3.28	3.00	\$ 142,794	\$ 428,382	
174,240	\$ 2.53	4.00	\$ 110,221	\$ 440,884	
217,800	\$ 2.07	5.00	\$ 90,167	\$ 450,833	
435,600	\$ 1.11	10.00	\$ 48,319	\$ 483,191	
653,400	\$ 0.77	15.00	\$ 33,546	\$ 503,185	
871,200	\$ 0.59	20.00	\$ 25,894	\$ 517,871	
1,089,000	\$ 0.49	25.00	\$ 21,182	\$ 529,557	

Dollars Per Square Foot



Square Foot Values



CITY OF GRAND HAVEN

R2-05 RESIDENTIAL: WEST - DUNES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-29-378-022	1833 DORIS AVE	05/13/25	\$560,000	-6.500%	\$523,600	\$287,200	0.549
70-03-32-135-017	309 STICKNEY RIDGE RD	05/13/25	\$865,000	-6.500%	\$808,775	\$433,300	0.536
70-03-29-380-002	2018 JANE CT	09/08/23	\$615,000	3.500%	\$636,525	\$291,300	0.458
70-03-29-378-005	140 GRAND AVE	06/23/23	\$525,000	5.000%	\$551,250	\$292,700	0.531
70-03-29-378-005	140 GRAND AVE	02/24/22	\$510,000	13.000%	\$576,300	\$292,700	0.508
70-03-32-134-003	401 STICKNEY RIDGE RD	02/24/22	\$659,900	13.000%	\$745,687	\$424,400	0.569
70-03-32-134-006	2024 JANE CT	09/03/21	\$660,000	15.500%	\$762,300	\$364,400	0.478
70-03-29-377-015	114 CRESCENT DR	05/27/21	\$775,000	17.500%	\$910,625	\$441,900	0.485
70-03-29-379-005	1862 FAR HILLS CT	05/26/21	\$737,000	17.500%	\$865,975	\$375,800	0.434
70-03-29-377-007	150 CRESCENT DR	05/14/21	\$515,000	17.500%	\$605,125	\$321,400	0.531
70-03-29-379-008	2019 JANE CT	05/03/21	\$600,000	17.500%	\$705,000	\$339,800	0.482
70-03-29-377-009	140 CRESCENT DR	02/19/21	\$675,000	19.000%	\$803,250	\$368,400	0.459
70-03-29-377-010	136 CRESCENT DR	01/29/21	\$464,900	19.500%	\$555,556	\$281,200	0.506
70-03-32-136-009	2102 JANE CT	11/02/20	\$712,500	20.500%	\$858,563	\$439,600	0.512
Aggregate Ratio:							0.500
Standard Deviation:							0.039
Coefficient of Dispersion :							6.21%
Price Related Differential:							1.005

CITY OF GRAND HAVEN

R2-06 RESIDENTIAL: WEST - SOUTH HIGHLAND PARK											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-29-375-002	110 POPLAR TRL	10/21/19	\$1,200,000	27.000%	\$1,524,000	\$9,043	\$241,688	2.100	\$1,007,412	52.14	\$19,321.40
70-03-29-375-004	112 POPLAR TRL	03/06/19	\$1,150,000	30.500%	\$1,500,750	\$1,413	\$257,894	2.100	\$957,759	57.52	\$16,649.60
70-03-29-375-001	10 GRAND AVE	09/23/25	\$2,850,000	-8.500%	\$2,607,750	\$23,877	\$706,082	2.100	\$1,101,101	59.27	\$18,578.64
70-03-29-378-029	22 GRAND AVE	01/30/25	\$1,375,000	-4.500%	\$1,313,125	\$4,085	\$448,938	2.100	\$366,270	165.00	\$2,219.82
Unit of Comparison: Effective Front Foot									Average Sale Price Per Unit:		\$18,151.01
									Standard Deviation:		\$1,126.03
									Coefficient of Dispersion :		6%
<i>Land Value Was: 17650</i>									Indicated Sale Price Per Unit:		\$18,150.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
<hr/>		
Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
<hr/>		
Average Time Adjustment:		#DIV/0!
Applied Time Adjustment:		6%
Applied Time Adjustment Per Month:		0.50%

CITY OF GRAND HAVEN

R2-06 RESIDENTIAL: WEST - SOUTH HIGHLAND PARK

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-29-375-002	110 POPLAR TRL	10/21/19	\$1,200,000	27.000%	\$1,524,000	\$9,043	\$946,336	\$568,621	\$241,688	2.353	
70-03-29-375-004	112 POPLAR TRL	03/06/19	\$1,150,000	30.500%	\$1,500,750	\$1,413	\$1,044,069	\$455,268	\$257,894	1.765	
70-03-29-375-001	10 GRAND AVE	09/23/25	\$2,850,000	-8.500%	\$2,607,750	\$23,877	\$1,075,697	\$1,508,176	\$706,082	2.136	
70-03-29-378-029	22 GRAND AVE	01/30/25	\$1,375,000	-4.500%	\$1,313,125	\$4,085	\$358,200	\$950,840	\$448,938	2.118	
Totals:								\$3,482,906	\$1,654,602	2.105	
										Standard Deviation:	0.415
										Coefficient of Dispersion :	14.26%
										Adopted ECF:	2.105

ECF Was: 2.297

CITY OF GRAND HAVEN

R2-06 RESIDENTIAL: WEST - SOUTH HIGHLAND PARK

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-29-375-002	110 POPLAR TRL	10/21/19	\$1,200,000	27.000%	\$1,524,000	\$732,100	0.480
70-03-29-375-004	112 POPLAR TRL	03/06/19	\$1,150,000	30.500%	\$1,500,750	\$794,200	0.529
70-03-29-375-001	10 GRAND AVE	09/23/25	\$2,850,000	-8.500%	\$2,607,750	\$1,292,900	0.496
70-03-29-378-029	22 GRAND AVE	01/30/25	\$1,375,000	-4.500%	\$1,313,125	\$653,600	0.498
Aggregate Ratio:							0.500
Standard Deviation:							0.020
Coefficient of Dispersion :							3.69%
Price Related Differential:							1.002

CITY OF GRAND HAVEN

R2-09 RESIDENTIAL: WEST - INLAND AREAS											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-29-424-024	216 GRAND AVE	10/28/24	\$745,000	0.000%	\$745,000	\$17,903	\$338,089	1.200	\$321,390	22,651.20	\$14.19
70-03-29-378-037	190 GRAND AVE	10/01/24	\$595,000	0.000%	\$595,000	\$11,153	\$256,337	1.200	\$276,243	13,677.84	\$20.20
70-03-29-422-016	100 HENLEY DR	01/16/24	\$470,000	0.000%	\$470,000	\$21,185	\$189,038	1.200	\$221,969	16,901.28	\$13.13
70-03-29-475-008	312 VALLEY CT	09/22/23	\$650,000	0.000%	\$650,000	\$7,236	\$273,332	1.200	\$314,766	38,419.92	\$8.19
70-03-29-421-014	1625 PINE RIDGE DR	10/03/24	\$715,000	0.000%	\$715,000	\$5,373	\$231,368	1.200	\$431,985	14,331.24	\$30.14

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit:

Standard Deviation:

Coefficient of Dispersion :

Land Rate Was:

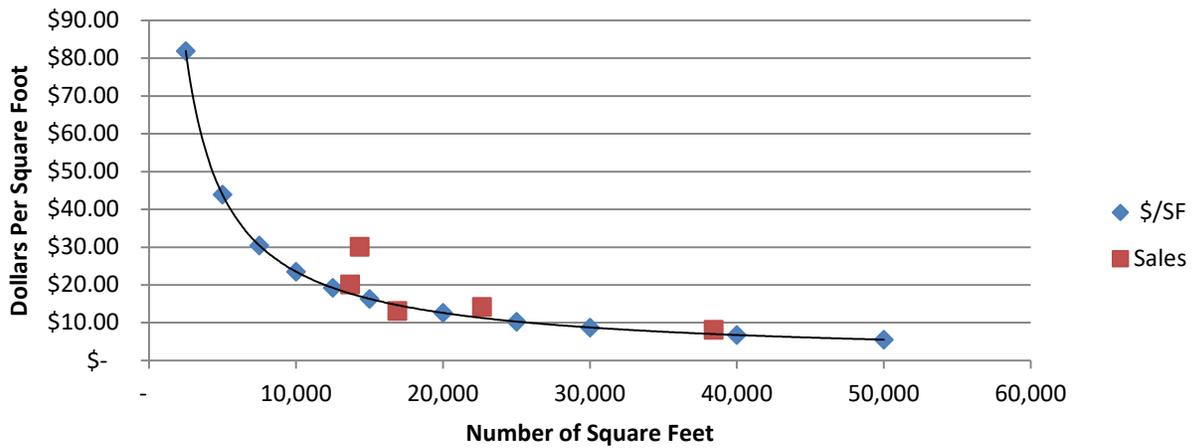
Indicated Sale Price Per Unit: SEE ATTACHED

CITY OF GRAND HAVEN

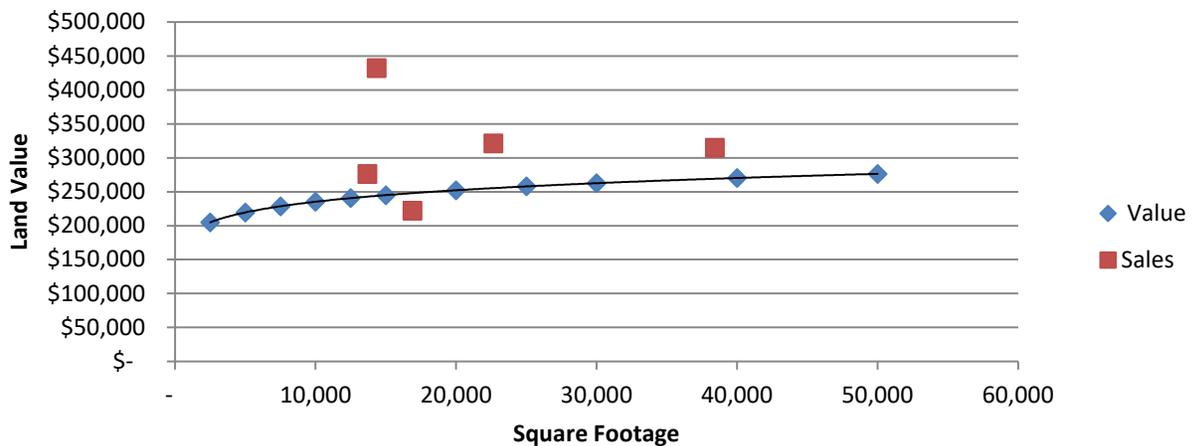
R2-09 RESIDENTIAL: WEST - INLAND AREAS

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$ 81.92	0.06	\$ 3,568,608	\$ 204,810	
5,000	\$ 43.90	0.11	\$ 1,912,370	\$ 219,510	
7,500	\$ 30.48	0.17	\$ 1,327,669	\$ 228,593	
10,000	\$ 23.53	0.23	\$ 1,024,813	\$ 235,265	
12,500	\$ 19.25	0.29	\$ 838,351	\$ 240,574	
15,000	\$ 16.33	0.34	\$ 711,480	\$ 245,000	
20,000	\$ 12.61	0.46	\$ 549,184	\$ 252,151	
25,000	\$ 10.31	0.57	\$ 449,261	\$ 257,840	
30,000	\$ 8.75	0.69	\$ 381,273	\$ 262,584	
40,000	\$ 6.76	0.92	\$ 294,300	\$ 270,248	
50,000	\$ 5.53	1.15	\$ 240,753	\$ 276,346	
60,000	\$ 4.69	1.38	\$ 204,319	\$ 281,431	
87,120	\$ 3.35	2.00	\$ 146,063	\$ 292,125	
130,680	\$ 2.33	3.00	\$ 101,404	\$ 304,213	
174,240	\$ 1.80	4.00	\$ 78,273	\$ 313,092	
217,800	\$ 1.47	5.00	\$ 64,031	\$ 320,157	
435,600	\$ 0.79	10.00	\$ 34,314	\$ 343,136	
653,400	\$ 0.55	15.00	\$ 23,822	\$ 357,334	
871,200	\$ 0.42	20.00	\$ 18,388	\$ 367,764	
1,089,000	\$ 0.35	25.00	\$ 15,042	\$ 376,062	

Dollars Per Square Foot



Square Foot Values



CITY OF GRAND HAVEN

R2-09 RESIDENTIAL: WEST - INLAND AREAS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-29-424-024	216 GRAND AVE	10/28/2024	\$745,000	0.00%	\$745,000	\$17,903	\$255,168	\$471,929	\$338,089	1.396	
70-03-29-378-037	190 GRAND AVE	10/1/2024	\$595,000	0.00%	\$595,000	\$11,153	\$242,659	\$341,188	\$256,337	1.331	
70-03-29-422-016	100 HENLEY DR	1/16/2024	\$470,000	0.00%	\$470,000	\$21,185	\$247,719	\$201,096	\$189,038	1.064	
70-03-29-475-008	312 VALLEY CT	9/22/2023	\$650,000	0.00%	\$650,000	\$7,236	\$269,037	\$373,727	\$273,332	1.367	
70-03-29-421-014	1625 PINE RIDGE DR	10/3/2024	\$715,000	0.00%	\$715,000	\$5,373	\$243,816	\$465,811	\$231,368	2.013	
Totals:								\$1,387,940	\$1,056,796	1.313	
										Standard Deviation:	0.350
										Coefficient of Dispersion :	16%
ECF Was:	1.242									Adopted ECF:	1.310

CITY OF GRAND HAVEN

R2-09 RESIDENTIAL: WEST - INLAND AREAS							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-29-424-024	216 GRAND AVE	10/28/24	\$745,000	0.000%	\$745,000	\$358,000	0.481
70-03-29-378-037	190 GRAND AVE	10/01/24	\$595,000	0.000%	\$595,000	\$294,800	0.495
70-03-29-422-016	100 HENLEY DR	01/16/24	\$470,000	0.000%	\$470,000	\$258,300	0.550
70-03-29-475-008	312 VALLEY CT	09/22/23	\$650,000	0.000%	\$650,000	\$317,200	0.488
70-03-29-421-014	1625 PINE RIDGE DR	10/03/24	\$715,000	0.000%	\$715,000	\$276,100	0.386
Aggregate Ratio:							0.499
Standard Deviation:							0.059
Coefficient of Dispersion :							7.69%
Price Related Differential:							0.961

CITY OF GRAND HAVEN

R3-01 RESIDENTIAL: CENTRAL - OLDTOWN

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-429-003	208 FULTON AVE	09/06/24	\$400,000	0.000%	\$400,000	\$2,438	\$78,489	1.700	\$264,130	38.97	\$6,777.31
70-03-21-302-016	519 MADISON AVE	09/03/24	\$355,000	0.000%	\$355,000	\$4,187	\$84,300	1.700	\$207,503	38.97	\$5,324.31
70-03-20-283-003	312 N 2ND ST	12/06/23	\$380,000	0.000%	\$380,000	\$2,944	\$104,203	1.700	\$199,911	45.11	\$4,431.80
70-03-20-281-005	219 JACKSON AVE	06/07/24	\$300,000	0.000%	\$300,000	\$0	\$0	-	\$300,000	66.00	\$4,545.45
70-03-20-429-002	206 FULTON AVE	09/06/24	\$400,000	0.000%	\$400,000	\$2,438	\$133,468	1.700	\$170,667	44.25	\$3,857.00
70-03-21-354-014	729 COLUMBUS AVE	05/13/24	\$349,000	0.000%	\$349,000	\$8,308	\$116,106	1.700	\$143,312	40.76	\$3,516.42
70-03-21-309-014	623 FULTON AVE	12/13/24	\$345,000	0.000%	\$345,000	\$7,997	\$122,520	1.700	\$128,719	38.97	\$3,302.81
70-03-21-301-007	422 JACKSON AVE	01/25/24	\$277,000	0.000%	\$277,000	\$4,063	\$84,815	1.700	\$128,752	38.97	\$3,303.64
70-03-21-157-004	428 MONROE AVE	10/18/24	\$310,000	0.000%	\$310,000	\$3,988	\$106,371	1.700	\$125,181	38.97	\$3,212.02
70-03-21-304-006	518 MADISON AVE	04/22/24	\$453,000	0.000%	\$453,000	\$8,660	\$136,081	1.700	\$213,002	66.00	\$3,227.30
70-03-21-303-001	602 JACKSON AVE	08/21/23	\$378,600	0.000%	\$378,600	\$3,970	\$104,118	1.700	\$197,629	66.00	\$2,994.38
70-03-20-284-011	313 ELLIOTT AVE	09/19/23	\$310,000	0.000%	\$310,000	\$2,436	\$123,232	1.700	\$98,070	38.97	\$2,516.37
70-03-20-427-021	333 FULTON AVE	06/12/24	\$450,000	0.000%	\$450,000	\$9,450	\$169,021	1.700	\$153,214	68.27	\$2,244.32
70-03-21-302-005	514 JACKSON AVE	10/20/23	\$160,000	0.000%	\$160,000	\$0	\$0	-	\$160,000	66.00	\$2,424.24
70-03-21-158-019	507 N 6TH ST	06/14/24	\$270,000	0.000%	\$270,000	\$4,094	\$91,346	1.700	\$110,618	50.16	\$2,205.16
70-03-20-431-005	414 ELLIOTT AVE	11/25/24	\$270,000	0.000%	\$270,000	\$2,726	\$82,319	1.700	\$127,332	60.61	\$2,100.87
70-03-21-301-006	418 JACKSON AVE	06/11/24	\$260,000	0.000%	\$260,000	\$9,313	\$109,112	1.700	\$65,197	38.97	\$1,672.89
70-03-21-303-034	609 MADISON AVE	09/27/23	\$300,000	0.000%	\$300,000	\$3,631	\$110,058	1.700	\$109,270	67.51	\$1,618.47
70-03-21-352-003	606 COLUMBUS AVE	08/03/23	\$289,900	0.000%	\$289,900	\$2,356	\$137,030	1.700	\$54,593	38.97	\$1,400.80
70-03-21-301-006	418 JACKSON AVE	06/27/23	\$235,000	0.000%	\$235,000	\$9,313	\$109,112	1.700	\$40,197	38.97	\$1,031.42
70-03-21-313-011	609 COLUMBUS AVE	09/05/24	\$198,000	0.000%	\$198,000	\$1,063	\$80,846	1.700	\$59,499	53.45	\$1,113.27
70-03-21-304-013	511 ELLIOTT AVE	09/27/23	\$341,000	0.000%	\$341,000	\$8,552	\$181,398	1.700	\$24,071	52.63	\$457.35
70-03-21-301-019	301 N 5TH ST	05/31/24	\$150,000	0.000%	\$150,000	\$5,092	\$57,486	1.700	\$47,181	66.00	\$714.87
70-03-21-308-006	520 ELLIOTT AVE	08/11/23	\$300,000	0.000%	\$300,000	\$7,008	\$161,945	1.700	\$17,685	66.00	\$267.96
70-03-21-157-008	417 JACKSON AVE	04/06/23	\$176,025	0.000%	\$176,025	\$805	\$215,025	1.700	(\$190,340)	44.25	(\$4,301.60)
Unit of Comparison:	Effective Front Foot										
									Average Sale Price Per Unit:		\$2,558.55
									Standard Deviation:		\$1,558.37
									2 St Dev Above Mean:		5,675.301
									2 St Dev Below Mean:		(558.194)
									Rate Without Outliers:		2,420.449
<i>Land Value Was:</i>	<i>\$2,255.00</i>								Indicated Sale Price Per Unit:		\$2,420.00

CITY OF GRAND HAVEN

R3-01 RESIDENTIAL: CENTRAL - OLDTOWN

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
70-03-20-429-003	208 FULTON AVE	09/06/24	\$400,000	0.000%	\$400,000	\$2,438	\$94,314	\$303,248	\$78,489	3.864
70-03-21-302-016	519 MADISON AVE	09/03/24	\$355,000	0.000%	\$355,000	\$4,187	\$94,314	\$256,499	\$84,300	3.043
70-03-20-283-003	312 N 2ND ST	12/06/23	\$380,000	0.000%	\$380,000	\$2,944	\$109,162	\$267,894	\$104,203	2.571
70-03-20-429-002	206 FULTON AVE	09/06/24	\$400,000	0.000%	\$400,000	\$2,438	\$107,082	\$290,480	\$133,468	2.176
70-03-21-301-007	422 JACKSON AVE	01/25/24	\$277,000	0.000%	\$277,000	\$4,063	\$94,314	\$178,623	\$84,815	2.106
70-03-21-304-006	518 MADISON AVE	04/22/24	\$453,000	0.000%	\$453,000	\$8,660	\$159,720	\$284,620	\$136,081	2.092
70-03-21-354-014	729 COLUMBUS AVE	05/13/24	\$349,000	0.000%	\$349,000	\$8,308	\$98,627	\$242,065	\$116,106	2.085
70-03-21-303-001	602 JACKSON AVE	08/21/23	\$378,600	0.000%	\$378,600	\$3,970	\$159,720	\$214,910	\$104,118	2.064
70-03-21-157-004	428 MONROE AVE	10/18/24	\$310,000	0.000%	\$310,000	\$3,988	\$94,314	\$211,698	\$106,371	1.990
70-03-21-309-014	623 FULTON AVE	12/13/24	\$345,000	0.000%	\$345,000	\$7,997	\$94,314	\$242,689	\$122,520	1.981
70-03-20-284-011	313 ELLIOTT AVE	09/19/23	\$310,000	0.000%	\$310,000	\$2,436	\$94,314	\$213,250	\$123,232	1.730
70-03-20-427-021	333 FULTON AVE	06/12/24	\$450,000	0.000%	\$450,000	\$9,450	\$165,208	\$275,342	\$169,021	1.629
70-03-21-158-019	507 N 6TH ST	06/14/24	\$270,000	0.000%	\$270,000	\$4,094	\$121,395	\$144,511	\$91,346	1.582
70-03-20-431-005	414 ELLIOTT AVE	11/25/24	\$270,000	0.000%	\$270,000	\$2,726	\$146,674	\$120,600	\$82,319	1.465
70-03-21-301-006	418 JACKSON AVE	06/11/24	\$260,000	0.000%	\$260,000	\$9,313	\$94,314	\$156,373	\$109,112	1.433
70-03-21-352-003	606 COLUMBUS AVE	08/03/23	\$289,900	0.000%	\$289,900	\$2,356	\$94,314	\$193,230	\$137,030	1.410
70-03-21-303-034	609 MADISON AVE	09/27/23	\$300,000	0.000%	\$300,000	\$3,631	\$163,385	\$132,984	\$110,058	1.208
70-03-21-301-006	418 JACKSON AVE	06/27/23	\$235,000	0.000%	\$235,000	\$9,313	\$94,314	\$131,373	\$109,112	1.204
70-03-21-304-013	511 ELLIOTT AVE	09/27/23	\$341,000	0.000%	\$341,000	\$8,552	\$127,366	\$205,082	\$181,398	1.131
70-03-21-313-011	609 COLUMBUS AVE	09/05/24	\$198,000	0.000%	\$198,000	\$1,063	\$129,337	\$67,600	\$80,846	0.836
70-03-21-308-006	520 ELLIOTT AVE	08/11/23	\$300,000	0.000%	\$300,000	\$7,008	\$159,720	\$133,272	\$161,945	0.823
70-03-21-157-008	417 JACKSON AVE	04/06/23	\$176,025	0.000%	\$176,025	\$805	\$107,082	\$68,138	\$215,035	0.317
70-03-21-301-019	301 N 5TH ST	05/31/24	\$150,000	0.000%	\$150,000	\$5,092	\$159,720	(\$14,812)	\$57,486	(0.258)
Totals:								\$4,334,479	\$2,640,924	1.641
Standard Deviation:										0.775
2 St Dev Above Mean:										3.192
2 St Dev Below Mean:										0.091
ECF Without Outliers:										1.573
Adopted ECF:										1.573

ECF Was: 1.674

CITY OF GRAND HAVEN

R3-01 RESIDENTIAL: CENTRAL - OLDTOWN

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-20-429-003	208 FULTON AVE	09/06/24	\$400,000	0.000%	\$400,000	\$110,100	0.275
70-03-21-302-016	519 MADISON AVE	09/03/24	\$355,000	0.000%	\$355,000	\$115,600	0.326
70-03-20-283-003	312 N 2ND ST	12/06/23	\$380,000	0.000%	\$380,000	\$138,000	0.363
70-03-20-429-002	206 FULTON AVE	09/06/24	\$400,000	0.000%	\$400,000	\$159,700	0.399
70-03-21-301-007	422 JACKSON AVE	01/25/24	\$277,000	0.000%	\$277,000	\$115,900	0.418
70-03-21-304-006	518 MADISON AVE	04/22/24	\$453,000	0.000%	\$453,000	\$191,200	0.422
70-03-21-354-014	729 COLUMBUS AVE	05/13/24	\$349,000	0.000%	\$349,000	\$144,800	0.415
70-03-21-303-001	602 JACKSON AVE	08/21/23	\$378,600	0.000%	\$378,600	\$163,700	0.432
70-03-21-157-004	428 MONROE AVE	10/18/24	\$310,000	0.000%	\$310,000	\$132,800	0.428
70-03-21-309-014	623 FULTON AVE	12/13/24	\$345,000	0.000%	\$345,000	\$147,500	0.428
70-03-20-284-011	313 ELLIOTT AVE	09/19/23	\$310,000	0.000%	\$310,000	\$145,300	0.469
70-03-20-427-021	333 FULTON AVE	06/12/24	\$450,000	0.000%	\$450,000	\$220,300	0.490
70-03-21-158-019	507 N 6TH ST	06/14/24	\$270,000	0.000%	\$270,000	\$134,600	0.499
70-03-20-431-005	414 ELLIOTT AVE	11/25/24	\$270,000	0.000%	\$270,000	\$139,400	0.516
70-03-21-301-006	418 JACKSON AVE	06/11/24	\$260,000	0.000%	\$260,000	\$137,600	0.529
70-03-21-352-003	606 COLUMBUS AVE	08/03/23	\$289,900	0.000%	\$289,900	\$156,100	0.538
70-03-21-303-034	609 MADISON AVE	09/27/23	\$300,000	0.000%	\$300,000	\$170,100	0.567
70-03-21-301-006	418 JACKSON AVE	06/27/23	\$235,000	0.000%	\$235,000	\$137,600	0.586
70-03-21-304-013	511 ELLIOTT AVE	09/27/23	\$341,000	0.000%	\$341,000	\$210,600	0.618
70-03-21-313-011	609 COLUMBUS AVE	09/05/24	\$198,000	0.000%	\$198,000	\$128,800	0.651
70-03-21-308-006	520 ELLIOTT AVE	08/11/23	\$300,000	0.000%	\$300,000	\$210,700	0.702
70-03-21-157-008	417 JACKSON AVE	04/06/23	\$176,025	0.000%	\$176,025	\$223,100	1.267
70-03-21-301-019	301 N 5TH ST	05/31/24	\$150,000	0.000%	\$150,000	\$127,600	0.851

Aggregate Ratio:	0.495
Standard Deviation:	0.205
2 St Dev Above Mean:	0.906
2 St Dev Below Mean:	0.084
Ratio Without Outliers:	0.500
Coefficient of Dispersion :	24.19%
Price Related Differential:	1.065

CITY OF GRAND HAVEN

R3-03 RESIDENTIAL: CENTRAL - SOUTHTOWN - STANDARD STREET FRONTAGE												
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit	
70-03-20-480-016	419 LAFAYETTE AVE	06/24/20	\$254,310	20.700%	\$306,952	\$0	\$0	-	\$306,952	52.86	\$5,807.44	
70-03-20-410-017	117 CLINTON	11/01/19	\$225,000	23.850%	\$278,663	\$0	\$0	-	\$278,663	66.00	\$4,222.16	
70-03-20-479-005	320 CLINTON AVE VACANT	07/18/18	\$210,000	31.050%	\$275,205	\$0	\$0	-	\$275,205	37.91	\$7,259.99	
70-03-20-480-016	419 LAFAYETTE AVE	03/16/18	\$209,000	32.850%	\$277,657	\$0	\$0	-	\$277,657	52.86	\$5,253.17	
Unit of Comparison: Effective Front Foot									Average Sale Price Per Unit:	\$5,578.44		
									Standard Deviation:	\$1,261.33		
									Coefficient of Dispersion :	20.1%		
Land Rate Was:	\$5,460.00								Indicated Sale Price Per Unit:	\$5,550.00		

TIME ADJUSTMENT

Difference: - #DIV/0!
 Difference in Months: #DIV/0!
 Use: 0.45%

CITY OF GRAND HAVEN

R3-03 RESIDENTIAL: CENTRAL - SOUTHTOWN											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-455-004	118 LAFEYETTE AVE	11/05/21	\$370,000	13.050%	\$418,285	\$0	\$0	-	\$418,285	66.00	\$6,337.65
Unit of Comparison: Effective Front Foot									Average Sale Price Per Unit:		\$6,337.65
									Standard Deviation:		\$0.00
									Coefficient of Dispersion :		0.0%
Land Rate Was: \$6,080.00									Indicated Sale Price Per Unit:		\$6,300.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Use:		0.45%

CITY OF GRAND HAVEN

R3-03 RESIDENTIAL: CENTRAL - SOUTHTOWN - SOME VIEW

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-454-004	319 1st St	07/16/21	\$740,000	29.700%	\$959,780	\$0	\$0	-	\$959,780	115.71	\$8,294.62
70-03-20-458-018	26 HOWARD AVE	02/25/16	\$412,000	88.200%	\$775,384	\$0	\$0	-	\$775,384	81.64	\$9,497.23
70-03-20-458-012	411 LEGGAT ST	12/11/15	\$280,000	90.000%	\$532,000	\$0	\$0	-	\$532,000	61.42	\$8,661.73
70-03-20-458-002	30 HOWARD ST	08/27/13	\$182,000	115.200%	\$391,664	\$0	\$0	-	\$391,664	54.29	\$7,213.97
70-03-20-458-019	400 SAND DR	06/11/12	\$148,000	127.800%	\$337,144	\$0	\$0	-	\$337,144	54.39	\$6,198.17
70-03-20-458-014	406 SAND DR	03/07/12	\$184,250	130.500%	\$424,696	\$0	\$0	-	\$424,696	65.68	\$6,465.83
70-03-20-458-020	418 SAND DR	01/30/12	\$155,000	132.300%	\$360,065	\$0	\$0	-	\$360,065	65.36	\$5,508.97

Unit of Comparison: **Effective Front Foot**

Average Sale Price Per Unit: \$7,584.17

Standard Deviation: \$1,347.91

Coefficient of Dispersion : 16.0%

Land Rate Was: \$7,453.00

Indicated Sale Price Per Unit: \$7,500.00

TIME ADJUSTMENT

Difference: - #DIV/0!
 Difference in Months: #DIV/0!
 Use: **0.90%**

CITY OF GRAND HAVEN

R3-03 RESIDENTIAL: CENTRAL - SOUTHTOWN - GOOD VIEW

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit	
No Sales; Add 5%+/- similar to other rates in this area				0.000%	\$0			-	\$0	#DIV/0!	#DIV/0!	
				0.000%	\$0			-	\$0	#DIV/0!	#DIV/0!	
Unit of Comparison: Effective Front Foot									Average Sale Price Per Unit:	#DIV/0!		
									Standard Deviation:	#DIV/0!		
									Coefficient of Dispersion :	#DIV/0!		
Land Rate Was:		\$17,150.00										
									Indicated Sale Price Per Unit:	\$17,500.00		

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Use:	0.00%	

CITY OF GRAND HAVEN

R3-03 RESIDENTIAL: CENTRAL - SOUTHTOWN

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F	
70-03-20-453-009	205 CLINTON AVE	01/02/25	\$365,000	0.000%	\$365,000	\$66	\$152,863	\$212,071	\$77,690	2.730	
70-03-20-459-005	118 HOWARD AVE	08/22/23	\$560,000	0.000%	\$560,000	\$8,551	\$220,471	\$330,978	\$188,713	1.754	
70-03-20-453-017	119 S 3RD ST	06/21/24	\$313,000	0.000%	\$313,000	\$1,799	\$181,693	\$129,508	\$75,117	1.724	
70-03-20-484-005	526 LAFAYETTE AVE	04/12/23	\$790,000	0.000%	\$790,000	\$10,011	\$389,819	\$390,170	\$227,832	1.713	
70-03-20-480-016	419 LAFAYETTE AVE	06/21/23	\$960,000	0.000%	\$960,000	\$16,740	\$301,273	\$641,987	\$406,202	1.580	
70-03-20-483-003	506 CLINTON AVE	06/27/24	\$520,000	0.000%	\$520,000	\$4,118	\$262,049	\$253,833	\$174,377	1.456	
70-03-20-459-004	116 HOWARD AVE	05/18/23	\$670,000	0.000%	\$670,000	\$11,936	\$409,992	\$248,072	\$208,158	1.192	
70-03-20-483-021	533 LAFAYETTE AVE	02/24/25	\$575,000	0.000%	\$575,000	\$4,546	\$376,200	\$194,254	\$198,213	0.980	
70-03-20-484-007	538 LAFAYETTE AVE	05/19/23	\$549,900	0.000%	\$549,900	\$4,757	\$347,411	\$197,732	\$240,397	0.823	
70-03-20-410-026	111 S 2ND ST	12/16/24	\$740,000	0.000%	\$740,000	\$12,086	\$601,529	\$126,385	\$210,773	0.600	
70-03-20-483-013	626 CLINTON AVE	09/16/24	\$450,000	0.000%	\$450,000	\$3,874	\$376,200	\$69,926	\$198,265	0.353	
Totals:								\$2,794,916	\$2,205,738	1.267	
										Standard Deviation:	0.663
										St Dev Multiplier:	2.000
										St Dev Above Mean:	2.594
										St Dev Below Mean:	(0.060)
										ECF Without Outliers:	1.214
										Adopted ECF:	1.210

ECF Was: 1.245

CITY OF GRAND HAVEN

R3-03 RESIDENTIAL: CENTRAL - SOUTHTOWN							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-20-453-009	205 CLINTON AVE	01/02/25	\$365,000	0.000%	\$365,000	\$123,500	0.338
70-03-20-459-005	118 HOWARD AVE	08/22/23	\$560,000	0.000%	\$560,000	\$228,700	0.408
70-03-20-453-017	119 S 3RD ST	06/21/24	\$313,000	0.000%	\$313,000	\$137,200	0.438
70-03-20-484-005	526 LAFAYETTE AVE	04/12/23	\$790,000	0.000%	\$790,000	\$337,800	0.428
70-03-20-480-016	419 LAFAYETTE AVE	06/21/23	\$960,000	0.000%	\$960,000	\$404,800	0.422
70-03-20-483-003	506 CLINTON AVE	06/27/24	\$520,000	0.000%	\$520,000	\$238,600	0.459
70-03-20-459-004	116 HOWARD AVE	05/18/23	\$670,000	0.000%	\$670,000	\$336,900	0.503
70-03-20-483-021	533 LAFAYETTE AVE	02/24/25	\$575,000	0.000%	\$575,000	\$310,300	0.540
70-03-20-484-007	538 LAFAYETTE AVE	05/19/23	\$549,900	0.000%	\$549,900	\$321,500	0.585
70-03-20-410-026	111 S 2ND ST	12/16/24	\$740,000	0.000%	\$740,000	\$434,300	0.587
70-03-20-483-013	626 CLINTON AVE	09/16/24	\$450,000	0.000%	\$450,000	\$310,000	0.689
Aggregate Ratio:							0.499
Standard Deviation:							0.092
Coefficient of Dispersion :							15.68%
Price Related Differential:							1.013

CITY OF GRAND HAVEN

R3-04 RESIDENTIAL: CENTRAL - RAILROAD TO HIGHWAY

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-21-363-011	825 PENNOYER AVE	06/27/25	\$295,000	-7.000%	\$274,350	\$859	\$104,893	1.300	\$137,130	70.42	\$1,947.30
70-03-28-152-003	824 WAVERLY AVE	05/14/25	\$300,000	-6.500%	\$280,500	\$3,595	\$67,407	1.300	\$189,276	52.86	\$3,581.04
70-03-28-153-011	845 PARK AVE	02/05/25	\$275,000	-5.000%	\$261,250	\$1,982	\$110,190	1.300	\$116,021	57.87	\$2,004.85
70-03-21-363-011	825 PENNOYER AVE	10/17/24	\$185,350	-3.000%	\$179,790	\$859	\$104,893	1.300	\$42,570	70.42	\$604.51
70-03-28-153-005	820 WOODLAWN AVE	05/31/22	\$275,000	11.500%	\$306,625	\$309	\$95,858	1.300	\$181,700	57.04	\$3,185.46
70-03-21-358-015	15 S 8TH ST	01/04/22	\$245,000	13.500%	\$278,075	\$748	\$129,927	1.300	\$108,422	46.67	\$2,323.24
70-03-28-152-003	824 WAVERLY AVE	06/27/24	\$140,000	-1.000%	\$138,600	\$3,595	\$67,407	1.300	\$47,376	52.86	\$896.34
70-03-21-363-002	108 S 8TH ST	12/28/22	\$330,000	8.000%	\$356,400	\$1,790	\$153,075	1.300	\$155,613	40.33	\$3,858.17
Unit of Comparison:	Effective Front Foot										
									Average Sale Price Per Unit:		\$2,015.27
									Standard Deviation:		\$958.12
									Coefficient of Dispersion :		35%
<i>Land Value Was:</i>	\$1,930								Indicated Sale Price Per Unit:		\$2,015.00

CITY OF GRAND HAVEN

R3-04 RESIDENTIAL: CENTRAL - RAILROAD TO HIGHWAY										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
70-03-21-363-011	825 PENNOYER AVE	06/27/25	\$295,000	-7.000%	\$274,350	\$859	\$141,898	\$131,593	\$104,893	1.255
70-03-28-152-003	824 WAVERLY AVE	05/14/25	\$300,000	-6.500%	\$280,500	\$3,595	\$106,503	\$170,402	\$67,407	2.528
70-03-28-153-011	845 PARK AVE	02/05/25	\$275,000	-5.000%	\$261,250	\$1,982	\$116,609	\$142,659	\$110,190	1.295
70-03-21-363-011	825 PENNOYER AVE	10/17/24	\$185,350	-3.000%	\$179,790	\$859	\$141,898	\$37,033	\$104,893	0.353
70-03-28-153-005	820 WOODLAWN AVE	05/31/22	\$275,000	11.500%	\$306,625	\$309	\$114,937	\$191,379	\$95,858	1.996
70-03-21-358-015	15 S 8TH ST	01/04/22	\$245,000	13.500%	\$278,075	\$748	\$94,037	\$183,290	\$129,927	1.411
70-03-28-152-003	824 WAVERLY AVE	06/27/24	\$140,000	-1.000%	\$138,600	\$3,595	\$106,503	\$28,502	\$67,407	0.423
70-03-21-363-002	108 S 8TH ST	12/28/22	\$330,000	8.000%	\$356,400	\$1,790	\$81,272	\$273,338	\$153,075	1.786
Totals:								\$884,859	\$680,575	1.300
								Standard Deviation:	0.782	
								Coefficient of Dispersion :	43.40%	
								Adopted ECF:	1.300	

ECF Was: 1.27

CITY OF GRAND HAVEN

R3-04 RESIDENTIAL: CENTRAL - RAILROAD TO HIGHWAY

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-21-363-011	825 PENNOYER AVE	06/27/25	\$295,000	-7.000%	\$274,350	\$139,600	0.509
70-03-28-152-003	824 WAVERLY AVE	05/14/25	\$300,000	-6.500%	\$280,500	\$98,900	0.353
70-03-28-153-011	845 PARK AVE	02/05/25	\$275,000	-5.000%	\$261,250	\$130,900	0.501
70-03-21-363-011	825 PENNOYER AVE	10/17/24	\$185,350	-3.000%	\$179,790	\$139,600	0.776
70-03-28-153-005	820 WOODLAWN AVE	05/31/22	\$275,000	11.500%	\$306,625	\$119,900	0.391
70-03-21-358-015	15 S 8TH ST	01/04/22	\$245,000	13.500%	\$278,075	\$131,800	0.474
70-03-28-152-003	824 WAVERLY AVE	06/27/24	\$140,000	-1.000%	\$138,600	\$98,900	0.714
70-03-21-363-002	108 S 8TH ST	12/28/22	\$330,000	8.000%	\$356,400	\$141,000	0.396
Aggregate Ratio:							0.500
Standard Deviation:							0.158
Coefficient of Dispersion :							25.08%
Price Related Differential:							1.062

CITY OF GRAND HAVEN

R3-05 RESIDENTIAL: CENTRAL - LEGGATTS\DUNCANS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-29-203-001	500 LAKE AVE	03/10/25	\$700,000	0.000%	\$700,000	\$4,536	\$221,512	1.350	\$396,423	66.00	\$6,006.41
70-03-29-203-017	512 LAKE AVE	05/17/24	\$719,000	0.000%	\$719,000	\$10,727	\$296,695	1.350	\$307,735	70.82	\$4,345.36
70-03-29-202-007	515 LAKE AVE	05/24/24	\$570,000	0.000%	\$570,000	\$22,506	\$206,021	1.350	\$269,366	68.07	\$3,957.02
70-03-29-228-031	608 HILLOCK CT	07/28/23	\$485,000	0.000%	\$485,000	\$5,806	\$185,670	1.350	\$228,539	58.61	\$3,899.65
70-03-29-230-049	LAKE AVE	12/21/23	\$295,850	0.000%	\$295,850	\$0	\$0	-	\$295,850	73.19	\$4,042.09
70-03-29-203-002	506 LAKE AVE	01/29/24	\$479,000	0.000%	\$479,000	\$4,681	\$180,451	1.350	\$230,710	66.00	\$3,495.60
70-03-29-209-015	825 LAKE AVE	09/09/24	\$700,000	0.000%	\$700,000	\$10,801	\$240,327	1.350	\$364,758	105.95	\$3,442.69
70-03-29-202-016	115 WILLIAMS AVE	02/02/24	\$360,000	0.000%	\$360,000	\$1,981	\$104,514	1.350	\$216,925	64.45	\$3,365.84
Unit of Comparison:	Effective Front Foot								Average Sale Price Per Unit:		\$4,031.31
									Standard Deviation:		\$797.45
									Coefficient of Dispersion :		13.7%
Land Rate Was:	\$3,975.00								Indicated Sale Price Per Unit:		\$4,000.00

CITY OF GRAND HAVEN

R3-05 RESIDENTIAL: CENTRAL - LEGGATTS\DUNCANS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-29-203-001	500 LAKE AVE	03/10/25	\$700,000	0.000%	\$700,000	\$4,536	\$264,000	\$431,464	\$221,512	1.948	
70-03-29-203-017	512 LAKE AVE	05/17/24	\$719,000	0.000%	\$719,000	\$10,727	\$283,277	\$424,996	\$296,695	1.432	
70-03-29-202-007	515 LAKE AVE	05/24/24	\$570,000	0.000%	\$570,000	\$22,506	\$272,291	\$275,203	\$206,021	1.336	
70-03-29-228-031	608 HILLOCK CT	07/28/23	\$485,000	0.000%	\$485,000	\$5,806	\$234,420	\$244,774	\$185,670	1.318	
70-03-29-203-002	506 LAKE AVE	01/29/24	\$479,000	0.000%	\$479,000	\$4,681	\$264,000	\$210,319	\$180,451	1.166	
70-03-29-209-015	825 LAKE AVE	09/09/24	\$700,000	0.000%	\$700,000	\$10,801	\$423,806	\$265,393	\$240,327	1.104	
70-03-29-202-016	115 WILLIAMS AVE	02/02/24	\$360,000	0.000%	\$360,000	\$1,981	\$257,796	\$100,223	\$104,514	0.959	
Totals:								\$1,952,371	\$1,435,190	1.360	
										Standard Deviation:	0.318
										Coefficient of Dispersion :	16.11%
ECF Was:										1.243	
										Adopted ECF:	1.360

CITY OF GRAND HAVEN

R3-05 RESIDENTIAL: CENTRAL - LEGGATTS\DUNCANS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-29-203-001	500 LAKE AVE	03/10/25	\$700,000	0.000%	\$700,000	\$284,900	0.407
70-03-29-203-017	512 LAKE AVE	05/17/24	\$719,000	0.000%	\$719,000	\$348,800	0.485
70-03-29-202-007	515 LAKE AVE	05/24/24	\$570,000	0.000%	\$570,000	\$287,500	0.504
70-03-29-228-031	608 HILLOCK CT	07/28/23	\$485,000	0.000%	\$485,000	\$246,400	0.508
70-03-29-203-002	506 LAKE AVE	01/29/24	\$479,000	0.000%	\$479,000	\$257,000	0.537
70-03-29-209-015	825 LAKE AVE	09/09/24	\$700,000	0.000%	\$700,000	\$380,700	0.544
70-03-29-202-016	115 WILLIAMS AVE	02/02/24	\$360,000	0.000%	\$360,000	\$201,000	0.558
Aggregate Ratio:							50.00%
Standard Deviation:							0.051
Coefficient of Dispersion :							6.86%
Price Related Differential:							1.012

CITY OF GRAND HAVEN

R3-08 RESIDENTIAL: CENTRAL - NORTH SHELDON - STANDARD FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-29-200-003	1001 SHELDON RD	09/22/25	\$550,000	-4.250%	\$526,625	\$5,236	\$164,613	1.250	\$315,622	66.69	\$4,732.38
70-03-29-232-003	504 COLFAX AVE	09/18/25	\$295,000	0.000%	\$295,000	\$3,084	\$64,447	1.250	\$211,358	66.00	\$3,202.39
70-03-28-106-008	723 GRANT AVE	09/02/25	\$349,900	0.000%	\$349,900	\$8,942	\$127,520	1.250	\$181,558	55.15	\$3,291.91
70-03-29-281-019	533 PARK AVE	08/27/25	\$445,000	0.000%	\$445,000	\$5,263	\$133,346	1.250	\$273,055	92.76	\$2,943.63
70-03-29-232-013	515 WAVERLY AVE	08/08/25	\$476,000	0.000%	\$476,000	\$10,555	\$140,824	1.250	\$289,415	65.62	\$4,410.22
70-03-29-231-019	535 COLFAX AVE	03/24/25	\$550,000	0.000%	\$550,000	\$9,352	\$141,936	1.250	\$363,228	66.00	\$5,503.45
70-03-29-200-003	1001 SHELDON RD	08/01/24	\$501,000	0.000%	\$501,000	\$5,236	\$164,613	1.250	\$289,997	66.69	\$4,348.16
70-03-29-232-011	818 SHELDON RD	07/02/24	\$595,000	0.000%	\$595,000	\$7,353	\$224,723	1.250	\$306,743	54.83	\$5,594.21
70-03-29-229-027	618 SHELDON RD	05/15/24	\$550,000	0.000%	\$550,000	\$13,807	\$169,728	1.250	\$324,033	60.65	\$5,342.54
70-03-29-228-011	450 SLAYTON AVE	01/16/24	\$317,000	0.000%	\$317,000	\$524	\$105,569	1.250	\$184,515	38.57	\$4,784.37
70-03-29-227-004	526 PENNOYER AVE	11/22/23	\$435,000	0.000%	\$435,000	\$6,345	\$146,514	1.250	\$245,512	66.00	\$3,719.88
70-03-29-230-022	807 SHELDON RD	11/09/23	\$405,000	0.000%	\$405,000	\$4,202	\$133,215	1.250	\$234,279	52.71	\$4,444.69
70-03-29-228-009	442 SLAYTON AVE	10/24/23	\$730,000	0.000%	\$730,000	\$11,302	\$292,212	1.250	\$353,433	66.00	\$5,355.05
70-03-29-281-024	524 WOODLAWN AVE	10/18/23	\$535,000	0.000%	\$535,000	\$11,905	\$269,951	1.250	\$185,656	57.99	\$3,201.26
70-03-29-232-008	544 COLFAX AVE	10/16/23	\$325,000	0.000%	\$325,000	\$5,749	\$140,323	1.250	\$143,847	66.00	\$2,179.50
70-03-29-227-015	535 SLAYTON AVE	09/12/23	\$510,000	0.000%	\$510,000	\$5,418	\$201,678	1.250	\$252,485	63.56	\$3,972.34
70-03-28-105-007	609 GRANT AVE	12/02/22	\$280,000	0.000%	\$280,000	\$11,986	\$102,162	1.250	\$140,311	54.30	\$2,583.80
70-03-29-231-019	535 COLFAX AVE	10/04/22	\$450,000	0.000%	\$450,000	\$9,352	\$141,936	1.250	\$263,228	66.00	\$3,988.30
70-03-29-229-005	514 SLAYTON AVE	04/25/22	\$300,000	0.000%	\$300,000	\$9,463	\$114,017	1.250	\$148,016	66.00	\$2,242.66
70-03-28-105-005	509 S 7TH ST	04/22/22	\$325,000	0.000%	\$325,000	\$1,994	\$119,790	1.250	\$173,268	48.85	\$3,546.97
70-03-29-280-011	805 CUTLER ST	08/19/25	\$381,000	0.000%	\$381,000	\$8,715	\$159,789	1.250	\$172,549	97.52	\$1,769.36
70-03-29-229-004	508 SLAYTON AVE	05/15/23	\$775,000	0.000%	\$775,000	\$1,994	\$119,790	1.250	\$623,268	56.10	\$11,109.83
70-03-29-231-009	536 GRANT AVE	06/19/23	\$259,000	0.000%	\$259,000	\$14,810	\$372,760	1.250	(\$221,760)	66.00	(\$3,360.01)
Unit of Comparison:	Effective Front Foot								Average Sale Price Per Unit:		\$3,933.87
									Standard Deviation:		\$1,040.30
									Coefficient of Dispersion :		22.4%
Land Rate Was:	\$3,989.00								Indicated Sale Price Per Unit:		\$3,934.00

CITY OF GRAND HAVEN

R3-08 RESIDENTIAL: CENTRAL - NORTH SHELDON - STANDARD FF										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
70-03-29-200-003	1001 SHELDON RD	09/22/25	\$550,000	-4.250%	\$526,625	\$5,236	\$262,375	\$259,014	\$164,613	1.573
70-03-29-232-003	504 COLFAX AVE	09/18/25	\$295,000	0.000%	\$295,000	\$3,084	\$259,644	\$32,272	\$64,447	0.501
70-03-28-106-008	723 GRANT AVE	09/02/25	\$349,900	0.000%	\$349,900	\$8,942	\$216,971	\$123,987	\$127,520	0.972
70-03-29-281-019	533 PARK AVE	08/27/25	\$445,000	0.000%	\$445,000	\$5,263	\$364,922	\$74,815	\$133,346	0.561
70-03-29-232-013	515 WAVERLY AVE	08/08/25	\$476,000	0.000%	\$476,000	\$10,555	\$258,164	\$207,281	\$140,824	1.472
70-03-29-231-019	535 COLFAX AVE	03/24/25	\$550,000	0.000%	\$550,000	\$9,352	\$259,644	\$281,004	\$141,936	1.980
70-03-29-200-003	1001 SHELDON RD	08/01/24	\$501,000	0.000%	\$501,000	\$5,236	\$262,375	\$233,389	\$164,613	1.418
70-03-29-232-011	818 SHELDON RD	07/02/24	\$595,000	0.000%	\$595,000	\$7,353	\$215,710	\$371,937	\$224,723	1.655
70-03-29-229-027	618 SHELDON RD	05/15/24	\$550,000	0.000%	\$550,000	\$13,807	\$238,603	\$297,590	\$169,728	1.753
70-03-29-228-011	450 SLAYTON AVE	01/16/24	\$317,000	0.000%	\$317,000	\$524	\$151,719	\$164,757	\$105,569	1.561
70-03-29-227-004	526 PENNOYER AVE	11/22/23	\$435,000	0.000%	\$435,000	\$6,345	\$259,644	\$169,011	\$146,514	1.154
70-03-29-230-022	807 SHELDON RD	11/09/23	\$405,000	0.000%	\$405,000	\$4,202	\$207,361	\$193,437	\$133,215	1.452
70-03-29-228-009	442 SLAYTON AVE	10/24/23	\$730,000	0.000%	\$730,000	\$11,302	\$259,644	\$459,054	\$292,212	1.571
70-03-29-281-024	524 WOODLAWN AVE	10/18/23	\$535,000	0.000%	\$535,000	\$11,905	\$228,151	\$294,944	\$269,951	1.093
70-03-29-232-008	544 COLFAX AVE	10/16/23	\$325,000	0.000%	\$325,000	\$5,749	\$259,644	\$59,607	\$140,323	0.425
70-03-29-227-015	535 SLAYTON AVE	09/12/23	\$510,000	0.000%	\$510,000	\$5,418	\$250,048	\$254,534	\$201,678	1.262
70-03-28-105-007	609 GRANT AVE	12/02/22	\$280,000	0.000%	\$280,000	\$11,986	\$213,633	\$54,381	\$102,162	0.532
70-03-29-231-019	535 COLFAX AVE	10/04/22	\$450,000	0.000%	\$450,000	\$9,352	\$259,644	\$181,004	\$141,936	1.275
70-03-29-229-005	514 SLAYTON AVE	04/25/22	\$300,000	0.000%	\$300,000	\$9,463	\$259,644	\$30,893	\$114,017	0.271
70-03-28-105-005	509 S 7TH ST	04/22/22	\$325,000	0.000%	\$325,000	\$1,994	\$192,174	\$130,832	\$119,790	1.092
70-03-29-280-011	805 CUTLER ST	08/19/25	\$381,000	0.000%	\$381,000	\$8,715	\$383,647	(\$11,362)	\$159,789	(0.071)
70-03-29-229-004	508 SLAYTON AVE	05/15/23	\$775,000	0.000%	\$775,000	\$1,994	\$220,700	\$552,306	\$119,790	4.611
70-03-29-231-009	536 GRANT AVE	06/19/23	\$259,000	0.000%	\$259,000	\$14,810	\$259,644	(\$15,454)	\$372,760	(0.041)
Totals:								\$3,873,741	\$3,099,118	1.250
Standard Deviation:										0.492
Coefficient of Dispersion :										34.000%
Adopted ECF:										1.250

ECF Was: 1.302

CITY OF GRAND HAVEN

R3-08 RESIDENTIAL: CENTRAL - NORTH SHELDON - STANDARD FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-29-200-003	1001 SHELDON RD	09/22/25	\$550,000	-4.250%	\$526,625	\$236,700	0.449
70-03-29-232-003	504 COLFAX AVE	09/18/25	\$295,000	0.000%	\$295,000	\$171,600	0.582
70-03-28-106-008	723 GRANT AVE	09/02/25	\$349,900	0.000%	\$349,900	\$192,700	0.551
70-03-29-281-019	533 PARK AVE	08/27/25	\$445,000	0.000%	\$445,000	\$268,400	0.603
70-03-29-232-013	515 WAVERLY AVE	08/08/25	\$476,000	0.000%	\$476,000	\$222,400	0.467
70-03-29-231-019	535 COLFAX AVE	03/24/25	\$550,000	0.000%	\$550,000	\$223,200	0.406
70-03-29-200-003	1001 SHELDON RD	08/01/24	\$501,000	0.000%	\$501,000	\$236,700	0.472
70-03-29-232-011	818 SHELDON RD	07/02/24	\$595,000	0.000%	\$595,000	\$252,000	0.424
70-03-29-229-027	618 SHELDON RD	05/15/24	\$550,000	0.000%	\$550,000	\$232,300	0.422
70-03-29-228-011	450 SLAYTON AVE	01/16/24	\$317,000	0.000%	\$317,000	\$142,100	0.448
70-03-29-227-004	526 PENNOYER AVE	11/22/23	\$435,000	0.000%	\$435,000	\$224,600	0.516
70-03-29-230-022	807 SHELDON RD	11/09/23	\$405,000	0.000%	\$405,000	\$189,000	0.467
70-03-29-228-009	442 SLAYTON AVE	10/24/23	\$730,000	0.000%	\$730,000	\$318,100	0.436
70-03-29-281-024	524 WOODLAWN AVE	10/18/23	\$535,000	0.000%	\$535,000	\$288,700	0.540
70-03-29-232-008	544 COLFAX AVE	10/16/23	\$325,000	0.000%	\$325,000	\$220,400	0.678
70-03-29-227-015	535 SLAYTON AVE	09/12/23	\$510,000	0.000%	\$510,000	\$253,800	0.498
70-03-28-105-007	609 GRANT AVE	12/02/22	\$280,000	0.000%	\$280,000	\$176,700	0.631
70-03-29-231-019	535 COLFAX AVE	10/04/22	\$450,000	0.000%	\$450,000	\$223,200	0.496
70-03-29-229-005	514 SLAYTON AVE	04/25/22	\$300,000	0.000%	\$300,000	\$205,800	0.686
70-03-28-105-005	509 S 7TH ST	04/22/22	\$325,000	0.000%	\$325,000	\$172,000	0.529
70-03-29-280-011	805 CUTLER ST	08/19/25	\$381,000	0.000%	\$381,000	\$296,000	0.777
70-03-29-229-004	508 SLAYTON AVE	05/15/23	\$775,000	0.000%	\$775,000	\$186,200	0.240
70-03-29-231-009	536 GRANT AVE	06/19/23	\$259,000	0.000%	\$259,000	\$370,200	1.429

Aggregate Ratio: 50.00%

Standard Deviation: 0.084

Coefficient of Dispersion : 13.70%

Price Related Differential: 1.108

CITY OF GRAND HAVEN

R3-09 RESIDENTIAL: CENTRAL - SOUTH SHELDON

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-29-425-024	305 ARLINGTON AVE	08/07/24	\$417,000	0.000%	\$417,000	\$4,986	\$119,313	1.330	\$253,327	60.02	\$4,220.85
70-03-29-425-012	1611 WISCONSIN ST	11/01/24	\$365,000	0.000%	\$365,000	\$2,212	\$90,334	1.330	\$242,644	64.23	\$3,777.92
70-03-29-432-002	1610 WISCONSIN ST	12/03/24	\$374,900	0.000%	\$374,900	\$5,142	\$97,934	1.330	\$239,506	66.78	\$3,586.46
70-03-29-422-022	317 GRAND AVE	03/05/24	\$480,000	0.000%	\$480,000	\$9,658	\$177,131	1.330	\$234,758	67.17	\$3,494.94
70-03-29-477-014	529 ARLINGTON AVE	10/07/24	\$455,000	0.000%	\$455,000	\$23,215	\$149,556	1.330	\$232,875	70.09	\$3,322.51
70-03-29-480-003	514 ARLINGTON AVE	06/04/24	\$499,900	0.000%	\$499,900	\$6,309	\$178,330	1.330	\$256,412	79.98	\$3,205.92
70-03-29-474-022	314 OHIO AVE	05/17/24	\$465,000	0.000%	\$465,000	\$26,988	\$172,957	1.330	\$207,979	73.74	\$2,820.40
70-03-29-284-001	500 MARION AVE	07/17/23	\$350,000	0.000%	\$350,000	\$7,494	\$125,093	1.330	\$176,132	63.48	\$2,774.65
70-03-29-477-013	525 ARLINGTON AVE	09/05/24	\$335,000	0.000%	\$335,000	\$3,249	\$113,908	1.330	\$180,253	70.09	\$2,571.73
70-03-29-428-011	1508 HILLCREST ST	08/20/24	\$430,000	0.000%	\$430,000	\$3,295	\$171,896	1.330	\$198,083	77.37	\$2,560.37
70-03-29-484-001	600 OHIO AVE	10/10/23	\$375,000	0.000%	\$375,000	\$4,955	\$148,990	1.330	\$171,888	67.71	\$2,538.52
70-03-29-484-014	523 ROBBINS RD	04/22/24	\$369,900	0.000%	\$369,900	\$12,212	\$129,150	1.330	\$185,918	74.42	\$2,498.13
70-03-29-430-002	1510 WISCONSIN ST	05/10/23	\$400,000	0.000%	\$400,000	\$6,416	\$154,068	1.330	\$188,673	76.97	\$2,451.19
70-03-29-425-037	1827 WISCONSIN ST	09/20/24	\$275,000	0.000%	\$275,000	\$4,637	\$95,837	1.330	\$142,900	59.98	\$2,382.47
70-03-29-476-008	442 ORCHARD AVE	10/17/24	\$365,000	0.000%	\$365,000	\$2,723	\$149,014	1.330	\$164,088	75.47	\$2,174.08
70-03-29-484-013	521 ROBBINS RD	11/04/24	\$299,900	0.000%	\$299,900	\$3,609	\$103,372	1.330	\$158,806	74.42	\$2,133.84
70-03-29-422-012	330 OTTAWA AVE	12/15/23	\$300,000	0.000%	\$300,000	\$4,594	\$124,894	1.330	\$129,297	61.78	\$2,092.75
70-03-29-480-004	520 ARLINGTON AVE	12/09/24	\$377,500	0.000%	\$377,500	\$7,550	\$162,486	1.330	\$153,844	79.98	\$1,923.51
70-03-29-476-012	415 ARLINGTON AVE	04/20/23	\$290,000	0.000%	\$290,000	\$5,500	\$128,275	1.330	\$113,894	67.71	\$1,682.05
70-03-29-484-018	547 ROBBINS RD	08/20/24	\$287,500	0.000%	\$287,500	\$5,724	\$125,121	1.330	\$115,365	74.42	\$1,550.14

Unit of Comparison: **Effective Front Foot**

Average Sale Price Per Unit:	\$2,665.09
Standard Deviation:	\$698.07
2 St Dev Above Mean:	4,061.229
2 St Dev Below Mean:	1,268.942
Rate Without Outliers:	2,595.70
Indicated Sale Price Per Unit:	\$2,665.00

Land Rate Was: \$2,600.00

CITY OF GRAND HAVEN

R3-09 RESIDENTIAL: CENTRAL - SOUTH SHELDON

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
70-03-29-425-024	305 ARLINGTON AVE	08/07/24	\$417,000	0.000%	\$417,000	\$4,986	\$159,948	\$252,066	\$119,313	2.113
70-03-29-425-012	1611 WISCONSIN ST	11/01/24	\$365,000	0.000%	\$365,000	\$2,212	\$171,164	\$191,624	\$90,334	2.121
70-03-29-432-002	1610 WISCONSIN ST	12/03/24	\$374,900	0.000%	\$374,900	\$5,142	\$177,970	\$191,788	\$97,934	1.958
70-03-29-422-022	317 GRAND AVE	03/05/24	\$480,000	0.000%	\$480,000	\$9,658	\$179,010	\$291,332	\$177,131	1.645
70-03-29-477-014	529 ARLINGTON AVE	10/07/24	\$455,000	0.000%	\$455,000	\$23,215	\$186,790	\$244,995	\$149,556	1.638
70-03-29-480-003	514 ARLINGTON AVE	06/04/24	\$499,900	0.000%	\$499,900	\$6,309	\$213,149	\$280,442	\$178,330	1.573
70-03-29-474-022	314 OHIO AVE	05/17/24	\$465,000	0.000%	\$465,000	\$26,988	\$196,520	\$241,492	\$172,957	1.396
70-03-29-284-001	500 MARION AVE	07/17/23	\$350,000	0.000%	\$350,000	\$7,494	\$169,172	\$173,334	\$125,093	1.386
70-03-29-477-013	525 ARLINGTON AVE	09/05/24	\$335,000	0.000%	\$335,000	\$3,249	\$186,790	\$144,961	\$113,908	1.273
70-03-29-428-011	1508 HILLCREST ST	08/20/24	\$430,000	0.000%	\$430,000	\$3,295	\$206,178	\$220,527	\$171,896	1.283
70-03-29-484-001	600 OHIO AVE	10/10/23	\$375,000	0.000%	\$375,000	\$4,955	\$180,452	\$189,593	\$148,990	1.273
70-03-29-484-014	523 ROBBINS RD	04/22/24	\$369,900	0.000%	\$369,900	\$12,212	\$198,337	\$159,351	\$129,150	1.234
70-03-29-430-002	1510 WISCONSIN ST	05/10/23	\$400,000	0.000%	\$400,000	\$6,416	\$205,131	\$188,453	\$154,068	1.223
70-03-29-425-037	1827 WISCONSIN ST	09/20/24	\$275,000	0.000%	\$275,000	\$4,637	\$159,846	\$110,517	\$95,837	1.153
70-03-29-476-008	442 ORCHARD AVE	10/17/24	\$365,000	0.000%	\$365,000	\$2,723	\$201,140	\$161,137	\$149,014	1.081
70-03-29-484-013	521 ROBBINS RD	11/04/24	\$299,900	0.000%	\$299,900	\$3,609	\$198,337	\$97,954	\$103,372	0.948
70-03-29-422-012	330 OTTAWA AVE	12/15/23	\$300,000	0.000%	\$300,000	\$4,594	\$164,652	\$130,754	\$124,894	1.047
70-03-29-480-004	520 ARLINGTON AVE	12/09/24	\$377,500	0.000%	\$377,500	\$7,550	\$213,149	\$156,801	\$162,486	0.965
70-03-29-476-012	415 ARLINGTON AVE	04/20/23	\$290,000	0.000%	\$290,000	\$5,500	\$180,452	\$104,048	\$128,275	0.811
70-03-29-484-018	547 ROBBINS RD	08/20/24	\$287,500	0.000%	\$287,500	\$5,724	\$198,337	\$83,439	\$125,121	0.667
Totals:								\$3,614,609	\$2,717,661	1.330
									Standard Deviation:	0.403
									2 St Dev Above Mean:	2.136
									2 St Dev Below Mean:	0.524
									ECF Without Outliers:	1.294
									Adopted ECF:	1.328

ECF Was: 1.35

CITY OF GRAND HAVEN

R3-09 RESIDENTIAL: CENTRAL - SOUTH SHELDON

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-29-425-024	305 ARLINGTON AVE	08/07/24	\$417,000	0.000%	\$417,000	\$161,700	0.388
70-03-29-425-012	1611 WISCONSIN ST	11/01/24	\$365,000	0.000%	\$365,000	\$146,700	0.402
70-03-29-432-002	1610 WISCONSIN ST	12/03/24	\$374,900	0.000%	\$374,900	\$156,600	0.418
70-03-29-422-022	317 GRAND AVE	03/05/24	\$480,000	0.000%	\$480,000	\$211,900	0.441
70-03-29-477-014	529 ARLINGTON AVE	10/07/24	\$455,000	0.000%	\$455,000	\$204,300	0.449
70-03-29-480-003	514 ARLINGTON AVE	06/04/24	\$499,900	0.000%	\$499,900	\$228,100	0.456
70-03-29-474-022	314 OHIO AVE	05/17/24	\$465,000	0.000%	\$465,000	\$226,600	0.487
70-03-29-284-001	500 MARION AVE	07/17/23	\$350,000	0.000%	\$350,000	\$171,400	0.490
70-03-29-477-013	525 ARLINGTON AVE	09/05/24	\$335,000	0.000%	\$335,000	\$170,700	0.510
70-03-29-428-011	1508 HILLCREST ST	08/20/24	\$430,000	0.000%	\$430,000	\$218,900	0.509
70-03-29-484-001	600 OHIO AVE	10/10/23	\$375,000	0.000%	\$375,000	\$191,600	0.511
70-03-29-484-014	523 ROBBINS RD	04/22/24	\$369,900	0.000%	\$369,900	\$191,000	0.516
70-03-29-430-002	1510 WISCONSIN ST	05/10/23	\$400,000	0.000%	\$400,000	\$208,100	0.520
70-03-29-425-037	1827 WISCONSIN ST	09/20/24	\$275,000	0.000%	\$275,000	\$145,900	0.531
70-03-29-476-008	442 ORCHARD AVE	10/17/24	\$365,000	0.000%	\$365,000	\$200,900	0.550
70-03-29-484-013	521 ROBBINS RD	11/04/24	\$299,900	0.000%	\$299,900	\$169,600	0.566
70-03-29-422-012	330 OTTAWA AVE	12/15/23	\$300,000	0.000%	\$300,000	\$167,600	0.559
70-03-29-480-004	520 ARLINGTON AVE	12/09/24	\$377,500	0.000%	\$377,500	\$218,200	0.578
70-03-29-476-012	415 ARLINGTON AVE	04/20/23	\$290,000	0.000%	\$290,000	\$178,200	0.614
70-03-29-484-018	547 ROBBINS RD	08/20/24	\$287,500	0.000%	\$287,500	\$185,100	0.644
Aggregate Ratio:							0.500
Standard Deviation:							0.068
Coefficient of Dispersion :							10.28%
Price Related Differential:							1.015

CITY OF GRAND HAVEN

R3-10 RESIDENTIAL: CENTRAL - OLDTOWN RENTALS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-21-309-011	609 FULTON AVE	09/24/24	\$360,000	0.000%	\$360,000	\$8,782	\$159,720	\$191,498	\$166,922	1.147	
70-03-21-301-018	313 N 5TH ST	06/04/24	\$260,000	0.000%	\$260,000	\$6,435	\$159,720	\$93,845	\$105,576	0.889	
Totals:								\$285,343	\$272,498	1.047	
										Standard Deviation:	0.183
										2 St Dev Above Mean:	1.412
										2 St Dev Below Mean:	0.682
										ECF Without Outliers:	1.047
										Adopted ECF:	1.047

ECF Was: 1.166

TIME ADJUSTMENT

Difference: - #DIV/0!
 Difference in Months: #DIV/0!
 Use: 0.00%

R3-10 Oldtown Rentals Uses R3-01 Central Oldtown land table

CITY OF GRAND HAVEN

R3-10 RESIDENTIAL: CENTRAL - OLDTOWN RENTALS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-21-309-011	609 FULTON AVE	09/24/24	\$360,000	0.000%	\$360,000	\$171,600	0.477
70-03-21-301-018	313 N 5TH ST	06/04/24	\$260,000	0.000%	\$260,000	\$138,300	0.532
Aggregate Ratio:							0.500
Standard Deviation:							0.039
Coefficient of Dispersion :							5.48%
Price Related Differential:							1.009

CITY OF GRAND HAVEN

R3-12 RESIDENTIAL: CENTRAL - SOUTHTOWN 2-4 FAMILY											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-20-476-029	330 FRANKLIN AVE	09/30/24	\$900,000	0.000%	\$900,000	\$18,998	\$402,573	\$478,429	\$402,573	1.188	
70-03-20-451-012	215 S 1ST ST	04/28/23	\$800,000	0.000%	\$800,000	\$8,366	\$283,690	\$507,944	\$283,690	1.790	
70-03-21-356-007	609 FRANKLIN AVE	08/09/23	\$395,000	0.000%	\$395,000	\$5,912	\$261,414	\$127,674	\$86,449	1.477	
Totals:								\$1,114,047	\$772,712	1.442	
										Standard Deviation:	0.301
										2 St Dev Above Mean:	2.044
										2 St Dev Below Mean:	0.839
										ECF Without Outliers:	1.442
										Adopted ECF:	1.442
<i>ECF Was:</i>		<i>1.464</i>									

R3-12 Southtown 2-4 Family uses Land Table from R3-03 Central Southtown

CITY OF GRAND HAVEN

R3-12 RESIDENTIAL: CENTRAL - SOUTHTOWN 2-4 FAMILY

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-20-476-029	330 FRANKLIN AVE	09/30/24	\$900,000	0.000%	\$900,000	\$501,000	0.557
70-03-20-451-012	215 S 1ST ST	04/28/23	\$800,000	0.000%	\$800,000	\$350,600	0.438
70-03-21-356-007	609 FRANKLIN AVE	08/09/23	\$395,000	0.000%	\$395,000	\$196,000	0.496
Aggregate Ratio:							0.500
Standard Deviation:							0.059
Coefficient of Dispersion :							8.01%
Price Related Differential:							0.994

CITY OF GRAND HAVEN

R4: RESIDENTIAL EAST - Standard Street Frontage, Oak Lane, Moreland St											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-27-127-025	214 FRIANT ST	10/25/24	\$62,000	-6.000%	\$58,280	\$0	\$0	-	\$58,280	54.32	\$1,072.88
70-03-27-129-027+	411 GIDLEY CIR	04/04/23	\$250,000	12.000%	\$280,000	\$0	\$0	-	\$280,000	169.71	\$1,649.89
70-03-28-208-001	COLFAX	08/05/21	\$40,000	32.000%	\$52,800	\$0	\$0	-	\$52,800	55.70	\$947.98
70-03-28-278-024	WOODLAWN AVE	06/09/25	\$51,000	-14.000%	\$43,860	\$0	\$0	-	\$43,860	88.23	\$497.11
70-03-28-278-020	1320 S HOPKINS	02/11/21	\$110,000	38.000%	\$151,800	\$0	\$0	-	\$151,800	237.68	\$638.66

Unit of Comparison: Eff Front Foot	Average Sale Price Per Unit:	\$968.79
	Standard Deviation:	\$401.58
	Coefficient of Dispersion :	33.0%
<i>Land Rate Was: \$870.00</i>	Indicated Sale Price Per Unit:	\$970.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:		1.00%

CITY OF GRAND HAVEN

R4 RESIDENTIAL: EAST - Madison to Washington, Robbins Rd

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-27-383-030	ROBBINS	12/15/21	\$25,000	28.000%	\$32,000	\$0	\$0	-	\$32,000	73.39	\$436.04
70-03-21-380-021	WASHINGTON	04/12/19	\$39,000	60.000%	\$62,400	\$0	\$0	-	\$62,400	92.76	\$672.72
70-03-28-497-006	BARBARA CT VACANT	09/06/24	\$78,000	-5.000%	\$74,100	\$0	\$0	-	\$74,100	116.64	\$635.27
70-03-27-360-026	1704 S BEECHTREE ST VAC	04/12/24	\$135,000	0.000%	\$135,000	\$0	\$0	-	\$135,000	257.38	\$524.52
Unit of Comparison: Eff Front Foot									Average Sale Price Per Unit:	\$567.14	
									Standard Deviation:	\$93.26	
									Coefficient of Dispersion :	15.3%	
<i>Land Rate Was: \$510.00</i>									Indicated Sale Price Per Unit:	\$570.00	

TIME ADJUSTMENT

Difference: - #DIV/0!
 Difference in Months: #DIV/0!
 USE: 1.00%

**CITY OF GRAND HAVEN
R4-10 EAST RIVER FRONTAGE**

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-27-128-021	1875 PENNOYER AVE	06/17/22	\$732,000	22.000%	\$893,040	\$10,544	\$411,327	1.600	\$224,372	83.83	\$2,676.59
70-03-27-128-011	1857 PENNOYER AVE	03/31/20	\$233,250	49.000%	\$347,543	\$6,194	\$145,182	1.600	\$109,058	55.10	\$1,979.45
70-03-22-354-034	1713 PENNOYER AVE VAC	04/23/19	\$65,000	60.000%	\$104,000	\$0	\$0	-	\$104,000	96.74	\$1,075.04
70-03-27-128-001	1805 PENNOYER AVE	06/15/18	\$208,000	70.000%	\$353,600	\$8,098	\$76,458	1.600	\$223,169	77.69	\$2,872.51
70-03-22-354-033	1711 PENNOYER AVE	10/13/17	\$130,000	78.000%	\$231,400	\$3,155	\$52,702	1.600	\$143,922	84.52	\$1,702.92
70-03-27-179-010	529 GIDLEY CIR	06/16/17	\$199,900	82.000%	\$363,818	\$1,528	\$160,932	1.600	\$104,798	62.58	\$1,674.72
70-03-27-128-013	1865 PENNOYER AVE	11/21/16	\$284,900	89.000%	\$538,461	\$7,259	\$214,754	1.600	\$187,596	98.72	\$1,900.33
70-03-27-179-010	529 GIDLEY CIR	08/19/16	\$197,500	92.000%	\$379,200	\$1,528	\$160,932	1.600	\$120,180	62.58	\$1,920.53
70-03-27-129-026	1912 GRANT AVE	09/01/23	\$478,000	7.000%	\$511,460	\$0	\$0	_____	\$511,460	129.15	\$3,960.33
70-03-27-128-022	1909 GRANT AVE	08/31/18	\$256,000	68.000%	\$430,080	\$5,328	\$191,156	1.600	\$118,903	142.73	\$833.07
Unit of Comparison:	Eff Front Foot										
									Average Sale Price Per Unit:		\$1,975.26
									Standard Deviation:		\$533.90
									Coefficient of Dispersion :		20.3%
<i>Land Rate Was:</i>	<i>\$1,800.00</i>								Indicated Sale Price Per Unit:		\$1,975.00

TIME ADJUSTMENT

Difference: - #DIV/0!
 Difference in Months: #DIV/0!
 USE: 1.00%

CITY OF GRAND HAVEN

R4-01 RESIDENTIAL: EAST- NORTH

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
70-03-28-130-022	419 S FERRY ST	03/12/25	\$292,000	0.000%	\$292,000	\$2,232	\$53,687	\$235,081	\$78,130	2.009
70-03-28-227-018	1411 SLAYTON AVE	01/30/25	\$250,500	0.000%	\$250,500	\$3,313	\$57,182	\$190,005	\$67,414	2.818
70-03-28-252-008	1230 WAVERLY AVE	07/12/24	\$229,900	0.000%	\$229,900	\$3,116	\$50,447	\$176,337	\$63,843	2.762
70-03-28-226-012	224 S GRIFFIN ST	04/05/24	\$210,000	0.000%	\$210,000	\$2,236	\$47,915	\$159,849	\$59,350	2.693
70-03-28-130-020	1035 COLFAX AVE	03/11/24	\$290,000	0.000%	\$290,000	\$2,840	\$51,261	\$235,899	\$87,980	2.681
70-03-28-232-019	1319 WAVERLY AVE	03/12/25	\$224,500	0.000%	\$224,500	\$3,119	\$50,923	\$170,458	\$63,963	2.665
70-03-28-232-022	1345 WAVERLY AVE	03/03/25	\$300,000	0.000%	\$300,000	\$2,976	\$50,923	\$246,101	\$93,833	2.623
70-03-28-254-006	1228 WOODLAWN AVE	05/02/24	\$241,000	0.000%	\$241,000	\$4,082	\$50,447	\$186,471	\$75,109	2.483
70-03-27-127-005	214 FRIANT ST VACANT	09/19/23	\$273,000	0.000%	\$273,000	\$0	\$57,029	\$215,971	\$87,528	2.467
70-03-28-208-014	1207 WAVERLY AVE	12/19/24	\$239,900	0.000%	\$239,900	\$2,618	\$51,366	\$185,916	\$75,815	2.452
70-03-27-129-014	1801 COLFAX AVE	11/08/24	\$315,000	0.000%	\$315,000	\$6,382	\$59,055	\$249,563	\$102,261	2.440
70-03-28-204-011	307 S GRIFFIN ST	01/23/25	\$273,000	0.000%	\$273,000	\$3,086	\$48,931	\$220,983	\$91,132	2.425
70-03-28-201-024	1143 SLAYTON AVE	07/21/23	\$252,000	0.000%	\$252,000	\$1,160	\$50,447	\$200,393	\$82,709	2.423
70-03-28-202-018	1235 SLAYTON AVE	11/01/24	\$313,000	0.000%	\$313,000	\$6,093	\$55,331	\$251,576	\$104,034	2.418
70-03-28-229-005	1420 SLAYTON AVE	10/04/24	\$250,000	0.000%	\$250,000	\$4,045	\$58,528	\$187,427	\$78,024	2.402
70-03-28-208-007	1230 COLFAX AVE	08/24/23	\$254,900	0.000%	\$254,900	\$219	\$51,463	\$203,218	\$85,599	2.374
70-03-28-130-017	1025 COLFAX AVE	10/11/24	\$250,000	0.000%	\$250,000	\$3,055	\$51,248	\$195,697	\$82,861	2.362
70-03-27-104-011	1603 GRANT AVE	07/18/23	\$339,900	0.000%	\$339,900	\$14,135	\$68,115	\$257,650	\$110,089	2.340
70-03-28-230-002	1306 GRANT AVE	04/07/23	\$215,000	0.000%	\$215,000	\$1,976	\$50,447	\$162,577	\$69,471	2.340
70-03-28-228-013	320 S GRIFFIN ST	05/03/24	\$278,470	0.000%	\$278,470	\$4,540	\$48,474	\$225,456	\$96,405	2.339
70-03-22-354-004	1618 FRANKLIN AVE	05/15/24	\$249,000	0.000%	\$249,000	\$2,991	\$53,363	\$192,646	\$82,876	2.325
70-03-28-252-008	1230 WAVERLY AVE	04/17/24	\$200,000	0.000%	\$200,000	\$3,116	\$50,447	\$146,437	\$63,443	2.308
70-03-28-181-003	1010 MARION AVE	09/08/23	\$285,000	0.000%	\$285,000	\$4,154	\$57,733	\$223,113	\$96,912	2.302
70-03-28-232-019	1319 WAVERLY AVE	01/04/24	\$200,000	0.000%	\$200,000	\$3,119	\$50,923	\$145,958	\$63,963	2.282
70-03-27-127-023	210 FRIANT ST	09/19/23	\$273,000	0.000%	\$273,000	\$7,132	\$66,488	\$199,380	\$87,528	2.278
70-03-28-277-009	1403 WOODLAWN AVE	05/13/24	\$237,500	0.000%	\$237,500	\$3,152	\$54,695	\$179,653	\$79,172	2.269
70-03-28-131-022	937 WAVERLY AVE	07/11/23	\$245,650	0.000%	\$245,650	\$2,660	\$51,269	\$191,721	\$84,948	2.257
70-03-28-207-008	1129 WAVERLY AVE	03/20/25	\$297,600	0.000%	\$297,600	\$3,297	\$57,150	\$237,153	\$105,951	2.238
70-03-28-252-019	1235 WOODLAWN AVE	02/20/24	\$219,900	0.000%	\$219,900	\$2,933	\$50,447	\$166,520	\$75,041	2.219
70-03-21-482-021	1339 PENNOYER AVE	09/15/23	\$255,000	0.000%	\$255,000	\$4,592	\$42,397	\$208,011	\$95,574	2.176
70-03-28-276-019	1331 WOODLAWN AVE	09/29/23	\$357,000	0.000%	\$357,000	\$3,319	\$50,447	\$303,234	\$139,609	2.172
70-03-28-132-016	1015 WAVERLY AVE	10/25/24	\$310,000	0.000%	\$310,000	\$5,223	\$48,883	\$255,894	\$117,869	2.171
70-03-27-108-010	1607 WAVERLY AVE	06/18/24	\$227,000	0.000%	\$227,000	\$3,104	\$51,206	\$172,690	\$79,596	2.170
70-03-28-226-018	1333 SLAYTON AVE	05/15/23	\$299,500	0.000%	\$299,500	\$5,038	\$57,182	\$237,280	\$109,995	2.157
70-03-21-377-002	1010 FULTON AVE	10/21/24	\$200,000	0.000%	\$200,000	\$0	\$32,040	\$167,960	\$78,940	2.128
70-03-21-379-020	1037 WASHINGTON AVE	06/06/23	\$295,000	0.000%	\$295,000	\$2,254	\$27,199	\$265,547	\$126,139	2.105
70-03-21-453-004	1114 COLUMBUS AVE	06/14/24	\$275,000	0.000%	\$275,000	\$3,253	\$27,199	\$244,548	\$117,104	2.088
70-03-21-482-018	1327 PENNOYER AVE	11/01/24	\$328,500	0.000%	\$328,500	\$13,665	\$62,050	\$252,785	\$121,831	2.075
70-03-27-104-014	1619 GRANT AVE	11/01/24	\$329,900	0.000%	\$329,900	\$9,151	\$71,211	\$249,538	\$120,694	2.068
70-03-28-276-003	1310 WAVERLY AVE	05/09/24	\$290,000	0.000%	\$290,000	\$3,935	\$50,447	\$235,618	\$115,303	2.043
70-03-28-277-004	1420 WAVERLY AVE	07/31/24	\$314,000	0.000%	\$314,000	\$4,791	\$58,915	\$250,294	\$123,075	2.034
70-03-27-103-007	1540 SLAYTON AVE	03/18/24	\$216,250	0.000%	\$216,250	\$3,330	\$55,749	\$157,171	\$77,393	2.031
70-03-27-104-013	1613 GRANT AVE	06/30/23	\$333,000	0.000%	\$333,000	\$4,747	\$71,211	\$257,042	\$126,681	2.029

70-03-28-281-004	1314 MARION AVE	07/02/24	\$315,000	0.000%	\$315,000	\$5,329	\$64,020	\$245,651	\$121,508	2.022
70-03-27-104-001	1600 SLAYTON AVE	08/17/23	\$270,500	0.000%	\$270,500	\$4,527	\$63,243	\$202,730	\$101,124	2.005
70-03-28-129-022	927 COLFAX AVE	10/15/24	\$266,000	0.000%	\$266,000	\$3,356	\$51,269	\$211,375	\$106,807	1.979
70-03-28-257-008	1150 MARION AVE	04/30/24	\$310,000	0.000%	\$310,000	\$1,973	\$76,903	\$231,124	\$117,952	1.959
70-03-28-127-002	1004 PENNOYER AVE	07/28/23	\$330,000	0.000%	\$330,000	\$14,130	\$48,481	\$267,389	\$136,548	1.958
70-03-28-230-010	1340 GRANT AVE	10/25/24	\$255,000	0.000%	\$255,000	\$4,442	\$50,447	\$200,111	\$102,529	1.952
70-03-21-454-020	1235 WASHINGTON AVE	06/17/24	\$250,000	0.000%	\$250,000	\$1,301	\$42,953	\$205,746	\$105,983	1.941
70-03-28-177-003	1036 WAVERLY AVE	04/25/23	\$224,500	0.000%	\$224,500	\$2,393	\$57,733	\$164,374	\$84,686	1.941
70-03-28-426-005	1336 TAYLOR AVE	03/10/25	\$275,000	0.000%	\$275,000	\$4,287	\$64,020	\$206,693	\$106,697	1.937
70-03-27-108-020	1615 WAVERLY AVE	04/05/24	\$329,900	0.000%	\$329,900	\$3,789	\$89,155	\$236,956	\$122,636	1.932
70-03-21-380-019	949 FRANKLIN AVE	06/05/23	\$328,000	0.000%	\$328,000	\$2,062	\$52,088	\$273,850	\$142,606	1.920
70-03-28-177-005	1040 WAVERLY AVE	06/17/24	\$280,000	0.000%	\$280,000	\$2,466	\$57,733	\$219,801	\$114,994	1.911
70-03-28-131-016	915 WAVERLY AVE	06/13/23	\$165,000	0.000%	\$165,000	\$3,470	\$51,075	\$110,455	\$58,209	1.898
70-03-28-401-005	1130 TAYLOR AVE	05/08/24	\$310,000	0.000%	\$310,000	\$2,457	\$79,716	\$227,827	\$120,367	1.893
70-03-21-458-013	1221 PENNOYER AVE	11/26/24	\$260,000	0.000%	\$260,000	\$2,805	\$62,050	\$195,145	\$103,323	1.889
70-03-28-251-005	1130 WAVERLY AVE	08/31/23	\$355,000	0.000%	\$355,000	\$5,689	\$70,914	\$278,397	\$148,819	1.871
70-03-28-229-014	1427 GRANT AVE	08/18/23	\$245,000	0.000%	\$245,000	\$6,054	\$59,340	\$179,606	\$96,154	1.868
70-03-28-132-016	1015 WAVERLY AVE	12/18/23	\$273,000	0.000%	\$273,000	\$5,223	\$48,883	\$218,894	\$117,869	1.857
70-03-27-129-001	400 FRIANT ST	10/25/23	\$270,000	0.000%	\$270,000	\$3,628	\$53,176	\$213,196	\$115,307	1.849
70-03-21-452-006	1220 FULTON AVE	03/28/25	\$373,000	0.000%	\$373,000	\$9,822	\$36,462	\$326,716	\$176,814	1.848
70-03-21-458-003	1214 FRANKLIN AVE	11/25/24	\$259,900	0.000%	\$259,900	\$4,308	\$62,050	\$193,542	\$104,896	1.845
70-03-27-176-001	1702 WAVERLY AVE	11/15/24	\$293,000	0.000%	\$293,000	\$7,717	\$57,733	\$227,550	\$123,899	1.837
70-03-28-276-009	1338 WAVERLY AVE	04/16/24	\$327,500	0.000%	\$327,500	\$24,114	\$50,447	\$252,939	\$137,928	1.834
70-03-27-102-005	1628 PENNOYER AVE	12/23/24	\$217,000	0.000%	\$217,000	\$2,239	\$69,397	\$145,364	\$80,040	1.816
70-03-21-383-025	1051 PENNOYER AVE	08/26/24	\$314,900	0.000%	\$314,900	\$1,938	\$46,858	\$266,104	\$146,543	1.816
70-03-21-476-017	1327 COLUMBUS AVE	12/14/23	\$245,000	0.000%	\$245,000	\$3,024	\$35,130	\$206,846	\$116,273	1.779
70-03-21-479-028	1418 COLUMBUS AVE	04/04/24	\$280,000	0.000%	\$280,000	\$2,281	\$28,013	\$249,706	\$140,385	1.779
70-03-28-251-014	1131 WOODLAWN AVE	07/28/23	\$255,000	0.000%	\$255,000	\$4,240	\$70,914	\$179,846	\$101,394	1.774
70-03-28-176-002	914 WAVERLY AVE	01/03/25	\$221,000	0.000%	\$221,000	\$5,956	\$51,269	\$163,775	\$92,580	1.769
70-03-28-281-013	1315 TAYLOR AVE	10/23/23	\$279,000	0.000%	\$279,000	\$10,268	\$64,020	\$204,712	\$116,241	1.761
70-03-28-254-001	1202 WOODLAWN AVE	10/06/23	\$375,000	0.000%	\$375,000	\$4,676	\$89,978	\$280,346	\$159,227	1.761
70-03-28-230-017	1315 COLFAX AVE	07/06/23	\$295,000	0.000%	\$295,000	\$7,526	\$66,338	\$221,136	\$126,179	1.753
70-03-28-258-008	901 S GRIFFIN ST	06/27/24	\$280,000	0.000%	\$280,000	\$3,586	\$58,442	\$217,972	\$124,637	1.749
70-03-28-257-017	1149 TAYLOR AVE	05/31/24	\$319,900	0.000%	\$319,900	\$4,956	\$64,020	\$250,924	\$143,700	1.746
70-03-21-328-041	224 N DESPELDER ST	10/22/24	\$300,000	0.000%	\$300,000	\$4,190	\$36,285	\$259,525	\$148,805	1.744
70-03-27-179-004	509 GIDLEY CIR	10/18/24	\$295,000	0.000%	\$295,000	\$3,323	\$70,374	\$221,303	\$127,040	1.742
70-03-21-454-009	1250 COLUMBUS AVE	04/11/24	\$279,900	0.000%	\$279,900	\$5,699	\$36,462	\$237,739	\$136,890	1.737
70-03-21-382-002	924 FRANKLIN AVE	07/26/24	\$260,000	0.000%	\$260,000	\$7,686	\$51,269	\$201,045	\$117,085	1.717
70-03-21-455-011	1103 FRANKLIN AVE	11/01/24	\$250,000	0.000%	\$250,000	\$2,032	\$49,691	\$198,277	\$115,633	1.715
70-03-28-128-024	912 SLAYTON AVE	07/23/24	\$349,485	0.000%	\$349,485	\$5,371	\$82,049	\$262,065	\$153,206	1.711
70-03-27-104-012	1607 GRANT AVE	06/30/23	\$255,000	0.000%	\$255,000	\$3,123	\$71,211	\$180,666	\$105,915	1.706
70-03-28-202-003	1214 PENNOYER AVE	02/15/24	\$261,000	0.000%	\$261,000	\$5,929	\$55,331	\$199,740	\$117,221	1.704
70-03-27-106-009	1601 COLFAX AVE	06/28/24	\$350,000	0.000%	\$350,000	\$22,246	\$70,914	\$256,840	\$152,063	1.689
70-03-21-425-015	1235 FULTON AVE	08/21/24	\$257,500	0.000%	\$257,500	\$6,122	\$53,678	\$197,700	\$117,598	1.681
70-03-21-476-022	1347 COLUMBUS AVE	10/27/23	\$123,500	0.000%	\$123,500	\$515	\$16,232	\$106,753	\$63,658	1.677
70-03-28-257-018	919 S ALBEE ST	06/29/23	\$355,000	0.000%	\$355,000	\$2,366	\$90,492	\$262,142	\$156,355	1.677

70-03-27-101-011	1537 SLAYTON AVE	02/23/24	\$219,000	0.000%	\$219,000	\$3,276	\$68,635	\$147,089	\$87,943	1.673
70-03-27-126-014	515 FRIANT ST	02/05/25	\$244,500	0.000%	\$244,500	\$3,951	\$107,225	\$133,324	\$80,179	1.663
70-03-28-203-022	1151 GRANT AVE	04/28/23	\$144,200	0.000%	\$144,200	\$2,940	\$53,042	\$88,218	\$53,645	1.644
70-03-27-104-015	1625 GRANT AVE	02/29/24	\$290,000	0.000%	\$290,000	\$2,328	\$71,211	\$216,461	\$132,187	1.638
70-03-28-178-002	934 WOODLAWN AVE	11/22/24	\$270,000	0.000%	\$270,000	\$3,411	\$70,914	\$195,675	\$121,019	1.617
70-03-28-130-012	405 S FERRY ST	06/14/24	\$225,000	0.000%	\$225,000	\$3,775	\$57,739	\$163,486	\$101,940	1.604
70-03-21-328-040	300 N DESPELDER ST	11/29/23	\$205,000	0.000%	\$205,000	\$2,079	\$36,184	\$166,737	\$104,904	1.589
70-03-21-458-009	1250 FRANKLIN AVE	02/16/24	\$299,900	0.000%	\$299,900	\$2,182	\$64,020	\$233,698	\$147,862	1.581
70-03-28-130-022	419 S FERRY ST	04/15/24	\$180,000	0.000%	\$180,000	\$3,232	\$53,687	\$123,081	\$78,130	1.575
70-03-28-180-003	1010 PARK AVE	01/17/24	\$252,500	0.000%	\$252,500	\$3,274	\$65,567	\$183,659	\$117,271	1.566
70-03-27-106-003	1612 GRANT AVE	11/13/23	\$280,000	0.000%	\$280,000	\$14,942	\$70,156	\$194,902	\$125,559	1.552
70-03-28-278-019	1320 PARK AVE	10/11/23	\$453,000	0.000%	\$453,000	\$7,053	\$108,335	\$337,612	\$218,299	1.547
70-03-27-108-017	1631 WAVERLY AVE	01/03/24	\$224,900	0.000%	\$224,900	\$3,645	\$51,206	\$170,049	\$110,401	1.540
70-03-28-202-004	1222 PENNOYER AVE	05/12/23	\$277,000	0.000%	\$277,000	\$5,578	\$54,525	\$216,897	\$140,955	1.539
70-03-28-180-004	1020 PARK AVE	04/06/23	\$282,500	0.000%	\$282,500	\$5,313	\$74,671	\$202,516	\$132,055	1.534
70-03-28-257-017	1149 TAYLOR AVE	08/08/23	\$289,000	0.000%	\$289,000	\$4,956	\$64,020	\$220,024	\$143,700	1.531
70-03-28-131-011	503 S DESPELDER ST	09/15/23	\$220,100	0.000%	\$220,100	\$1,587	\$48,435	\$170,078	\$113,456	1.499
70-03-21-452-011	1252 FULTON AVE	08/11/23	\$280,000	0.000%	\$280,000	\$565	\$32,881	\$246,554	\$164,865	1.495
70-03-28-228-019	1335 GRANT AVE	11/01/23	\$231,000	0.000%	\$231,000	\$11,040	\$59,196	\$160,764	\$110,386	1.456
70-03-28-401-002	1110 TAYLOR AVE	04/26/23	\$300,500	0.000%	\$300,500	\$5,309	\$64,743	\$230,448	\$159,190	1.448
70-03-21-456-006	1232 WASHINGTON AVE	10/26/23	\$301,500	0.000%	\$301,500	\$13,908	\$37,620	\$249,972	\$173,988	1.437
70-03-27-130-010	530 GIDLEY CIR	05/31/23	\$290,000	0.000%	\$290,000	\$3,748	\$87,921	\$198,331	\$140,060	1.416
70-03-28-278-013	800 S GRIFFIN ST	06/28/24	\$295,000	0.000%	\$295,000	\$4,275	\$113,931	\$176,794	\$127,214	1.390
70-03-21-379-024	1040 COLUMBUS AVE	01/31/25	\$245,000	0.000%	\$245,000	\$6,475	\$32,514	\$206,011	\$156,046	1.320
70-03-27-126-028	1731 WAVERLY AVE	07/25/24	\$345,000	0.000%	\$345,000	\$11,572	\$86,866	\$246,562	\$188,328	1.309
70-03-21-455-019	1135 FRANKLIN AVE	07/14/23	\$175,000	0.000%	\$175,000	\$2,285	\$49,691	\$123,024	\$102,453	1.201
70-03-21-452-006	1220 FULTON AVE	03/27/24	\$258,000	0.000%	\$258,000	\$9,822	\$36,462	\$211,716	\$176,814	1.197
70-03-28-128-003	314 S BEACON BLVD	12/04/24	\$240,000	0.000%	\$240,000	\$3,862	\$106,414	\$129,724	\$111,554	1.163
70-03-28-129-003	410 S BEACON BLVD	07/31/23	\$190,000	0.000%	\$190,000	\$3,495	\$93,975	\$92,530	\$83,233	1.112
70-03-21-328-011	331 N FERRY ST	08/19/24	\$119,000	0.000%	\$119,000	\$3,283	\$30,613	\$85,104	\$79,161	1.075
70-03-27-126-046	220 COBURN ST	01/31/25	\$250,000	0.000%	\$250,000	\$8,730	\$96,104	\$145,166	\$135,932	1.068

Totals: \$24,823,620 \$13,390,236 1.854

Standard Deviation: 0.393

2 St Dev Above Mean: 2.639

2 St Dev Below Mean: 1.069

ECF Without Outliers: 1.824

Adopted ECF: 1.820

ECF Was: 1.802

CITY OF GRAND HAVEN

R4-01 RESIDENTIAL: EAST- NORTH

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-28-130-022	419 S FERRY ST	03/12/25	\$292,000	0.000%	\$292,000	\$99,600	0.341
70-03-28-227-018	1411 SLAYTON AVE	01/30/25	\$250,500	0.000%	\$250,500	\$91,600	0.366
70-03-28-252-008	1230 WAVERLY AVE	07/12/24	\$229,900	0.000%	\$229,900	\$84,900	0.369
70-03-28-226-012	224 S GRIFFIN ST	04/05/24	\$210,000	0.000%	\$210,000	\$79,100	0.377
70-03-28-130-020	1035 COLFAX AVE	03/11/24	\$290,000	0.000%	\$290,000	\$107,100	0.369
70-03-28-232-019	1319 WAVERLY AVE	03/12/25	\$224,500	0.000%	\$224,500	\$85,200	0.380
70-03-28-232-022	1345 WAVERLY AVE	03/03/25	\$300,000	0.000%	\$300,000	\$112,300	0.374
70-03-28-254-006	1228 WOODLAWN AVE	05/02/24	\$241,000	0.000%	\$241,000	\$95,600	0.397
70-03-27-127-005	214 FRIANT ST VACANT	09/19/23	\$273,000	0.000%	\$273,000	\$108,200	0.396
70-03-28-208-014	1207 WAVERLY AVE	12/19/24	\$239,900	0.000%	\$239,900	\$96,000	0.400
70-03-27-129-014	1801 COLFAX AVE	11/08/24	\$315,000	0.000%	\$315,000	\$125,800	0.399
70-03-28-204-011	307 S GRIFFIN ST	01/23/25	\$273,000	0.000%	\$273,000	\$108,900	0.399
70-03-28-201-024	1143 SLAYTON AVE	07/21/23	\$252,000	0.000%	\$252,000	\$101,100	0.401
70-03-28-202-018	1235 SLAYTON AVE	11/01/24	\$313,000	0.000%	\$313,000	\$125,400	0.401
70-03-28-229-005	1420 SLAYTON AVE	10/04/24	\$250,000	0.000%	\$250,000	\$102,300	0.409
70-03-28-208-007	1230 COLFAX AVE	08/24/23	\$254,900	0.000%	\$254,900	\$103,700	0.407
70-03-28-130-017	1025 COLFAX AVE	10/11/24	\$250,000	0.000%	\$250,000	\$102,600	0.410
70-03-27-104-011	1603 GRANT AVE	07/18/23	\$339,900	0.000%	\$339,900	\$141,300	0.416
70-03-28-230-002	1306 GRANT AVE	04/07/23	\$215,000	0.000%	\$215,000	\$89,400	0.416
70-03-28-228-013	320 S GRIFFIN ST	05/03/24	\$278,470	0.000%	\$278,470	\$114,200	0.410
70-03-22-354-004	1618 FRANKLIN AVE	05/15/24	\$249,000	0.000%	\$249,000	\$103,600	0.416
70-03-28-252-008	1230 WAVERLY AVE	04/17/24	\$200,000	0.000%	\$200,000	\$84,500	0.423
70-03-28-181-003	1010 MARION AVE	09/08/23	\$285,000	0.000%	\$285,000	\$119,100	0.418
70-03-28-232-019	1319 WAVERLY AVE	01/04/24	\$200,000	0.000%	\$200,000	\$85,200	0.426
70-03-27-127-023	210 FRIANT ST	09/19/23	\$273,000	0.000%	\$273,000	\$116,500	0.427
70-03-28-277-009	1403 WOODLAWN AVE	05/13/24	\$237,500	0.000%	\$237,500	\$101,000	0.425
70-03-28-131-022	937 WAVERLY AVE	07/11/23	\$245,650	0.000%	\$245,650	\$104,300	0.425
70-03-28-207-008	1129 WAVERLY AVE	03/20/25	\$297,600	0.000%	\$297,600	\$126,600	0.425
70-03-28-252-019	1235 WOODLAWN AVE	02/20/24	\$219,900	0.000%	\$219,900	\$95,000	0.432
70-03-21-482-021	1339 PENNOYER AVE	09/15/23	\$255,000	0.000%	\$255,000	\$110,500	0.433
70-03-28-276-019	1331 WOODLAWN AVE	09/29/23	\$357,000	0.000%	\$357,000	\$153,900	0.431
70-03-28-132-016	1015 WAVERLY AVE	10/25/24	\$310,000	0.000%	\$310,000	\$134,300	0.433
70-03-27-108-010	1607 WAVERLY AVE	06/18/24	\$227,000	0.000%	\$227,000	\$99,600	0.439
70-03-28-226-018	1333 SLAYTON AVE	05/15/23	\$299,500	0.000%	\$299,500	\$131,200	0.438
70-03-21-377-002	1010 FULTON AVE	10/21/24	\$200,000	0.000%	\$200,000	\$87,900	0.440
70-03-21-379-020	1037 WASHINGTON AVE	06/06/23	\$295,000	0.000%	\$295,000	\$129,500	0.439
70-03-21-453-004	1114 COLUMBUS AVE	06/14/24	\$275,000	0.000%	\$275,000	\$121,800	0.443
70-03-21-482-018	1327 PENNOYER AVE	11/01/24	\$328,500	0.000%	\$328,500	\$148,700	0.453
70-03-27-104-014	1619 GRANT AVE	11/01/24	\$329,900	0.000%	\$329,900	\$150,000	0.455
70-03-28-276-003	1310 WAVERLY AVE	05/09/24	\$290,000	0.000%	\$290,000	\$132,100	0.456
70-03-28-277-004	1420 WAVERLY AVE	07/31/24	\$314,000	0.000%	\$314,000	\$143,900	0.458
70-03-27-103-007	1540 SLAYTON AVE	03/18/24	\$216,250	0.000%	\$216,250	\$100,000	0.462
70-03-27-104-013	1613 GRANT AVE	06/30/23	\$333,000	0.000%	\$333,000	\$153,300	0.460

70-03-28-281-004	1314 MARION AVE	07/02/24	\$315,000	0.000%	\$315,000	\$145,200	0.461
70-03-27-104-001	1600 SLAYTON AVE	08/17/23	\$270,500	0.000%	\$270,500	\$125,900	0.465
70-03-28-129-022	927 COLFAX AVE	10/15/24	\$266,000	0.000%	\$266,000	\$124,500	0.468
70-03-28-257-008	1150 MARION AVE	04/30/24	\$310,000	0.000%	\$310,000	\$146,800	0.474
70-03-28-127-002	1004 PENNOYER AVE	07/28/23	\$330,000	0.000%	\$330,000	\$155,600	0.472
70-03-28-230-010	1340 GRANT AVE	10/25/24	\$255,000	0.000%	\$255,000	\$120,700	0.473
70-03-21-454-020	1235 WASHINGTON AVE	06/17/24	\$250,000	0.000%	\$250,000	\$118,600	0.474
70-03-28-177-003	1036 WAVERLY AVE	04/25/23	\$224,500	0.000%	\$224,500	\$107,100	0.477
70-03-28-426-005	1336 TAYLOR AVE	03/10/25	\$275,000	0.000%	\$275,000	\$131,200	0.477
70-03-27-108-020	1615 WAVERLY AVE	04/05/24	\$329,900	0.000%	\$329,900	\$158,100	0.479
70-03-21-380-019	949 FRANKLIN AVE	06/05/23	\$328,000	0.000%	\$328,000	\$156,800	0.478
70-03-28-177-005	1040 WAVERLY AVE	06/17/24	\$280,000	0.000%	\$280,000	\$134,700	0.481
70-03-28-131-016	915 WAVERLY AVE	06/13/23	\$165,000	0.000%	\$165,000	\$80,200	0.486
70-03-28-401-005	1130 TAYLOR AVE	05/08/24	\$310,000	0.000%	\$310,000	\$150,600	0.486
70-03-21-458-013	1221 PENNOYER AVE	11/26/24	\$260,000	0.000%	\$260,000	\$126,500	0.487
70-03-28-251-005	1130 WAVERLY AVE	08/31/23	\$355,000	0.000%	\$355,000	\$173,700	0.489
70-03-28-229-014	1427 GRANT AVE	08/18/23	\$245,000	0.000%	\$245,000	\$120,200	0.491
70-03-28-132-016	1015 WAVERLY AVE	12/18/23	\$273,000	0.000%	\$273,000	\$134,300	0.492
70-03-27-129-001	400 FRIANT ST	10/25/23	\$270,000	0.000%	\$270,000	\$133,300	0.494
70-03-21-452-006	1220 FULTON AVE	03/28/25	\$373,000	0.000%	\$373,000	\$184,000	0.493
70-03-21-458-003	1214 FRANKLIN AVE	11/25/24	\$259,900	0.000%	\$259,900	\$128,600	0.495
70-03-27-176-001	1702 WAVERLY AVE	11/15/24	\$293,000	0.000%	\$293,000	\$145,500	0.497
70-03-28-276-009	1338 WAVERLY AVE	04/16/24	\$327,500	0.000%	\$327,500	\$162,800	0.497
70-03-27-102-005	1628 PENNOYER AVE	12/23/24	\$217,000	0.000%	\$217,000	\$108,700	0.501
70-03-21-383-025	1051 PENNOYER AVE	08/26/24	\$314,900	0.000%	\$314,900	\$157,800	0.501
70-03-21-476-017	1327 COLUMBUS AVE	12/14/23	\$245,000	0.000%	\$245,000	\$124,900	0.510
70-03-21-479-028	1418 COLUMBUS AVE	04/04/24	\$280,000	0.000%	\$280,000	\$142,900	0.510
70-03-28-251-014	1131 WOODLAWN AVE	07/28/23	\$255,000	0.000%	\$255,000	\$129,800	0.509
70-03-28-176-002	914 WAVERLY AVE	01/03/25	\$221,000	0.000%	\$221,000	\$112,900	0.511
70-03-28-281-013	1315 TAYLOR AVE	10/23/23	\$279,000	0.000%	\$279,000	\$142,900	0.512
70-03-28-254-001	1202 WOODLAWN AVE	10/06/23	\$375,000	0.000%	\$375,000	\$192,200	0.513
70-03-28-230-017	1315 COLFAX AVE	07/06/23	\$295,000	0.000%	\$295,000	\$151,800	0.515
70-03-28-258-008	901 S GRIFFIN ST	06/27/24	\$280,000	0.000%	\$280,000	\$144,400	0.516
70-03-28-257-017	1149 TAYLOR AVE	05/31/24	\$319,900	0.000%	\$319,900	\$165,300	0.517
70-03-21-328-041	224 N DESPELDER ST	10/22/24	\$300,000	0.000%	\$300,000	\$155,700	0.519
70-03-27-179-004	509 GIDLEY CIR	10/18/24	\$295,000	0.000%	\$295,000	\$152,500	0.517
70-03-21-454-009	1250 COLUMBUS AVE	04/11/24	\$279,900	0.000%	\$279,900	\$145,700	0.521
70-03-21-382-002	924 FRANKLIN AVE	07/26/24	\$260,000	0.000%	\$260,000	\$136,000	0.523
70-03-21-455-011	1103 FRANKLIN AVE	11/01/24	\$250,000	0.000%	\$250,000	\$131,100	0.524
70-03-28-128-024	912 SLAYTON AVE	07/23/24	\$349,485	0.000%	\$349,485	\$183,100	0.524
70-03-27-104-012	1607 GRANT AVE	06/30/23	\$255,000	0.000%	\$255,000	\$133,500	0.524
70-03-28-202-003	1214 PENNOYER AVE	02/15/24	\$261,000	0.000%	\$261,000	\$137,300	0.526
70-03-27-106-009	1601 COLFAX AVE	06/28/24	\$350,000	0.000%	\$350,000	\$185,000	0.529
70-03-21-425-015	1235 FULTON AVE	08/21/24	\$257,500	0.000%	\$257,500	\$136,900	0.532
70-03-21-476-022	1347 COLUMBUS AVE	10/27/23	\$123,500	0.000%	\$123,500	\$66,300	0.537
70-03-28-257-018	919 S ALBEE ST	06/29/23	\$355,000	0.000%	\$355,000	\$188,700	0.532

70-03-27-101-011	1537 SLAYTON AVE	02/23/24	\$219,000	0.000%	\$219,000	\$116,000	0.530
70-03-27-126-014	515 FRIANT ST	02/05/25	\$244,500	0.000%	\$244,500	\$128,600	0.526
70-03-28-203-022	1151 GRANT AVE	04/28/23	\$144,200	0.000%	\$144,200	\$76,800	0.533
70-03-27-104-015	1625 GRANT AVE	02/29/24	\$290,000	0.000%	\$290,000	\$157,100	0.542
70-03-28-178-002	934 WOODLAWN AVE	11/22/24	\$270,000	0.000%	\$270,000	\$147,300	0.546
70-03-28-130-012	405 S FERRY ST	06/14/24	\$225,000	0.000%	\$225,000	\$123,500	0.549
70-03-21-328-040	300 N DESPELDER ST	11/29/23	\$205,000	0.000%	\$205,000	\$114,600	0.559
70-03-21-458-009	1250 FRANKLIN AVE	02/16/24	\$299,900	0.000%	\$299,900	\$167,700	0.559
70-03-28-130-022	419 S FERRY ST	04/15/24	\$180,000	0.000%	\$180,000	\$99,600	0.553
70-03-28-180-003	1010 PARK AVE	01/17/24	\$252,500	0.000%	\$252,500	\$141,100	0.559
70-03-27-106-003	1612 GRANT AVE	11/13/23	\$280,000	0.000%	\$280,000	\$156,800	0.560
70-03-28-278-019	1320 PARK AVE	10/11/23	\$453,000	0.000%	\$453,000	\$256,300	0.566
70-03-27-108-017	1631 WAVERLY AVE	01/03/24	\$224,900	0.000%	\$224,900	\$127,900	0.569
70-03-28-202-004	1222 PENNOYER AVE	05/12/23	\$277,000	0.000%	\$277,000	\$158,300	0.571
70-03-28-180-004	1020 PARK AVE	04/06/23	\$282,500	0.000%	\$282,500	\$160,200	0.567
70-03-28-257-017	1149 TAYLOR AVE	08/08/23	\$289,000	0.000%	\$289,000	\$165,300	0.572
70-03-28-131-011	503 S DESPELDER ST	09/15/23	\$220,100	0.000%	\$220,100	\$128,300	0.583
70-03-21-452-011	1252 FULTON AVE	08/11/23	\$280,000	0.000%	\$280,000	\$166,800	0.596
70-03-28-228-019	1335 GRANT AVE	11/01/23	\$231,000	0.000%	\$231,000	\$135,600	0.587
70-03-28-401-002	1110 TAYLOR AVE	04/26/23	\$300,500	0.000%	\$300,500	\$179,900	0.599
70-03-21-456-006	1232 WASHINGTON AVE	10/26/23	\$301,500	0.000%	\$301,500	\$184,100	0.611
70-03-27-130-010	530 GIDLEY CIR	05/31/23	\$290,000	0.000%	\$290,000	\$173,300	0.598
70-03-28-278-013	800 S GRIFFIN ST	06/28/24	\$295,000	0.000%	\$295,000	\$174,900	0.593
70-03-21-379-024	1040 COLUMBUS AVE	01/31/25	\$245,000	0.000%	\$245,000	\$161,500	0.659
70-03-27-126-028	1731 WAVERLY AVE	07/25/24	\$345,000	0.000%	\$345,000	\$220,600	0.639
70-03-21-455-019	1135 FRANKLIN AVE	07/14/23	\$175,000	0.000%	\$175,000	\$119,200	0.681
70-03-21-452-006	1220 FULTON AVE	03/27/24	\$258,000	0.000%	\$258,000	\$184,000	0.713
70-03-28-128-003	314 S BEACON BLVD	12/04/24	\$240,000	0.000%	\$240,000	\$156,700	0.653
70-03-28-129-003	410 S BEACON BLVD	07/31/23	\$190,000	0.000%	\$190,000	\$124,500	0.655
70-03-21-328-011	331 N FERRY ST	08/19/24	\$119,000	0.000%	\$119,000	\$89,000	0.748
70-03-27-126-046	220 COBURN ST	01/31/25	\$250,000	0.000%	\$250,000	\$176,100	0.704

Aggregate Ratio: 0.498

Standard Deviation: 0.073

Coefficient of Dispersion : 11.50%

Price Related Differential: 1.005

CITY OF GRAND HAVEN

R4-02 RESIDENTIAL: EAST- SOUTH

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-28-426-015	1301 OAKES AVE	09/30/24	\$259,900	0.000%	\$259,900	\$1,811	\$54,471	\$203,618	\$96,283	2.115
70-03-28-328-012	1033 ORCHARD AVE	07/08/24	\$335,000	0.000%	\$335,000	\$4,057	\$76,686	\$254,257	\$122,885	2.069
70-03-27-383-029	1745 ROBBINS RD	04/23/24	\$335,000	0.000%	\$335,000	\$2,462	\$48,397	\$284,141	\$142,036	2.000
70-03-27-360-008	1611 ROBBINS RD	07/28/23	\$295,000	0.000%	\$295,000	\$5,758	\$47,229	\$242,013	\$121,788	1.987
70-03-27-360-006	1529 ROBBINS RD	09/06/24	\$354,000	0.000%	\$354,000	\$1,975	\$96,456	\$255,569	\$129,000	1.981
70-03-28-402-004	1120 OAKES AVE	10/16/23	\$300,000	0.000%	\$300,000	\$1,864	\$71,449	\$226,687	\$116,065	1.953
70-03-28-402-020	1117 OTTAWA AVE	10/04/24	\$378,000	0.000%	\$378,000	\$2,722	\$69,411	\$305,867	\$161,602	1.893
70-03-28-402-012	1222 OAKES AVE	05/17/24	\$319,500	0.000%	\$319,500	\$7,714	\$71,449	\$240,337	\$128,139	1.876
70-03-28-498-015	1615 BARBARA CT	04/24/23	\$315,000	0.000%	\$315,000	\$6,171	\$82,049	\$226,780	\$127,565	1.778
70-03-27-360-025	1601 ROBBINS RD	07/18/23	\$450,000	0.000%	\$450,000	\$13,425	\$68,835	\$367,740	\$207,739	1.770
70-03-28-377-011	1027 ARLINGTON AVE	06/13/24	\$361,000	0.000%	\$361,000	\$10,034	\$82,668	\$268,298	\$152,106	1.764
70-03-28-401-037	1235 OAKES AVE	07/07/23	\$335,000	0.000%	\$335,000	\$7,465	\$64,503	\$263,032	\$150,139	1.752
70-03-28-403-005	1132 OTTAWA AVE	01/29/24	\$301,000	0.000%	\$301,000	\$6,521	\$71,449	\$223,030	\$128,990	1.729
70-03-28-404-002	1136 GRAND AVE	08/04/23	\$365,000	0.000%	\$365,000	\$6,730	\$82,359	\$275,911	\$171,014	1.613
70-03-28-400-089	1516 STUART ST	12/31/24	\$339,000	0.000%	\$339,000	\$7,462	\$55,707	\$275,831	\$172,303	1.601
70-03-28-327-033	1022 S DESPELDER ST	08/21/24	\$630,000	0.000%	\$630,000	\$5,948	\$64,020	\$560,032	\$357,441	1.567
70-03-28-402-030	1225 OTTAWA AVE	11/01/23	\$265,000	0.000%	\$265,000	\$1,832	\$71,449	\$191,719	\$128,999	1.486
70-03-27-381-028	1721 DYKHOUSE AVE	11/15/24	\$310,000	0.000%	\$310,000	\$2,743	\$118,540	\$188,717	\$127,733	1.477
70-03-34-177-011	16421 COMSTOCK ST	06/09/23	\$298,000	0.000%	\$298,000	\$4,450	\$117,788	\$175,762	\$130,874	1.343
70-03-27-380-003	1519 MORELAND ST	05/05/23	\$299,900	0.000%	\$299,900	\$3,463	\$89,428	\$207,009	\$156,949	1.319
70-03-28-400-076	1324 S GRIFFIN ST	04/07/23	\$357,000	0.000%	\$357,000	\$7,018	\$85,078	\$264,904	\$210,457	1.259
70-03-28-404-012	1237 ORCHARD AVE	10/25/24	\$237,500	0.000%	\$237,500	\$3,769	\$80,892	\$152,839	\$121,694	1.256
70-03-28-328-010	1015 ORCHARD AVE	07/28/23	\$275,000	0.000%	\$275,000	\$5,685	\$84,059	\$185,256	\$150,947	1.227
70-03-27-381-029	1725 DYKHOUSE AVE	08/20/24	\$315,000	0.000%	\$315,000	\$10,752	\$118,540	\$185,708	\$165,596	1.121
Totals:								\$6,025,057	\$3,678,344	1.638
Standard Deviation:										0.297
St Dev Factor:										1.500
St Dev Above Mean:										2.084
St Dev Below Mean:										1.192
ECF Without Outliers:										1.625
Adopted ECF:										1.625

ECF Was: 1.617

CITY OF GRAND HAVEN

R4-02 RESIDENTIAL: EAST- SOUTH

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-28-426-015	1301 OAKES AVE	09/30/24	\$259,900	0.000%	\$259,900	\$106,400	0.409
70-03-28-328-012	1033 ORCHARD AVE	07/08/24	\$335,000	0.000%	\$335,000	\$140,200	0.419
70-03-27-383-029	1745 ROBBINS RD	04/23/24	\$335,000	0.000%	\$335,000	\$140,800	0.420
70-03-27-360-008	1611 ROBBINS RD	07/28/23	\$295,000	0.000%	\$295,000	\$125,400	0.425
70-03-27-360-006	1529 ROBBINS RD	09/06/24	\$354,000	0.000%	\$354,000	\$154,000	0.435
70-03-28-402-004	1120 OAKES AVE	10/16/23	\$300,000	0.000%	\$300,000	\$131,000	0.437
70-03-28-402-020	1117 OTTAWA AVE	10/04/24	\$378,000	0.000%	\$378,000	\$167,400	0.443
70-03-28-402-012	1222 OAKES AVE	05/17/24	\$319,500	0.000%	\$319,500	\$143,700	0.450
70-03-28-498-015	1615 BARBARA CT	04/24/23	\$315,000	0.000%	\$315,000	\$147,800	0.469
70-03-27-360-025	1601 ROBBINS RD	07/18/23	\$450,000	0.000%	\$450,000	\$209,900	0.466
70-03-28-377-011	1027 ARLINGTON AVE	06/13/24	\$361,000	0.000%	\$361,000	\$169,900	0.471
70-03-28-401-037	1235 OAKES AVE	07/07/23	\$335,000	0.000%	\$335,000	\$158,000	0.472
70-03-28-403-005	1132 OTTAWA AVE	01/29/24	\$301,000	0.000%	\$301,000	\$143,800	0.478
70-03-28-404-002	1136 GRAND AVE	08/04/23	\$365,000	0.000%	\$365,000	\$183,500	0.503
70-03-28-400-089	1516 STUART ST	12/31/24	\$339,000	0.000%	\$339,000	\$171,600	0.506
70-03-28-327-033	1022 S DESPELDER ST	08/21/24	\$630,000	0.000%	\$630,000	\$325,400	0.517
70-03-28-402-030	1225 OTTAWA AVE	11/01/23	\$265,000	0.000%	\$265,000	\$141,500	0.534
70-03-27-381-028	1721 DYKHOUSE AVE	11/15/24	\$310,000	0.000%	\$310,000	\$164,400	0.530
70-03-34-177-011	16421 COMSTOCK ST	06/09/23	\$298,000	0.000%	\$298,000	\$167,500	0.562
70-03-27-380-003	1519 MORELAND ST	05/05/23	\$299,900	0.000%	\$299,900	\$174,000	0.580
70-03-28-400-076	1324 S GRIFFIN ST	04/07/23	\$357,000	0.000%	\$357,000	\$217,000	0.608
70-03-28-404-012	1237 ORCHARD AVE	10/25/24	\$237,500	0.000%	\$237,500	\$141,200	0.595
70-03-28-328-010	1015 ORCHARD AVE	07/28/23	\$275,000	0.000%	\$275,000	\$167,500	0.609
70-03-27-381-029	1725 DYKHOUSE AVE	08/20/24	\$315,000	0.000%	\$315,000	\$199,200	0.632

Aggregate Ratio: 0.497

Standard Deviation: 0.068

Coefficient of Dispersion : 12.11%

Price Related Differential: 1.003

CITY OF GRAND HAVEN

R4-03 RESIDENTIAL: EAST- RIVERFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-27-179-010	529 GIDLEY CIR	05/22/25	\$425,000	0.000%	\$425,000	\$1,528	\$123,589	\$299,883	\$160,932	1.863	
70-03-27-129-026	1912 GRANT AVE	09/01/23	\$478,000	0.000%	\$478,000	\$0	\$123,589	\$354,411	\$62,793	5.644	
70-03-27-128-021	1875 PENNOYER AVE	06/17/22	\$732,000	0.000%	\$732,000	\$10,544	\$123,589	\$597,867	\$411,327	1.454	
Totals:								\$1,252,161	\$635,052	1.972	
										Standard Deviation:	2.310
										2 St Dev Above Mean:	6.592
										2 St Dev Below Mean:	(2.649)
										ECF Without Outliers:	1.972
										Adopted ECF:	1.970

ECF Was: 1.919

CITY OF GRAND HAVEN

R4-03 RESIDENTIAL: EAST- RIVERFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-27-179-010	529 GIDLEY CIR	05/22/25	\$425,000	0.000%	\$425,000	\$221,100	0.520
70-03-27-129-026	1912 GRANT AVE	09/01/23	\$478,000	0.000%	\$478,000	\$123,600	0.259
70-03-27-128-021	1875 PENNOYER AVE	06/17/22	\$732,000	0.000%	\$732,000	\$472,200	0.645
Aggregate Ratio:							0.500
Standard Deviation:							0.197
Coefficient of Dispersion :							27.69%
Price Related Differential:							0.950

CITY OF GRAND HAVEN

R4-04 RESIDENTIAL: EAST- MULTI FAMILY CONVERTED

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-21-328-007	1034 MADISON AVE	11/27/24	\$337,900	-2.000%	\$331,142	\$5,702	\$36,853	\$288,587	\$133,823	2.156	
70-03-21-328-001	1002 MADISON AVE	10/27/25	\$235,000	-9.000%	\$213,850	\$6,070	\$26,566	\$181,214	\$100,163	1.809	
70-03-21-477-010	1403 COLUMBUS AVE	07/01/25	\$287,500	-7.000%	\$267,375	\$1,441	\$25,602	\$240,332	\$124,946	1.923	
70-03-21-379-012	1001 WASHINGTON AVE	07/08/24	\$315,000	-1.000%	\$311,850	\$3,856	\$23,077	\$284,917	\$151,479	1.881	
70-03-21-379-021	1047 WASHINGTON AVE	08/31/23	\$170,000	4.000%	\$176,800	\$4,537	\$32,514	\$139,749	\$129,791	1.077	
70-03-21-451-007	1126 FULTON AVE	03/13/23	\$155,000	6.000%	\$164,300	\$236	\$18,884	\$145,180	\$85,484	1.698	
70-03-21-477-010	1403 COLUMBUS AVE	03/10/23	\$285,000	6.000%	\$302,100	\$1,467	\$19,988	\$280,645	\$121,932	2.302	
70-03-21-451-010	1142 FULTON AVE	07/25/22	\$277,400	10.000%	\$305,140	\$3,254	\$29,370	\$272,516	\$114,947	2.371	
70-03-21-381-003	1022 WASHINGTON AVE	04/29/22	\$232,000	12.000%	\$259,840	\$1,726	\$16,869	\$241,245	\$127,215	1.896	
70-03-21-328-001	1002 MADISON AVE	04/11/22	\$220,000	12.000%	\$246,400	\$6,132	\$20,740	\$219,528	\$97,587	2.250	
Totals:								\$2,293,913	\$1,187,367	1.932	
										Standard Deviation:	0.378
										2 St Dev Above Mean:	2.688
										2 St Dev Below Mean:	1.176
										ECF Without Outliers:	1.932
										Adopted ECF:	1.930

ECF Was: 1.92

CITY OF GRAND HAVEN

R4-04 RESIDENTIAL: EAST- MULTI FAMILY CONVERTED

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-21-328-007	1034 MADISON AVE	11/27/24	\$337,900	-2.000%	\$331,142	\$150,400	0.454
70-03-21-328-001	1002 MADISON AVE	10/27/25	\$235,000	-9.000%	\$213,850	\$113,000	0.528
70-03-21-477-010	1403 COLUMBUS AVE	07/01/25	\$287,500	-7.000%	\$267,375	\$134,100	0.502
70-03-21-379-012	1001 WASHINGTON AVE	07/08/24	\$315,000	-1.000%	\$311,850	\$159,600	0.512
70-03-21-379-021	1047 WASHINGTON AVE	08/31/23	\$170,000	4.000%	\$176,800	\$143,800	0.813
70-03-21-451-007	1126 FULTON AVE	03/13/23	\$155,000	6.000%	\$164,300	\$92,100	0.561
70-03-21-477-010	1403 COLUMBUS AVE	03/10/23	\$285,000	6.000%	\$302,100	\$128,400	0.425
70-03-21-451-010	1142 FULTON AVE	07/25/22	\$277,400	10.000%	\$305,140	\$127,200	0.417
70-03-21-381-003	1022 WASHINGTON AVE	04/29/22	\$232,000	12.000%	\$259,840	\$132,100	0.508
70-03-21-328-001	1002 MADISON AVE	04/11/22	\$220,000	12.000%	\$246,400	\$107,600	0.437
Aggregate Ratio:							0.500
Standard Deviation:							0.115
Coefficient of Dispersion :							14.07%
Price Related Differential:							1.032

CITY OF GRAND HAVEN

R4-05 RESIDENTIAL: EAST- 2 to 4 FAMILY

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-27-102-009	1642 PENNOYER AVE -44	06/26/24	\$393,000	0.000%	\$393,000	\$2,264	\$60,110	\$330,626	\$141,946	2.329	
70-03-22-354-013	1623 PENNOYER AVE -25	05/31/24	\$293,500	0.000%	\$293,500	\$7,103	\$63,523	\$222,874	\$123,856	1.799	
Totals:								\$553,500	\$265,802	2.082	
										Standard Deviation:	0.375
										2 St Dev Above Mean:	2.832
										2 St Dev Below Mean:	1.333
										ECF Without Outliers:	2.082
										Adopted ECF:	2.080

ECF Was: 1.856

CITY OF GRAND HAVEN

R4-05 RESIDENTIAL: EAST- 2 to 4 FAMILY

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-27-102-009	1642 PENNOYER AVE -44	06/26/24	\$393,000	0.000%	\$393,000	\$178,800	0.455
70-03-22-354-013	1623 PENNOYER AVE -25	05/31/24	\$293,500	0.000%	\$293,500	\$164,100	0.559
Aggregate Ratio:							0.499
Standard Deviation:							0.074
Coefficient of Dispersion :							10.27%
Price Related Differential:							1.015

CITY OF GRAND HAVEN

R5-01 RES: CONDO - LIGHTHOUSE POINT CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-29-319-018	1159 S HARBOR DR C-3	08/06/24	\$375,000	0.000%	\$375,000	\$0	\$78,477	1.150	\$284,752	700.00	\$406.79
70-03-29-319-017	1159 S HARBOR DR C-4	05/10/24	\$650,000	0.000%	\$650,000	\$0	\$109,942	1.150	\$523,567	1,008.00	\$519.41
70-03-29-319-013	1159 S HARBOR DR C-5	05/07/24	\$522,500	0.000%	\$522,500	\$0	\$114,769	1.150	\$390,515	780.00	\$500.66
70-03-29-319-012	1159 S HARBOR DR B-1	04/29/24	\$451,000	0.000%	\$451,000	\$0	\$101,905	1.150	\$333,809	846.00	\$394.57
70-03-29-319-009	1159 S HARBOR DR B-4	07/14/23	\$625,000	0.000%	\$625,000	\$0	\$109,085	1.150	\$499,553	997.00	\$501.06
70-03-29-319-019	1159 S HARBOR DR C-2	07/14/23	\$485,000	0.000%	\$485,000	\$0	\$85,520	1.150	\$386,652	780.00	\$495.71
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$473.26
									Standard Deviation:		\$49.48
									Coefficient of Dispersion :		9.24%
<i>Land Value Was:</i> \$487.00									Indicated Sale Price Per Unit:		\$473.00

CITY OF GRAND HAVEN

R5-01 RES: CONDO - LIGHTHOUSE POINT CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-29-319-018	1159 S HARBOR DR C-3	8/6/2024	\$ 375,000	0.000%	\$ 375,000	\$0	\$331,100	\$ 43,900	\$78,477	0.559	
70-03-29-319-017	1159 S HARBOR DR C-4	5/10/2024	\$ 650,000	0.000%	\$ 650,000	\$0	\$476,784	\$ 173,216	\$109,942	1.576	
70-03-29-319-013	1159 S HARBOR DR C-5	5/7/2024	\$ 522,500	0.000%	\$ 522,500	\$0	\$368,940	\$ 153,560	\$114,769	1.338	
70-03-29-319-012	1159 S HARBOR DR B-1	4/29/2024	\$ 451,000	0.000%	\$ 451,000	\$0	\$400,158	\$ 50,842	\$101,905	0.499	
70-03-29-319-009	1159 S HARBOR DR B-4	7/14/2023	\$ 625,000	0.000%	\$ 625,000	\$0	\$471,581	\$ 153,419	\$109,085	1.406	
70-03-29-319-019	1159 S HARBOR DR C-2	7/14/2023	\$ 485,000	0.000%	\$ 485,000	\$0	\$368,940	\$ 116,060	\$85,520	1.357	
Totals:								\$690,997	\$599,698	1.152	
										Standard Deviation:	0.468
										Coefficient of Dispersion :	29.36%
										Adopted ECF:	1.152

ECF Was: 1.24

CITY OF GRAND HAVEN

R5-01 RES: CONDO - LIGHTHOUSE POINT CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-29-319-018	1159 S HARBOR DR C-3	8/6/2024	\$ 375,000	0.00%	\$ 375,000	\$210,800	0.562
70-03-29-319-017	1159 S HARBOR DR C-4	5/10/2024	\$ 650,000	0.00%	\$ 650,000	\$301,700	0.464
70-03-29-319-013	1159 S HARBOR DR C-5	5/7/2024	\$ 522,500	0.00%	\$ 522,500	\$250,600	0.480
70-03-29-319-012	1159 S HARBOR DR B-1	4/29/2024	\$ 451,000	0.00%	\$ 451,000	\$258,800	0.574
70-03-29-319-009	1159 S HARBOR DR B-4	7/14/2023	\$ 625,000	0.00%	\$ 625,000	\$298,600	0.478
70-03-29-319-019	1159 S HARBOR DR C-2	7/14/2023	\$ 485,000	0.00%	\$ 485,000	\$233,700	0.482
Aggregate Ratio:							0.500
Standard Deviation:							0.048
Coefficient of Dispersion :							8.52%
Price Related Differential:							1.013

CITY OF GRAND HAVEN

R5-02 RES: CONDO - SANDPIPER VILLAS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-398-026	23 SHERMAN AVE	03/14/25	\$665,000	0.000%	\$665,000	\$0	\$240,368	1.200	\$376,558	1.00	\$376,558
70-03-20-398-032	431 SAND DR	01/03/25	\$650,000	0.000%	\$650,000	\$0	\$197,113	1.200	\$413,465	1.00	\$413,465
70-03-20-398-023	17 SHERMAN AVE	12/16/24	\$738,500	0.000%	\$738,500	\$0	\$172,505	1.200	\$531,494	1.00	\$531,494
70-03-20-398-031	433 SAND DR	09/20/24	\$661,500	0.000%	\$661,500	\$0	\$188,595	1.200	\$435,186	1.00	\$435,186
70-03-20-398-006	411 SANDPIPER DR	01/18/24	\$662,500	0.000%	\$662,500	\$0	\$241,114	1.200	\$373,163	1.00	\$373,163
70-03-20-398-039	417 SAND DR	07/14/23	\$664,900	0.000%	\$664,900	\$0	\$217,029	1.200	\$404,465	1.00	\$404,465
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$422,388
									Standard Deviation:		\$53,217
									Coefficient of Dispersion :		9.6%
<i>Land Value Was:</i>	<i>\$410,000</i>								Indicated Sale Price Per Unit:	\$	422,400

CITY OF GRAND HAVEN

R5-02 RES: CONDO - SANDPIPER VILLAS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-20-398-026	23 SHERMAN AVE	3/14/2025	\$ 665,000	0	\$ 665,000	0	\$422,400	\$242,600	\$240,368	1.009	
70-03-20-398-032	431 SAND DR	1/3/2025	\$ 650,000	0	\$ 650,000	0	\$422,400	\$227,600	\$197,113	1.155	
70-03-20-398-023	17 SHERMAN AVE	12/16/2024	\$ 738,500	0	\$ 738,500	0	\$422,400	\$316,100	\$172,505	1.832	
70-03-20-398-031	433 SAND DR	9/20/2024	\$ 661,500	0	\$ 661,500	0	\$422,400	\$239,100	\$188,595	1.268	
70-03-20-398-006	411 SANDPIPER DR	1/18/2024	\$ 662,500	0	\$ 662,500	0	\$422,400	\$240,100	\$241,114	0.996	
70-03-20-398-039	417 SAND DR	7/14/2023	\$ 664,900	0	\$ 664,900	0	\$422,400	\$242,500	\$217,029	1.117	
Totals:								\$1,508,000	\$1,256,725	1.200	
										Standard Deviation:	0.312
										Coefficient of Dispersion :	17.38%
										Adopted ECF:	1.200

Ecf Was: 1.198

CITY OF GRAND HAVEN

R5-02 RES: CONDO - SANDPIPER VILLAS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio	
70-03-20-398-026	23 SHERMAN AVE	03/14/25	\$665,000	0.000%	\$665,000	\$355,400	0.534	
70-03-20-398-032	431 SAND DR	01/03/25	\$650,000	0.000%	\$650,000	\$329,500	0.507	
70-03-20-398-023	17 SHERMAN AVE	12/16/24	\$738,500	0.000%	\$738,500	\$314,700	0.426	
70-03-20-398-031	433 SAND DR	09/20/24	\$661,500	0.000%	\$661,500	\$324,400	0.490	
70-03-20-398-006	411 SANDPIPER DR	01/18/24	\$662,500	0.000%	\$662,500	\$355,900	0.537	
70-03-20-398-039	417 SAND DR	07/14/23	\$664,900	0.000%	\$664,900	\$341,400	0.513	
					\$4,042,400	\$2,021,300	0.500	
							Standard Deviation:	0.041
							Coefficient of Dispersion :	5.74%
							Price Related Differential:	1.003

CITY OF GRAND HAVEN

R5-03: RESIDENTIAL CONDOMINIUM - CAPTAINS COVE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-370-018	20031 BERWYCK ST B-18	5/22/2025	\$665,000	-0.650%	\$660,678	\$0	\$226,372	1.550	\$309,801	1.00	\$309,800.90
70-03-20-370-012	20031 BERWYCK ST B-12	2/2/2023	\$385,000	0.700%	\$387,695	\$0	\$154,661	1.550	\$147,970	1.00	\$147,969.94
70-03-20-370-009	20051 BERWYCK ST A-9	12/13/2022	\$350,000	0.800%	\$352,800	\$0	\$140,810	1.550	\$134,545	1.00	\$134,544.50
70-03-20-370-011	20031 BERWYCK ST B-11	3/29/2022	\$415,000	1.250%	\$420,188	\$0	\$222,391	1.550	\$75,481	1.00	\$75,480.94
70-03-20-370-016	20031 BERWYCK ST B-16	3/8/2022	\$365,500	1.250%	\$370,069	\$0	\$172,219	1.550	\$103,129	1.00	\$103,128.79
Unit of Comparison: Site Value									Average Sale Price Per Unit:	\$154,185.01	
									Standard Deviation:	\$81,782.33	
									Coefficient of Dispersion :	46.26%	
<i>Land Value Was: \$148,600</i>									Indicated Sale Price Per Unit:	\$154,000.00	

CITY OF GRAND HAVEN

R5-03: RESIDENTIAL CONDOMINIUM - CAPTAINS COVE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-20-370-018	20031 BERWYCK ST B-18	05/22/25	\$665,000	-0.650%	\$660,678	\$0	\$154,000	\$506,678	\$226,372	2.238	
70-03-20-370-012	20031 BERWYCK ST B-12	02/02/23	\$385,000	0.700%	\$387,695	\$0	\$154,000	\$233,695	\$154,661	1.511	
70-03-20-370-009	20051 BERWYCK ST A-9	12/13/22	\$350,000	0.800%	\$352,800	\$0	\$154,000	\$198,800	\$140,810	1.412	
70-03-20-370-011	20031 BERWYCK ST B-11	03/29/22	\$415,000	1.250%	\$420,188	\$0	\$154,000	\$266,188	\$222,391	1.197	
70-03-20-370-016	20031 BERWYCK ST B-16	03/08/22	\$365,500	1.250%	\$370,069	\$0	\$154,000	\$216,069	\$172,219	1.255	
Totals:								\$1,421,429	\$916,454	1.551	
										Standard Deviation:	0.419
										Coefficient of Dispersion :	20.28%
										Adopted ECF:	1.551

ECF Was: 1.5

CITY OF GRAND HAVEN

R5-03: RESIDENTIAL CONDOMINIUM - CAPTAINS COVE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-20-370-018	20031 BERWYCK ST B-18	5/22/2025	\$665,000	-0.650%	\$660,678	\$252,600	0.382
70-03-20-370-012	20031 BERWYCK ST B-12	2/2/2023	\$385,000	0.700%	\$387,695	\$196,900	0.508
70-03-20-370-009	20051 BERWYCK ST A-9	12/13/2022	\$350,000	0.800%	\$352,800	\$186,200	0.528
70-03-20-370-011	20031 BERWYCK ST B-11	3/29/2022	\$415,000	1.250%	\$420,188	\$249,500	0.594
70-03-20-370-016	20031 BERWYCK ST B-16	3/8/2022	\$365,500	1.250%	\$370,069	\$210,600	0.569
Aggregate Ratio:							0.500
Standard Deviation:							0.082
Coefficient of Dispersion :							10.77%
Price Related Differential:							1.032

CITY OF GRAND HAVEN

R5-04: RESIDENTIAL CONDOMINIUM - GRANDVIEW

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-27-225-001	551 GIDLEY CIR A	02/06/25	\$295,000	0.000%	\$295,000	\$0	\$84,900	1.500	\$167,650	1.00	\$167,650
70-03-27-225-004	551 GIDLEY CIR D	07/30/24	\$265,000	0.000%	\$265,000	\$0	\$82,349	1.500	\$141,477	1.00	\$141,477
70-03-27-225-012	551 GIDLEY CIR L	07/18/24	\$250,000	0.000%	\$250,000	\$0	\$89,696	1.500	\$115,456	1.00	\$115,456
70-03-27-225-020	553 GIDLEY CIR H	07/15/24	\$320,000	0.000%	\$320,000	\$0	\$81,761	1.500	\$197,358	1.00	\$197,358
70-03-27-225-015	553 GIDLEY CIR C	10/06/23	\$250,000	0.000%	\$250,000	\$0	\$78,904	1.500	\$131,644	1.00	\$131,644
Unit of Comparison: Site Value									Average Sale Price Per Unit:	\$150,717	
									Standard Deviation:	\$28,826	
									Coefficient of Dispersion :	17.97%	
<i>Land Value Was: \$125,900</i>									Indicated Sale Price Per Unit:	\$150,700	

CITY OF GRAND HAVEN

R5-04: RESIDENTIAL CONDOMINIUM - GRANDVIEW

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-27-225-001	551 GIDLEY CIR A	2/6/2025	\$ 295,000.00	0	\$295,000	\$0	\$150,700	\$144,300	\$84,900	1.700
70-03-27-225-004	551 GIDLEY CIR D	7/30/2024	\$ 265,000.00	0	\$265,000	\$0	\$150,700	\$114,300	\$82,349	1.388
70-03-27-225-012	551 GIDLEY CIR L	7/18/2024	\$ 250,000.00	0	\$250,000	\$0	\$150,700	\$99,300	\$89,696	1.107
70-03-27-225-020	553 GIDLEY CIR H	7/15/2024	\$ 320,000.00	0	\$320,000	\$0	\$150,700	\$169,300	\$81,761	2.071
70-03-27-225-015	553 GIDLEY CIR C	10/6/2023	\$ 250,000.00	0	\$250,000	\$0	\$150,700	\$99,300	\$78,904	1.258

Totals: \$457,200 \$335,849 1.361

Standard Deviation: 0.384

Coefficient of Dispersion : 21.92%

Adopted ECF: 1.360

ECF Was: 1.399

CITY OF GRAND HAVEN

R5-04: RESIDENTIAL CONDOMINIUM - GRANDVIEW

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-27-225-001	551 GIDLEY CIR A	02/06/25	\$295,000	0.000%	\$295,000	\$133,100	0.451
70-03-27-225-004	551 GIDLEY CIR D	07/30/24	\$265,000	0.000%	\$265,000	\$131,300	0.495
70-03-27-225-012	551 GIDLEY CIR L	07/18/24	\$250,000	0.000%	\$250,000	\$136,300	0.545
70-03-27-225-020	553 GIDLEY CIR H	07/15/24	\$320,000	0.000%	\$320,000	\$130,900	0.409
70-03-27-225-015	553 GIDLEY CIR C	10/06/23	\$250,000	0.000%	\$250,000	\$129,000	0.516
Aggregate Ratio:							0.479
Standard Deviation:							0.054
Coefficient of Dispersion :							8.60%
Price Related Differential:							1.010

CITY OF GRAND HAVEN

R5-05 RESIDENTIAL: CONDO - BOARDWALK - 1st & 2nd FLOORS, 3rd FLOOR BLDG B											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-29-111-021	809 S HARBOR DR #21	09/15/25	\$ 775,000	0.000%	\$775,000	\$0	\$260,367	1.250	\$449,541	1,736.00	\$258.95
70-03-29-111-020	810 S HARBOR DR #20	08/14/25	\$ 805,000	0.000%	\$805,000	\$0	\$228,641	1.250	\$519,199	1,820.00	\$285.27
70-03-29-111-013	810 S HARBOR DR #13	06/13/25	\$ 584,500	0.000%	\$584,500	\$0	\$168,372	1.250	\$374,035	1,262.00	\$296.38
70-03-29-111-019	810 S HARBOR DR #19	01/12/24	\$ 585,000	0.000%	\$585,000	\$0	\$168,372	1.250	\$374,535	1,262.00	\$296.78
70-03-29-111-017	810 S HARBOR DR #17	12/22/22	\$ 500,000	0.000%	\$500,000	\$0	\$161,935	1.250	\$297,581	1,205.00	\$246.96

Unit of Comparison: Square Foot	Average Sale Price Per Unit:	\$276.58
	Standard Deviation:	\$20.32
	Coefficient of Dispersion :	6.71%
<i>Land Value Was:</i> \$281.00	Indicated Sale Price Per Unit:	\$276.50

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:	0.00%	

CITY OF GRAND HAVEN

R5-05 RESIDENTIAL: CONDO - BOARDWALK -3rd FLOOR, FRONT BUILDING

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-29-111-011	820 S HARBOR DR #11	05/31/24	\$1,000,000	0.000%	\$1,000,000	\$0	\$220,634	1.250	\$724,208	1,736.00	\$417.17
70-03-29-111-009	820 S HARBOR DR #9	12/14/23	\$1,300,000	0.000%	\$1,300,000	\$0	\$228,641	1.250	\$1,014,199	1,820.00	\$557.25
70-03-29-111-012	820 S HARBOR DR #12	08/11/23	\$927,500	0.000%	\$927,500	\$0	\$228,641	1.250	\$641,699	1,820.00	\$352.58
Unit of Comparison: Square Foot									Average Sale Price Per Unit:	\$442.73	
									Standard Deviation:	\$85.43	
									Coefficient of Dispersion :	18%	
<i>Land Value Was: \$441.00</i>									Indicated Sale Price Per Unit:	\$442.75	

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:	0.00%	

CITY OF GRAND HAVEN

R5-05 RESIDENTIAL: CONDO - BOARDWALK

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
70-03-29-111-021	809 S HARBOR DR #21	09/15/25	\$775,000	0.000%	\$775,000	\$0	\$480,004	\$294,996	\$260,367	1.133
70-03-29-111-020	810 S HARBOR DR #20	08/14/25	\$805,000	0.000%	\$805,000	\$0	\$503,230	\$301,770	\$228,641	1.320
70-03-29-111-013	810 S HARBOR DR #13	06/13/25	\$584,500	0.000%	\$584,500	\$0	\$348,943	\$235,557	\$168,372	1.399
70-03-29-111-019	810 S HARBOR DR #19	01/12/24	\$585,000	0.000%	\$585,000	\$0	\$348,943	\$236,057	\$168,372	1.402
70-03-29-111-017	810 S HARBOR DR #17	12/22/22	\$500,000	0.000%	\$500,000	\$0	\$333,183	\$166,818	\$161,935	1.030
70-03-29-111-011	820 S HARBOR DR #11	05/31/24	\$1,000,000	0.000%	\$1,000,000	\$0	\$768,614	\$231,386	\$220,634	1.049
70-03-29-111-009	820 S HARBOR DR #9	12/14/23	\$1,300,000	0.000%	\$1,300,000	\$0	\$805,805	\$494,195	\$228,641	2.161
70-03-29-111-012	820 S HARBOR DR #12	08/11/23	\$927,500	0.000%	\$927,500	\$0	\$805,805	\$121,695	\$228,641	0.532
Totals:								\$2,082,474	\$1,665,602	1.250
										Standard Deviation: 0.463
										Coefficient of Dispersion : 26%
<i>ECF Was:</i> 1.253										Adopted ECF: 1.250

CITY OF GRAND HAVEN

R5-05 RESIDENTIAL: CONDO - BOARDWALK

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-29-111-021	809 S HARBOR DR #21	09/15/25	\$775,000	0.000%	\$775,000	\$402,700	0.520
70-03-29-111-020	810 S HARBOR DR #20	08/14/25	\$805,000	0.000%	\$805,000	\$394,500	0.490
70-03-29-111-013	810 S HARBOR DR #13	06/13/25	\$584,500	0.000%	\$584,500	\$279,700	0.479
70-03-29-111-019	810 S HARBOR DR #19	01/12/24	\$585,000	0.000%	\$585,000	\$279,700	0.478
70-03-29-111-017	810 S HARBOR DR #17	12/22/22	\$500,000	0.000%	\$500,000	\$267,800	0.536
70-03-29-111-011	820 S HARBOR DR #11	05/31/24	\$1,000,000	0.000%	\$1,000,000	\$522,200	0.522
70-03-29-111-009	820 S HARBOR DR #9	12/14/23	\$1,300,000	0.000%	\$1,300,000	\$545,800	0.420
70-03-29-111-012	820 S HARBOR DR #12	08/11/23	\$927,500	0.000%	\$927,500	\$545,800	0.588
Aggregate Ratio:							0.500
Standard Deviation:							0.050
Coefficient of Dispersion :							7.41%
Price Related Differential:							1.008

CITY OF GRAND HAVEN

R5-06 RESIDENTIAL: CONDO - COLUMBUS CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-21-378-029	930 COLUMBUS AVE	08/27/25	\$175,000	-0.800%	\$173,600	\$0	\$69,735	1.280	\$84,339	1.00	\$84,338.94
70-03-21-378-021	914 COLUMBUS AVE	06/30/23	\$157,550	0.500%	\$158,338	\$0	\$69,735	1.280	\$69,077	1.00	\$69,076.69
70-03-21-378-017	906 COLUMBUS AVE	09/01/22	\$159,000	0.950%	\$160,511	\$394	\$70,157	1.280	\$70,316	1.00	\$70,315.80
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$74,577.14
									Standard Deviation:		\$6,921.14
									Coefficient of Dispersion :		9.26%
<i>Land Value Was:</i>	\$72,570								Indicated Sale Price Per Unit:		\$74,575.00

CITY OF GRAND HAVEN

R5-06 RESIDENTIAL: CONDO - COLUMBUS CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-21-378-029	930 COLUMBUS AVE	08/27/25	\$175,000	-0.800%	\$173,600	\$0	\$74,575	\$99,025	\$69,735	1.420
70-03-21-378-021	914 COLUMBUS AVE	06/30/23	\$157,550	0.500%	\$158,338	\$0	\$74,575	\$83,763	\$69,735	1.201
70-03-21-378-017	906 COLUMBUS AVE	09/01/22	\$159,000	0.950%	\$160,511	\$394	\$74,575	\$85,542	\$70,157	1.219
Totals:								\$268,329	\$209,627	1.280
								Standard Deviation:	0.121	
								Coefficient of Dispersion :	7.65%	
<i>ECF Was:</i> 1.25								Adopted ECF:	1.28	

CITY OF GRAND HAVEN

R5-06 RESIDENTIAL: CONDO - COLUMBUS CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-21-378-029	930 COLUMBUS AVE	08/27/25	\$175,000	-0.800%	\$173,600	\$81,900	0.472
70-03-21-378-021	914 COLUMBUS AVE	06/30/23	\$157,550	0.500%	\$158,338	\$81,900	0.517
70-03-21-378-017	906 COLUMBUS AVE	09/01/22	\$159,000	0.950%	\$160,511	\$82,400	0.513
Aggregate Ratio:							0.500
Standard Deviation:							0.025
Coefficient of Dispersion :							4%
Price Related Differential:							0.336

CITY OF GRAND HAVEN

R5-07 RESIDENTIAL: CONDOMINIUM - KLEMPER FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-34-105-007	1505 KLEMPER FARM DR	08/18/25	\$235,750	-0.800%	\$233,864	\$1,051	\$109,729	1.400	\$79,193	801.00	\$98.87
70-03-34-105-062	1523 MEADOW LN	08/04/25	\$300,000	-0.800%	\$297,600	\$1,051	\$121,891	1.400	\$125,901	878.00	\$143.40
70-03-34-105-058	1515 MEADOW LN	04/01/25	\$255,000	-0.600%	\$253,470	\$1,051	\$109,729	1.400	\$98,799	801.00	\$123.34
70-03-34-105-010	1511 KLEMPER FARM DR	07/22/24	\$250,000	-0.150%	\$249,625	\$1,051	\$109,729	1.400	\$94,954	801.00	\$118.54
70-03-34-105-030	1814 DAIRY LN	12/22/23	\$234,900	0.200%	\$235,370	\$1,051	\$109,729	1.400	\$80,698	801.00	\$100.75
70-03-34-105-043	1824 DAIRY LN	11/07/23	\$225,000	0.250%	\$225,563	\$1,051	\$109,729	1.400	\$70,891	801.00	\$88.50
70-03-34-105-042	1822 DAIRY LN	09/08/23	\$245,000	0.350%	\$245,858	\$1,051	\$109,729	1.400	\$91,186	801.00	\$113.84
70-03-34-105-020	1519 KLEMPER FARM DR	06/09/23	\$235,000	0.500%	\$236,175	\$1,051	\$109,729	1.400	\$81,504	801.00	\$101.75
70-03-34-105-074	1500 MEADOW LN	03/31/23	\$270,000	0.650%	\$271,755	\$1,051	\$121,891	1.400	\$100,056	878.00	\$113.96
70-03-34-105-071	1506 MEADOW LN	03/03/23	\$201,500	0.650%	\$202,810	\$1,051	\$109,729	1.400	\$48,138	801.00	\$60.10
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$102.31
									Standard Deviation:		\$21.19
									Coefficient of Dispersion :		15%
<i>Land Value Was:</i> \$88.50									Indicated Sale Price Per Unit:		\$100.00

CITY OF GRAND HAVEN

R5-07 RESIDENTIAL: CONDOMINIUM - KLEMPPEL FARMS										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-34-105-007	1505 KLEMPPEL FARM DR	08/18/25	\$235,750	-0.800%	\$233,864	\$1,051	\$80,100	\$152,713	\$109,729	1.392
70-03-34-105-062	1523 MEADOW LN	08/04/25	\$300,000	-0.800%	\$297,600	\$1,051	\$87,800	\$208,749	\$121,891	1.713
70-03-34-105-058	1515 MEADOW LN	04/01/25	\$255,000	-0.600%	\$253,470	\$1,051	\$80,100	\$172,319	\$109,729	1.570
70-03-34-105-010	1511 KLEMPPEL FARM DR	07/22/24	\$250,000	-0.150%	\$249,625	\$1,051	\$80,100	\$168,474	\$109,729	1.535
70-03-34-105-030	1814 DAIRY LN	12/22/23	\$234,900	0.200%	\$235,370	\$1,051	\$80,100	\$154,219	\$109,729	1.405
70-03-34-105-043	1824 DAIRY LN	11/07/23	\$225,000	0.250%	\$225,563	\$1,051	\$80,100	\$144,412	\$109,729	1.316
70-03-34-105-042	1822 DAIRY LN	09/08/23	\$245,000	0.350%	\$245,858	\$1,051	\$80,100	\$164,707	\$109,729	1.501
70-03-34-105-020	1519 KLEMPPEL FARM DR	06/09/23	\$235,000	0.500%	\$236,175	\$1,051	\$80,100	\$155,024	\$109,729	1.413
70-03-34-105-074	1500 MEADOW LN	03/31/23	\$270,000	0.650%	\$271,755	\$1,051	\$87,800	\$182,904	\$121,891	1.501
70-03-34-105-071	1506 MEADOW LN	03/03/23	\$201,500	0.650%	\$202,810	\$1,051	\$80,100	\$121,659	\$109,729	1.109
Totals:								\$1,416,430	\$999,722	1.417
								Standard Deviation:	0.162	
								Coefficient of Dispersion :	8.14%	
								Adopted ECF:	1.410	

ECF Was: 1.398

CITY OF GRAND HAVEN

R5-07 RESIDENTIAL: CONDOMINIUM - KLEMPPEL FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-34-105-007	1505 KLEMPPEL FARM DR	08/18/25	\$235,750	-0.800%	\$233,864	\$118,300	0.506
70-03-34-105-062	1523 MEADOW LN	08/04/25	\$300,000	-0.800%	\$297,600	\$130,800	0.440
70-03-34-105-058	1515 MEADOW LN	04/01/25	\$255,000	-0.600%	\$253,470	\$118,300	0.467
70-03-34-105-010	1511 KLEMPPEL FARM DR	07/22/24	\$250,000	-0.150%	\$249,625	\$118,300	0.474
70-03-34-105-030	1814 DAIRY LN	12/22/23	\$234,900	0.200%	\$235,370	\$118,300	0.503
70-03-34-105-043	1824 DAIRY LN	11/07/23	\$225,000	0.250%	\$225,563	\$118,300	0.524
70-03-34-105-042	1822 DAIRY LN	09/08/23	\$245,000	0.350%	\$245,858	\$118,300	0.481
70-03-34-105-020	1519 KLEMPPEL FARM DR	06/09/23	\$235,000	0.500%	\$236,175	\$118,300	0.501
70-03-34-105-074	1500 MEADOW LN	03/31/23	\$270,000	0.650%	\$271,755	\$130,800	0.481
70-03-34-105-071	1506 MEADOW LN	03/03/23	\$201,500	0.650%	\$202,810	\$118,300	0.583
Aggregate Ratio:							0.493
Standard Deviation:							0.039
Coefficient of Dispersion :							5.59%
Price Related Differential:							1.007

CITY OF GRAND HAVEN

R5-08 RESIDENTIAL: CONDOMINIUM - HARBOURFRONT - BUILDING 1 FRONT UNITS											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-277-008	202 N HARBOR DR	05/12/25	\$525,000	-13.000%	\$456,750	\$0	\$45,365	1.400	\$393,239	952.00	\$413.07
70-03-20-277-009	200 N HARBOR DR	06/26/24		-2.000%		\$0		1.400			
70-03-20-277-008	202 N HARBOR DR	11/22/23	\$510,000	5.000%	\$535,500	\$0	\$45,365	1.400	\$471,989	952.00	\$495.79
70-03-20-277-006	206 N HARBOR DR	12/08/20	\$375,000	40.000%	\$525,000	\$0	\$45,365	1.400	\$461,489	952.00	\$484.76
70-03-20-277-009	200 N HARBOR DR	02/28/20	\$350,000	50.000%	\$525,000	\$0	\$51,425	1.400	\$453,005	926.00	\$489.21
70-03-20-277-008	202 N HARBOR DR	01/13/20	\$318,250	51.000%	\$480,558	\$0	\$45,365	1.400	\$417,047	952.00	\$438.07
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$453.48
<i>Top line of Sales Redacted: Real Property Statement</i>									Standard Deviation:		\$38.25
									Coefficient of Dispersion :		8.0%
<i>Land Value Was: \$413.00</i>									Indicated Sale Price Per Unit:		\$453.00
USE	Time adj 1%	70-03-20-277-009 information redacted RPS									

CITY OF GRAND HAVEN

R5-08 RESIDENTIAL: CONDOMINIUM - HARBOURFRONT - BUILDING 2 FRONT UNITS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-277-016	138 N HARBOR DR	08/20/21	\$365,000	32.000%	\$481,800	\$0	\$100,040	1.400	\$341,744	1,001.00	\$341.40
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$341.40
									Standard Deviation:		\$0.00
									Coefficient of Dispersion :		0.0%
<i>Land Value Was:</i> \$306.00									Indicated Sale Price Per Unit:		\$341.00
USE	Time adj 1%										

CITY OF GRAND HAVEN

R5-08 RESIDENTIAL: CONDOMINIUM - HARBOURFRONT - BUILDING 3 FRONT UNITS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-277-024	124 N HARBOR DR	05/29/15	\$381,000	107.000%	\$788,670	\$0	\$87,490	1.400	\$666,184	1,768.00	\$376.80
Unit of Comparison: Square Foot										Average Sale Price Per Unit:	\$376.80
										Standard Deviation:	\$0.00
										Coefficient of Dispersion :	0.0%
<i>Land Value Was:</i> \$361.00										Indicated Sale Price Per Unit:	\$377.00
USE	Time adj 1%										

CITY OF GRAND HAVEN

R5-08 RESIDENTIAL: CONDOMINIUM - HARBOURFRONT - BUILDING 4 FRONT UNITS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-277-032	106 N HARBOR DR	04/07/25	\$730,000	-12.000%	\$642,400	\$0	\$75,672	1.400	\$536,459	1,372.00	\$391.00
70-03-20-277-030	114 N HARBOR DR	01/31/20	\$427,500	51.000%	\$645,525	\$0	\$69,933	1.400	\$547,619	1,306.00	\$419.31
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$405.16
									Standard Deviation:		\$0.00
									Coefficient of Dispersion :		0.0%
<i>Land Value Was:</i> \$387.00									Indicated Sale Price Per Unit:		\$405.00
USE	Time adj 1%										

CITY OF GRAND HAVEN

R5-08 RESIDENTIAL: CONDOMINIUM - HARBOURFRONT - BUILDING 4 CENTER UNITS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-277-037	110 N HARBOR DR #104	05/10/24	\$537,500	-1.000%	\$532,125	\$0	\$99,551	1.400	\$392,754	1,009.00	\$389.25
70-03-20-277-058	110 N HARBOR DR #311	08/22/23	\$400,000	8.000%	\$432,000	\$0	\$84,212	1.400	\$314,104	842.00	\$373.04
70-03-20-277-038	110 N HARBOR DR #109	06/23/23	\$390,000	10.000%	\$429,000	\$0	\$88,656	1.400	\$304,881	905.00	\$336.89
70-03-20-277-037	110 N HARBOR DR #104	06/28/22	\$435,000	22.000%	\$530,700	\$0	\$99,551	1.400	\$391,329	1,009.00	\$387.84
70-03-20-277-054	110 N HARBOR DR #213	02/25/22	\$250,000	26.000%	\$315,000	\$0	\$58,258	1.400	\$233,439	530.00	\$440.45
70-03-20-277-036	110 N HARBOR DR #101	01/21/22	\$332,500	27.000%	\$422,275	\$0	\$65,521	1.400	\$330,546	655.00	\$504.65
70-03-20-277-058	110 N HARBOR DR #311	09/09/21	\$300,000	31.000%	\$393,000	\$0	\$84,212	1.400	\$275,104	842.00	\$326.73
70-03-20-277-059	110 N HARBOR DR #313	08/27/21	\$269,900	32.000%	\$356,268	\$0	\$55,971	1.400	\$277,909	524.00	\$530.36
70-03-20-277-040	110 N HARBOR DR #113	06/22/21	\$252,000	34.000%	\$337,680	\$0	\$56,147	1.400	\$259,074	538.00	\$481.55
70-03-20-277-050	110 N HARBOR DR #201	02/26/21	\$305,000	38.000%	\$420,900	\$0	\$74,903	1.400	\$316,035	732.00	\$431.74
70-03-20-277-072	110 N HARBOR DR #111	01/19/21	\$237,500	39.000%	\$330,125	\$0	\$68,320	1.400	\$234,477	673.00	\$348.41
70-03-20-277-040	110 N HARBOR DR #113	07/24/20	\$220,000	45.000%	\$319,000	\$0	\$56,147	1.400	\$240,394	538.00	\$446.83
70-03-20-277-057	110 N HARBOR DR #309	01/31/20	\$275,450	51.000%	\$415,930	\$0	\$90,835	1.400	\$288,761	887.00	\$325.55

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit: \$409.48
 Standard Deviation: \$66.11
 Coefficient of Dispersion : 14.2%

Land Value Was: \$372.00

Indicated Sale Price Per Unit: \$410.00

USE Time adj 1%

CITY OF GRAND HAVEN

R5-08 RESIDENTIAL: CONDOMINIUM - HARBOURFRONT - BUILDING 4 REAR UNITS											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-277-077	110 N HARBOR DR #308	05/20/24	\$465,000	-1.000%	\$460,350	\$0	\$85,608	1.400	\$340,499	843.00	\$403.91
70-03-20-277-047	110 N HARBOR DR #205	08/07/23	\$550,000	8.000%	\$594,000	\$0	\$88,814	1.400	\$469,660	1,420.00	\$330.75
70-03-20-277-043	110 N HARBOR DR #210	10/28/22	\$400,000	18.000%	\$472,000	\$0	\$122,654	1.400	\$300,285	1,244.00	\$241.39
70-03-20-277-046	110 N HARBOR DR #206	09/09/22	\$488,000	19.000%	\$580,720	\$0	\$121,648	1.400	\$410,413	1,232.00	\$333.13
70-03-20-277-047	110 N HARBOR DR #205	08/06/21	\$463,595	32.000%	\$611,945	\$0	\$88,814	1.400	\$487,606	1,420.00	\$343.38
70-03-20-277-077	110 N HARBOR DR #308	10/12/20	\$319,900	42.000%	\$454,258	\$0	\$85,608	1.400	\$334,407	843.00	\$396.69
70-03-20-277-074	110 N HARBOR DR #303	06/24/20	\$145,000	46.000%	\$211,700	\$0	\$48,998	1.400	\$143,102	454.00	\$315.20
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$337.78
									Standard Deviation:		\$50.35
									Coefficient of Dispersion :		11.1%
<i>Land Value Was:</i> \$304.00									Indicated Sale Price Per Unit:		\$338.00
USE	Time adj 1%										

CITY OF GRAND HAVEN

R5-08 RESIDENTIAL: CONDOMINIUM - HARBOURFRONT - BUILDING 4 PENTHOUSE UNITS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-277-066	110 N HARBOR DR #305	02/23/24	\$975,000	2.000%	\$994,500	\$0	\$153,086	1.400	\$780,179	1,905.00	\$409.54
70-03-20-277-061	110 N HARBOR DR #312	09/08/23	\$1,020,000	7.000%	\$1,091,400	\$0	\$178,357	1.400	\$841,701	1,679.00	\$501.31
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$455.43
									Standard Deviation:		\$45.88
									Coefficient of Dispersion :		10.1%
<i>Land Value Was:</i> \$407.00									Indicated Sale Price Per Unit:		\$455.00
USE	Time adj 1%										

R5-08 RESIDENTIAL: CONDOMINIUM - HARBOURFRONT										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-20-277-008	202 N HARBOR DR	5/12/2025	\$ 525,000	-13.000%	\$456,750	\$0	\$431,256	\$25,494	\$45,365	0.562
70-03-20-277-009	200 N HARBOR DR	6/26/2024								
70-03-20-277-008	202 N HARBOR DR	11/22/2023	\$ 510,000	5.000%	\$535,500	\$0	\$431,256	\$104,244	\$45,365	2.298
70-03-20-277-006	206 N HARBOR DR	12/8/2020	\$ 375,000	40.000%	\$525,000	\$0	\$431,256	\$93,744	\$45,365	2.066
70-03-20-277-009	200 N HARBOR DR	2/28/2020	\$ 350,000	50.000%	\$525,000	\$0	\$419,478	\$105,522	\$51,425	2.052
70-03-20-277-008	202 N HARBOR DR	1/13/2020	\$ 318,250	51.000%	\$480,558	\$0	\$431,256	\$49,302	\$45,365	1.087
70-03-20-277-016	140 N HARBOR DR	11/28/22	\$485,000	0.000%	\$481,800	\$0	\$341,744	\$140,056	\$100,040	1.400
70-03-20-277-012	140 N HARBOR DR	11/28/2022	\$485,000	17.000%	\$567,450	\$0	\$443,070	\$124,380	\$57,119	2.178
70-03-20-277-011	144 N HARBOR DR #11	2/18/2022	\$460,750	26.000%	\$580,545	\$0	\$490,050	\$90,495	\$60,547	1.495
70-03-20-277-011	144 N HARBOR DR #11	3/24/2020	\$349,900	49.000%	\$521,351	\$0	\$490,050	\$31,301	\$60,547	0.517
70-03-20-277-024	124 N HARBOR DR	05/29/15	\$381,000	107.000%	\$788,670	\$0	\$666,536	\$122,134	\$87,490	1.396
70-03-20-277-022	125 N 1ST ST	04/17/20	\$400,000	48.000%	\$592,000	\$0	\$506,736	\$85,264	\$60,631	1.406
70-03-20-277-032	106 N HARBOR DR	04/07/25	\$730,000	-12.000%	\$642,400	\$0	\$555,660	\$86,740	\$75,672	1.146
70-03-20-277-030	114 N HARBOR DR	01/31/20	\$427,500	51.000%	\$645,525	\$0	\$528,930	\$116,595	\$69,933	1.667
70-03-20-277-037	110 N HARBOR DR #104	5/10/2024	\$ 537,500	-1.000%	\$532,125	\$0	\$413,690	\$118,435	\$99,551	1.190
70-03-20-277-058	110 N HARBOR DR #311	8/22/2023	\$ 400,000	8.000%	\$432,000	\$0	\$345,220	\$86,780	\$84,212	1.030
70-03-20-277-038	110 N HARBOR DR #109	6/23/2023	\$ 390,000	10.000%	\$429,000	\$0	\$371,050	\$57,950	\$88,656	0.654
70-03-20-277-037	110 N HARBOR DR #104	6/28/2022	\$ 435,000	22.000%	\$530,700	\$0	\$413,690	\$117,010	\$99,551	1.175
70-03-20-277-054	110 N HARBOR DR #213	2/25/2022	\$ 250,000	26.000%	\$315,000	\$0	\$217,300	\$97,700	\$58,258	1.677
70-03-20-277-036	110 N HARBOR DR #101	1/21/2022	\$ 332,500	27.000%	\$422,275	\$0	\$268,550	\$153,725	\$65,521	2.346
70-03-20-277-058	110 N HARBOR DR #311	9/9/2021	\$ 300,000	31.000%	\$393,000	\$0	\$345,220	\$47,780	\$84,212	0.567
70-03-20-277-059	110 N HARBOR DR #313	8/27/2021	\$ 269,900	32.000%	\$356,268	\$0	\$214,840	\$141,428	\$55,971	2.527
70-03-20-277-040	110 N HARBOR DR #113	6/22/2021	\$ 252,000	34.000%	\$337,680	\$0	\$220,580	\$117,100	\$56,147	2.086
70-03-20-277-050	110 N HARBOR DR #201	2/26/2021	\$ 305,000	38.000%	\$420,900	\$0	\$300,120	\$120,780	\$74,903	1.612
70-03-20-277-072	110 N HARBOR DR #111	1/19/2021	\$ 237,500	39.000%	\$330,125	\$0	\$275,930	\$54,195	\$68,320	0.793
70-03-20-277-040	110 N HARBOR DR #113	7/24/2020	\$ 220,000	45.000%	\$319,000	\$0	\$220,580	\$98,420	\$56,147	1.753
70-03-20-277-057	110 N HARBOR DR #309	1/31/2020	\$ 275,450	51.000%	\$415,930	\$0	\$363,670	\$52,260	\$90,835	0.575
70-03-20-277-077	110 N HARBOR DR #308	05/20/24	\$ 465,000	-1.000%	\$460,350	\$0	\$284,934	\$175,416	\$85,608	2.049
70-03-20-277-047	110 N HARBOR DR #205	08/07/23	\$ 550,000	8.000%	\$594,000	\$0	\$479,960	\$114,040	\$88,814	1.284
70-03-20-277-043	110 N HARBOR DR #210	10/28/22	\$ 400,000	18.000%	\$472,000	\$0	\$420,472	\$51,528	\$122,654	0.420
70-03-20-277-046	110 N HARBOR DR #206	09/09/22	\$ 488,000	19.000%	\$580,720	\$0	\$416,416	\$164,304	\$121,648	1.351
70-03-20-277-047	110 N HARBOR DR #205	08/06/21	\$ 463,595	32.000%	\$611,945	\$0	\$479,960	\$131,985	\$88,814	1.486
70-03-20-277-077	110 N HARBOR DR #308	10/12/20	\$ 319,900	42.000%	\$454,258	\$0	\$284,934	\$169,324	\$85,608	1.978
70-03-20-277-074	110 N HARBOR DR #303	06/24/20	\$ 145,000	46.000%	\$211,700	\$0	\$153,452	\$58,248	\$48,998	1.189
70-03-20-277-066	110 N HARBOR DR #305	2/23/2024	\$ 975,000	2.000%	\$994,500	\$0	\$866,775	\$127,725	\$153,086	0.834
70-03-20-277-061	110 N HARBOR DR #312	9/8/2023	\$ 1,020,000	7.000%	\$1,091,400	\$0	\$763,945	\$327,455	\$178,357	1.836

Totals: \$3,781,752 \$2,812,159 1.345

Standard Deviation: 0.604

Coefficient of Dispersion : 36.7%

Adopted ECF: 1.340

ECF Was: 1.242

CITY OF GRAND HAVEN

R5-09 RESIDENTIAL: CONDO - WOODLAWN COMMONS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-28-285-003	1427 WOODLAWN CMNS	03/25/24	\$325,000	0.000%	\$325,000	\$3,140	\$182,707	1.255	\$92,562	1.00	\$92,562.46
70-03-28-285-011	1436 WOODLAWN CMNS	08/25/23	\$320,000	0.000%	\$320,000	\$3,140	\$180,334	1.255	\$90,540	1.00	\$90,540.32
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$91,551.39
									Standard Deviation:		\$1,011.07
									Coefficient of Dispersion :		1.10%
<i>Land Value Was: \$91,087</i>									Indicated Sale Price Per Unit:		\$91,551.00

CITY OF GRAND HAVEN

R5-09 RESIDENTIAL: CONDO - WOODLAWN COMMONS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-28-285-003	1427 WOODLAWN CMNS	03/25/24	\$325,000	0.000%	\$325,000	\$3,140	\$91,551	\$230,309	\$182,707	1.261	
70-03-28-285-011	1436 WOODLAWN CMNS	08/25/23	\$320,000	0.000%	\$320,000	\$3,140	\$91,551	\$225,309	\$180,334	1.249	
Totals:								\$455,618	\$363,042	1.255	
								Standard Deviation:		0.008	
								Coefficient of Dispersion :		0.44%	
<i>ECF Was:</i>	1.25									Adopted ECF:	1.255

CITY OF GRAND HAVEN

R5-09 RESIDENTIAL: CONDO - WOODLAWN COMMONS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-28-285-003	1427 WOODLAWN CMNS	3/25/2024	\$325,000	0.00%	\$325,000	\$162,000	0.498
70-03-28-285-011	1436 WOODLAWN CMNS	8/25/2023	\$320,000	0.00%	\$320,000	\$160,500	0.502
Aggregate Ratio:							0.500
Standard Deviation:							0.002
Coefficient of Dispersion :							0.31%
Price Related Differential:							1.000

CITY OF GRAND HAVEN

R5-10: RESIDENTIAL: CONDO - MINNEMA CONDOS - EXTERIOR UNIT											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-28-375-004	1023 OHIO AVE	12/16/22	\$80,000	8.000%	\$86,400	\$1,407	\$70,588	1.170	\$2,405	800.00	\$3.01
70-03-28-375-004	1023 OHIO AVE	12/28/15	\$68,000	50.000%	\$102,000	\$1,407	\$70,588	1.170	\$18,005	800.00	\$22.51
70-03-28-375-001	1017 OHIO AVE	07/31/14	\$73,000	58.500%	\$115,705	\$1,525	\$78,714	1.170	\$22,084	968.00	\$22.81
Unit of Comparison:	Square Foot				Average Sale Price Per Unit:		\$22.66		Indicated Sale Price Per Unit:		\$30.50

Standard Deviation: \$9.27
Coefficient of Dispersion : 38.5%

was 29.50

TIME ADJUSTMENT

Difference: - #DIV/0!
Difference in Months: #DIV/0!
Use: 0.50%

CITY OF GRAND HAVEN

R5-10: RESIDENTIAL: CONDO - MINNEMA CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-28-375-004	1023 OHIO AVE	12/16/22	\$80,000	8.000%	\$86,400	\$1,407	\$24,400	\$60,593	\$70,588	0.858
70-03-28-375-004	1023 OHIO AVE	12/28/15	\$68,000	50.000%	\$102,000	\$1,407	\$24,400	\$76,193	\$70,588	1.079
70-03-28-375-001	1017 OHIO AVE	07/31/14	\$73,000	58.500%	\$115,705	\$1,525	\$29,524	\$84,656	\$78,714	1.075
70-03-28-375-006	1049 OHIO AVE	12/01/23	\$195,000	2.000%	\$198,900	\$1,404	\$46,805	\$150,691	\$103,940	1.450
70-03-28-375-002	1019 OHIO AVE	11/10/17	\$110,000	38.500%	\$152,350	\$1,030	\$45,954	\$105,366	\$102,213	1.031
70-03-28-375-002	1019 OHIO AVE	09/16/13	\$98,500	63.500%	\$161,048	\$1,030	\$45,954	\$114,064	\$102,213	1.116
Totals:								\$530,970	\$457,669	1.160
Standard Deviation:										0.170
Coefficient of Dispersion :										11.10%
Adopted ECF:										1.160

ECF Was: 1.162

CITY OF GRAND HAVEN

R5-10: RESIDENTIAL: CONDO - MINNEMA CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-28-375-004	1023 OHIO AVE	12/16/22	\$80,000	8.000%	\$86,400	\$53,800	0.623
70-03-28-375-004	1023 OHIO AVE	12/28/15	\$68,000	50.000%	\$102,000	\$53,800	0.527
70-03-28-375-001	1017 OHIO AVE	07/31/14	\$73,000	58.500%	\$115,705	\$61,200	0.529
70-03-28-375-006	1049 OHIO AVE	12/01/23	\$195,000	2.000%	\$198,900	\$84,400	0.424
70-03-28-375-002	1019 OHIO AVE	11/10/17	\$110,000	38.500%	\$152,350	\$82,800	0.543
70-03-28-375-002	1019 OHIO AVE	09/16/13	\$98,500	63.500%	\$161,048	\$82,800	0.514
Aggregate Ratio:							0.500
Standard Deviation:							0.048
Coefficient of Dispersion :							6.32%
Price Related Differential:							1.02

CITY OF GRAND HAVEN

R5-11 RESIDENTIAL: CONDO - CLINTON RIDGE											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-450-003	140 CLINTON AVE	01/31/25	\$380,000	-7.150%	\$352,830	\$0	\$128,188	1.210	\$197,723	1,456.00	\$135.80
70-03-20-450-001	120 CLINTON AVE	01/25/19	\$350,000	50.050%	\$525,174	\$0	\$180,944	1.210	\$306,232	1,808.00	\$169.38
70-03-20-450-002	130 CLINTON AVE	08/08/14	\$179,900	92.155%	\$345,687	\$0	\$128,188	1.210	\$190,579	1,456.00	\$130.89
70-03-20-450-005	160 CLINTON AVE	11/28/11	\$159,000	118.371%	\$347,211	\$0	\$128,188	1.210	\$192,103	1,456.00	\$131.94
70-03-20-450-001	120 CLINTON AVE	03/17/10	\$190,000	134.260%	\$445,094	\$0	\$180,944	1.210	\$226,152	1,808.00	\$125.08

Unit of Comparison: Square Foot

Average Sale Price Per Unit: \$138.62

Standard Deviation: \$15.76

Coefficient of Dispersion : 8.9%

Indicated Sale Price Per Unit: \$138.00

TIME ADJUSTMENT Was 131

70-03-20-450-001	120 CLINTON AVE	01/25/19	\$350,000
70-03-20-450-001	120 CLINTON AVE	03/17/10	\$190,000
	Difference:	106.00	84.21%
	Difference in Months:		0.79%

CITY OF GRAND HAVEN

R5-11 RESIDENTIAL: CONDO - CLINTON RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-20-450-003	140 CLINTON AVE	01/31/25	\$380,000	-7.150%	\$352,830	\$0	\$200,928	\$181,936	\$128,188	1.419	
70-03-20-450-001	120 CLINTON AVE	01/25/19	\$350,000	50.050%	\$525,174	\$0	\$249,504	\$275,670	\$180,944	1.524	
70-03-20-450-005	160 CLINTON AVE	11/28/11	\$159,000	118.371%	\$347,211	\$0	\$200,928	\$146,283	\$128,188	1.141	
70-03-20-450-001	120 CLINTON AVE	03/17/10	\$190,000	134.260%	\$445,094	\$0	\$249,504	\$195,590	\$180,944	1.081	
Totals:								\$799,479	\$618,263	1.293	
										Standard Deviation:	0.214
										Coefficient of Dispersion :	13.95%
										Adopted ECF:	1.290

Was 1.102

CITY OF GRAND HAVEN

TABLE NAME HERE							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-20-450-003	140 CLINTON AVE	01/31/25	\$380,000	-7.150%	\$352,830	\$183,100	0.519
70-03-20-450-001	120 CLINTON AVE	01/25/19	\$350,000	50.050%	\$525,174	\$241,500	0.460
70-03-20-450-005	160 CLINTON AVE	11/28/11	\$159,000	118.371%	\$347,211	\$183,100	0.527
70-03-20-450-001	120 CLINTON AVE	03/17/10	\$190,000	134.260%	\$445,094	\$241,500	0.543
Aggregate Ratio:							0.508
Standard Deviation:							0.036
Coefficient of Dispersion :							5.00%
Price Related Differential:							1.007

CITY OF GRAND HAVEN

R5-12 RESIDENTIAL: CONDO - GH RESORT

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-29-161-003	1026 S HARBOR DR #3	03/10/21	\$400,000	18.500%	\$474,000	\$1,810	\$81,087	1.200	\$374,886	1.00	\$374,885.66
Unit of Comparison:	Site Value										Average Sale Price Per Unit: \$374,885.66
											Standard Deviation: \$0.00
											Coefficient of Dispersion : 0%
<i>Land Value Was:</i>	<i>\$354,634</i>										Indicated Sale Price Per Unit: \$374,890.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Use:		0.50%

CITY OF GRAND HAVEN

R5-12 RESIDENTIAL: CONDO - GH RESORT

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-29-161-003	1026 S HARBOR DR #3	03/10/21	\$400,000	18.500%	\$474,000	\$1,810	\$374,890	\$97,300	\$81,087	1.200
Totals:								\$97,300	\$81,087	1.200
									Standard Deviation:	#DIV/0!
									Coefficient of Dispersion :	0
<i>ECF Was:</i> 1.15									Adopted ECF:	1.200

CITY OF GRAND HAVEN

R5-12 RESIDENTIAL: CONDO - GH RESORT

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-29-161-003	1026 S HARBOR DR #3	03/10/21	\$400,000	18.500%	\$474,000	\$237,000	0.500
Aggregate Ratio:							0.500
Standard Deviation:							#DIV/0!
Coefficient of Dispersion :							0.00%
Price Related Differential:							1.000

CITY OF GRAND HAVEN

R5-13 RESIDENTIAL: CONDO - HIDDEN POND - BEECHWOOD CT

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-27-157-005	1515 BEECHWOOD CT	02/01/24	\$243,150	0.000%	\$243,150	\$3,198	\$114,916	1.250	\$96,307	1,152.00	\$83.60
70-03-27-157-004	1511 BEECHWOOD CT	07/23/21	\$215,000	16.500%	\$250,475	\$3,198	\$117,478	1.250	\$100,430	1,144.00	\$87.79
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$85.69
									Standard Deviation:		\$2.09
									Coefficient of Dispersion :		2.44%
<i>Land Value Was: \$81.62</i>									Indicated Sale Price Per Unit:		\$85.69

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Use:	0.50%	

CITY OF GRAND HAVEN

R5-13 RESIDENTIAL: CONDO - HIDDEN POND

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-27-157-005	1515 BEECHWOOD CT	02/01/24	\$243,150	0.000%	\$243,150	\$3,198	\$98,715	\$141,237	\$114,916	1.229	
70-03-27-157-004	1511 BEECHWOOD CT	07/23/21	\$215,000	16.500%	\$250,475	\$3,198	\$98,029	\$149,248	\$117,478	1.270	
Totals:								\$290,485	\$232,393	1.250	
										Standard Deviation:	0.029
										Coefficient of Dispersion :	1.66%
<i>ECF Was:</i> 1.21										Adopted ECF:	1.250

CITY OF GRAND HAVEN

R5-13 RESIDENTIAL: CONDO - HIDDEN POND

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-27-157-005	1515 BEECHWOOD CT	02/01/24	\$243,150	0.000%	\$243,150	\$122,800	0.505
70-03-27-157-004	1511 BEECHWOOD CT	07/23/21	\$215,000	16.500%	\$250,475	\$124,000	0.495
Aggregate Ratio:							0.500
Standard Deviation:							0.007
Coefficient of Dispersion :							0.01
Price Related Differential:							1.000

CITY OF GRAND HAVEN

R5-14 RESIDENTIAL: CONDO - BEECHTREE COMMONS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-27-155-022	1516 BEECHTREE CMNS	07/01/25	\$321,000	-0.750%	\$318,593	\$6,758	\$175,725	1.170	\$106,236	1.00	\$106,236
70-03-27-155-015	1534 BEECHTREE CMNS	02/28/23	\$375,000	0.700%	\$377,625	\$4,430	\$196,608	1.170	\$143,163	1.00	\$143,163
70-03-27-155-003	1527 BEECHTREE CMNS	11/29/22	\$320,000	0.850%	\$322,720	\$4,083	\$175,825	1.170	\$112,922	1.00	\$112,922
70-03-27-155-013	1538 BEECHTREE CMNS	10/31/22	\$375,000	0.900%	\$378,375	\$8,728	\$198,255	1.170	\$137,688	1.00	\$137,688
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$125,003
									Standard Deviation:		\$15,723
									Coefficient of Dispersion :		12.3%
Land Rate Was:	\$125,611								Indicated Sale Price Per Unit:		\$125,000

TIME ADJUSTMENT

Difference: - #DIV/0!
 Difference Per Month: #DIV/0!

CITY OF GRAND HAVEN

R5-14 RESIDENTIAL: CONDO - BEECHTREE COMMONS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-27-155-022	1516 BEECHTREE CMNS	07/01/25	\$321,000	-0.750%	\$318,593	\$6,758	\$125,000	\$186,835	\$175,725	1.063	
70-03-27-155-015	1534 BEECHTREE CMNS	02/28/23	\$375,000	0.700%	\$377,625	\$4,430	\$125,000	\$248,195	\$196,608	1.262	
70-03-27-155-003	1527 BEECHTREE CMNS	11/29/22	\$320,000	0.850%	\$322,720	\$4,083	\$125,000	\$193,637	\$175,825	1.101	
70-03-27-155-013	1538 BEECHTREE CMNS	10/31/22	\$375,000	0.900%	\$378,375	\$8,728	\$125,000	\$244,647	\$198,255	1.234	
Totals:								\$873,314	\$746,413	1.170	
										Standard Deviation:	0.098
										Coefficient of Dispersion :	7.12%
ECF was:		1.21								Adopted ECF:	1.170

CITY OF GRAND HAVEN

R5-14 RESIDENTIAL: CONDO - BEECHTREE COMMONS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio	
70-03-27-155-022	1516 BEECHTREE CMNS	07/01/25	\$321,000	-0.750%	\$318,593	\$168,700	0.530	
70-03-27-155-015	1534 BEECHTREE CMNS	02/28/23	\$375,000	0.700%	\$377,625	\$179,700	0.476	
70-03-27-155-003	1527 BEECHTREE CMNS	11/29/22	\$320,000	0.850%	\$322,720	\$167,400	0.519	
70-03-27-155-013	1538 BEECHTREE CMNS	10/31/22	\$375,000	0.900%	\$378,375	\$182,800	0.483	
					\$1,397,313	\$698,600	0.500	
							Standard Deviation:	0.026
							Coefficient of Dispersion :	4.45%
							Price Related Differential:	1.004

CITY OF GRAND HAVEN

R5-15 RESIDENTIAL: CONDOMINIUM - BEECHWOOD BLUFF											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-27-190-025	906 BLUFF CREEK DR	04/30/24	\$335,000	0.000%	\$335,000	\$4,891	\$171,342	1.240	\$117,645	1.00	\$117,645.33
70-03-27-190-001	854 BLUFF CREEK DR	07/07/23	\$319,900	0.000%	\$319,900	\$3,225	\$166,889	1.240	\$109,732	1.00	\$109,732.43
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$113,688.88
									Standard Deviation:		\$3,956.45
									Coefficient of Dispersion :		3.5%
<i>Land Value Was: \$110,341</i>									Indicated Sale Price Per Unit:		\$113,690.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:		0.00%

CITY OF GRAND HAVEN

R5-15 RESIDENTIAL: CONDOMINIUM - BEECHWOOD BLUFF

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-27-190-025	906 BLUFF CREEK DR	4/30/2024	\$ 335,000	0.000%	\$ 335,000	\$ 4,891	\$113,690	\$216,419	\$171,342	1.263	
70-03-27-190-001	854 BLUFF CREEK DR	7/7/2023	\$ 319,900	0.000%	\$ 319,900	\$ 3,225	\$113,690	\$202,985	\$166,889	1.216	
Totals:								\$419,404	\$338,231	1.240	
										Standard Deviation:	0.033
										Coefficient of Dispersion :	1.89%
<i>ECF Was:</i>		1.2								Adopted ECF:	1.240

CITY OF GRAND HAVEN

R5-15 RESIDENTIAL: CONDOMINIUM - BEECHWOOD BLUFF

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio	
70-03-27-190-025	906 BLUFF CREEK DR	04/30/24	\$335,000	0.000%	\$335,000	\$165,500	0.494	
70-03-27-190-001	854 BLUFF CREEK DR	07/07/23	\$319,900	0.000%	\$319,900	\$161,900	0.506	
					\$654,900	\$327,400	0.500	
							Standard Deviation:	0.009
							Coefficient of Dispersion :	1.21%
							Price Related Differential:	1.000

CITY OF GRAND HAVEN

R5-16 RESIDENTIAL: CONDOMINIUM - STONE CREST												
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit	
70-03-27-345-012	1209 MORELAND ST	09/12/24	\$288,000	-2.500%	\$280,800	\$3,189	\$154,901	1.060	\$113,416	1.00	\$113,416.01	
70-03-27-345-005	1315 MORELAND ST	08/15/24	\$292,550	-2.000%	\$286,699	\$2,272	\$149,222	1.060	\$126,252	1.00	\$126,251.99	
70-03-27-345-006	1311 MORELAND ST	10/31/22	\$225,000	9.000%	\$245,250	\$2,272	\$181,291	1.060	\$50,810	1.00	\$50,810.00	
70-03-27-345-013	1205 MORELAND ST	09/22/21	\$225,000	15.500%	\$259,875	\$3,189	\$178,191	1.060	\$67,804	1.00	\$67,804.00	
70-03-27-345-002	1335 MORELAND ST	05/21/21	\$199,990	17.500%	\$234,988	\$2,272	\$184,274	1.060	\$37,386	1.00	\$37,386.26	
Unit of Comparison: Site Value									Average Sale Price Per Unit:	\$79,133.65		
									Standard Deviation:	\$34,839.21		
									Coefficient of Dispersion :	41.1%		
Land Rate Was:	\$48,140								Indicated Sale Price Per Unit:	\$79,000.00		

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Use:	0.50%	

CITY OF GRAND HAVEN

R5-16 RESIDENTIAL: CONDOMINIUM - STONE CREST										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-27-345-012	1209 MORELAND ST	9/12/2024	\$ 288,000	-2.500%	\$ 280,800	\$ 3,189	\$79,000	\$198,611	\$154,901	1.282
70-03-27-345-005	1315 MORELAND ST	8/15/2024	\$ 292,550	-2.000%	\$ 286,699	\$ 2,272	\$79,000	\$205,427	\$149,222	1.377
70-03-27-345-006	1311 MORELAND ST	10/31/2022	\$ 225,000	9.000%	\$ 245,250	\$ 2,272	\$79,000	\$163,978	\$181,291	0.905
70-03-27-345-013	1205 MORELAND ST	9/22/2021	\$ 225,000	15.500%	\$ 259,875	\$ 3,189	\$79,000	\$177,686	\$178,191	0.997
70-03-27-345-002	1335 MORELAND ST	5/21/2021	\$ 199,990	17.500%	\$ 234,988	\$ 2,272	\$79,000	\$153,716	\$184,274	0.834
Totals:								\$899,418	\$847,877	1.061
Standard Deviation:										0.238
Coefficient of Dispersion :										18.57%
ECF Was:	1.030	Adopted ECF:								1.060

CITY OF GRAND HAVEN

R5-15 RESIDENTIAL: CONDOMINIUM - STONE CREST								
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio	
70-03-27-345-012	1209 MORELAND ST	9/12/2024	\$ 288,000	-2.500%	\$ 280,800	\$123,200	0.439	
70-03-27-345-005	1315 MORELAND ST	8/15/2024	\$ 292,550	-2.000%	\$ 286,699	\$119,700	0.418	
70-03-27-345-006	1311 MORELAND ST	10/31/2022	\$ 225,000	9.000%	\$ 245,250	\$136,700	0.557	
70-03-27-345-013	1205 MORELAND ST	9/22/2021	\$ 225,000	15.500%	\$ 259,875	\$135,500	0.521	
70-03-27-345-002	1335 MORELAND ST	5/21/2021	\$ 199,990	17.500%	\$ 234,988	\$138,300	0.589	
					\$ 1,307,612	\$653,400	0.500	
							Standard Deviation:	0.074
							Coefficient of Dispersion :	12.14%
							Price Related Differential:	1.010

CITY OF GRAND HAVEN

R5-17 RESIDENTIAL: CONDO - BGB

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-412-002	117 WASHINGTON AVE #2	09/12/25	\$460,000	-17.000%	\$381,800	\$0	\$149,166	1.300	\$187,885	0.50	\$190,900
70-03-20-412-002	117 WASHINGTON AVE #2	12/27/12	\$210,000	136.000%	\$495,600	\$0	\$149,166	1.300	\$301,685	0.50	\$247,800
70-03-20-412-003	117 WASHINGTON AVE #3	07/30/12	\$210,000	141.000%	\$506,100	\$0	\$167,803	1.300	\$287,956	0.50	\$253,050
Unit of Comparison:	Allocation										
									Average Sale Price Per Unit:		\$230,583
									Standard Deviation:		\$28,142
									Coefficient of Dispersion :		11.47%
<i>Land Rate Was:</i>	\$204,619								Indicated Sale Price Per Unit:		\$230,583

TIME ADJUSTMENT

70-03-20-439-016	9 S 3RD ST #204	06/01/16	\$382,500
70-03-20-429-016	9 S 3RD ST #204	08/26/13	\$350,000
	Difference:	29.00	9.29%
	Difference in Months:		0.32%

CITY OF GRAND HAVEN

R5-17 RESIDENTIAL: CONDO - BGB

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-20-412-002	117 WASHINGTON AVE #2	09/12/25	\$460,000	-17.000%	\$381,800	\$0	\$230,583	\$151,217	\$151,220	1.000	
70-03-20-412-002	117 WASHINGTON AVE #2	12/27/12	\$210,000	136.000%	\$495,600	\$0	\$230,583	\$265,017	\$151,220	1.753	
70-03-20-412-003	117 WASHINGTON AVE #3	07/30/12	\$210,000	141.000%	\$506,100	\$0	\$230,583	\$275,517	\$151,220	1.822	
Totals:								\$691,751	\$453,660	1.525	
										Standard Deviation:	0.456
										Coefficient of Dispersion :	22.95%
ECF Was:		1.274								Adopted ECF:	1.525

CITY OF GRAND HAVEN

R5-18 RESIDENTIAL: CONDOMINIUM - HAWTHORNE SQUARE - GARAGES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-28-175-129	HAWTHORNE SQ GARAGE	02/11/20	\$13,500	25.000%	\$16,875	\$0	\$4,929	1.350	\$10,221	1.00	\$10,220.54
70-03-28-175-101	HAWTHORNE SQ GARAGE	10/25/23	\$15,000	3.000%	\$15,450	\$0	\$4,929	1.350	\$8,796	1.00	\$8,795.54
70-03-28-175-095	HAWTHORNE SQ GARAGE	05/03/24	\$17,000	-0.500%	\$16,915	\$0	\$4,929	1.350	\$10,261	1.00	\$10,260.54
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$9,758.87
									Standard Deviation:		\$681.38
									Coefficient of Dispersion :		6.6%
	9082								Indicated Sale Price Per Unit:		\$9,760.00

TIME ADJUSTMENT

Difference:	-	0.00%
Difference in Months:		0.00%
USE:		0.50%

CITY OF GRAND HAVEN

R5-18 RESIDENTIAL: CONDOMINIUM - HAWTHORNE SQUARE - 1ST FLOOR UNITS											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-28-175-039	808 S BEACON BLVD APT 4	07/26/24	\$220,000	0.000%	\$204,391	\$0	\$82,488	1.350	\$93,032	1.00	\$93,032
70-03-28-175-051	816 S BEACON BLVD APT 5	05/14/24	\$190,000	0.000%	\$174,391	\$0	\$84,668	1.350	\$60,090	1.00	\$60,090
70-03-28-175-038	808 S BEACON BLVD APT 4	04/24/24	\$245,000	0.000%	\$229,391	\$0	\$82,488	1.350	\$118,032	1.00	\$118,032
70-03-28-175-067	714 S BEACON BLVD APT 7	11/21/23	\$184,900	0.000%	\$169,291	\$0	\$81,203	1.350	\$59,667	1.00	\$59,667
70-03-28-175-050	816 S BEACON BLVD APT 5	11/06/23	\$199,900	0.000%	\$184,291	\$0	\$79,024	1.350	\$77,609	1.00	\$77,609
70-03-28-175-015	805 S DESPELDER ST APT 1	08/02/23	\$169,500	0.000%	\$153,891	\$0	\$79,458	1.350	\$46,623	1.00	\$46,623
70-03-28-175-064	714 S BEACON BLVD APT 7	05/24/23	\$235,000	0.000%	\$219,391	\$0	\$97,869	1.350	\$87,268	1.00	\$87,268
70-03-28-175-079	704 S BEACON BLVD APT 8	11/30/23	\$212,000	0.000%	\$212,000	\$0	\$95,078	1.350	\$83,645	1.00	\$83,645
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$78,246
									Standard Deviation:		\$21,176
									Coefficient of Dispersion :		22.0%
<i>Garage Adj:</i>	\$15,609.00				Was:	\$68,795			Indicated Sale Price Per Unit:		\$78,250

CITY OF GRAND HAVEN

R5-18 RESIDENTIAL: CONDOMINIUM - HAWTHORNE SQUARE - 2ND FLOOR UNITS											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-28-175-087	704 S BEACON BLVD APT 9	12/19/24	\$200,000	0.000%	\$184,391	\$0	\$79,024	1.350	\$77,709	1.00	\$77,709
70-03-28-175-083	704 S BEACON BLVD APT 8	11/13/24	\$228,000	0.000%	\$212,391	\$0	\$82,488	1.350	\$101,032	1.00	\$101,032
70-03-28-175-033	717 S DESPELDER ST APT 3	08/31/24	\$167,500	0.000%	\$167,500	\$0	\$77,778	1.350	\$62,500	1.00	\$62,500
70-03-28-175-043	808 S BEACON BLVD APT 4	08/13/24	\$235,000	0.000%	\$219,391	\$0	\$79,024	1.350	\$112,709	1.00	\$112,709
70-03-28-175-044	808 S BEACON BLVD APT 4	05/29/24	\$229,500	0.000%	\$213,891	\$0	\$82,488	1.350	\$102,532	1.00	\$102,532
70-03-28-175-055	816 S BEACON BLVD APT 5	12/01/23	\$165,000	0.000%	\$165,000	\$0	\$79,024	1.350	\$58,318	1.00	\$58,318
70-03-28-175-017	805 S DESPELDER ST APT 1	10/04/23	\$152,000	0.000%	\$136,391	\$0	\$79,458	1.350	\$29,123	1.00	\$29,123
70-03-28-175-007	815 S DESPELDER ST APT 4	06/28/23	\$150,000	0.000%	\$134,391	\$0	\$59,084	1.350	\$54,628	1.00	\$54,628
70-03-28-175-010	815 S DESPELDER ST APT 1	05/26/23	\$152,000	0.000%	\$136,391	\$0	\$77,861	1.350	\$31,279	1.00	\$31,279
70-03-28-175-082	704 S BEACON BLVD APT 8	04/21/23	\$160,000	0.000%	\$144,391	\$0	\$79,024	1.350	\$37,709	1.00	\$37,709

Unit of Comparison:	Site Value									Average Sale Price Per Unit:	\$66,754
										Standard Deviation:	\$29,054
										Coefficient of Dispersion :	38.0%
										Indicated Sale Price Per Unit:	\$66,754

Garage Adj: \$15,609.00

Was: \$51,207

CITY OF GRAND HAVEN

R5-18 RESIDENTIAL: CONDOMINIUM - HAWTHORNE SQUARE - DUPLEX UNITS											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-28-175-147	707 S DESPELDER ST	08/27/20	\$128,000	22.000%	\$156,160	\$0	\$70,855	1.350	\$60,505	1.00	\$60,505.23
70-03-28-175-148	709 S DESPELDER ST	06/25/20	\$125,000	23.000%	\$153,750	\$0	\$58,478	1.350	\$74,805	1.00	\$74,805.12
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$67,655.17
									Standard Deviation:		\$7,149.94
									Coefficient of Dispersion :		11%
<i>Land Value Was:</i> \$ 64,630									Indicated Sale Price Per Unit:		\$67,655

CITY OF GRAND HAVEN

R5-18 RESIDENTIAL: CONDOMINIUM - HAWTHORNE SQUARE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
70-03-28-175-129	HAWTHORNE SQ GARAGE	02/11/20	\$13,500	25.000%	\$16,875	\$0	\$9,760	\$7,115	\$4,929	1.443
70-03-28-175-101	HAWTHORNE SQ GARAGE	10/25/23	\$15,000	3.000%	\$15,450	\$0	\$9,760	\$5,690	\$4,929	1.154
70-03-28-175-095	HAWTHORNE SQ GARAGE	05/03/24	\$17,000	-0.500%	\$16,915	\$0	\$9,760	\$7,155	\$4,929	1.452
70-03-28-175-039	808 S BEACON BLVD APT 4	07/26/24	\$220,000	0.000%	\$204,391	\$0	\$78,250	\$126,141	\$82,488	1.529
70-03-28-175-051	816 S BEACON BLVD APT 5	05/14/24	\$190,000	0.000%	\$174,391	\$0	\$78,250	\$96,141	\$84,668	1.136
70-03-28-175-038	808 S BEACON BLVD APT 4	04/24/24	\$245,000	0.000%	\$229,391	\$0	\$78,250	\$151,141	\$82,488	1.832
70-03-28-175-067	714 S BEACON BLVD APT 7	11/21/23	\$184,900	0.000%	\$169,291	\$0	\$78,250	\$91,041	\$81,203	1.121
70-03-28-175-050	816 S BEACON BLVD APT 7	11/06/23	\$199,900	0.000%	\$184,291	\$0	\$78,250	\$106,041	\$79,024	1.342
70-03-28-175-015	805 S DESPELDER ST APT 1	08/02/23	\$169,500	0.000%	\$153,891	\$0	\$78,250	\$75,641	\$79,458	0.952
70-03-28-175-064	714 S BEACON BLVD APT 7	05/24/23	\$235,000	0.000%	\$219,391	\$0	\$78,250	\$141,141	\$97,869	1.442
70-03-28-175-079	704 S BEACON BLVD APT 8	11/30/23	\$212,000	0.000%	\$212,000	\$0	\$78,250	\$133,750	\$95,078	1.407
70-03-28-175-087	704 S BEACON BLVD APT 9	12/19/24	\$200,000	0.000%	\$184,391	\$0	\$66,754	\$117,637	\$79,024	1.489
70-03-28-175-083	704 S BEACON BLVD APT 8	11/13/24	\$228,000	0.000%	\$212,391	\$0	\$66,754	\$145,637	\$82,488	1.766
70-03-28-175-033	717 S DESPELDER ST APT 3	08/31/24	\$167,500	0.000%	\$167,500	\$0	\$66,754	\$100,746	\$77,778	1.295
70-03-28-175-043	808 S BEACON BLVD APT 4	08/13/24	\$235,000	0.000%	\$219,391	\$0	\$66,754	\$152,637	\$79,024	1.932
70-03-28-175-044	808 S BEACON BLVD APT 4	05/29/24	\$229,500	0.000%	\$213,891	\$0	\$66,754	\$147,137	\$82,488	1.784
70-03-28-175-055	816 S BEACON BLVD APT 5	12/01/23	\$165,000	0.000%	\$165,000	\$0	\$66,754	\$98,246	\$79,024	1.243
70-03-28-175-017	805 S DESPELDER ST APT 1	10/04/23	\$152,000	0.000%	\$136,391	\$0	\$66,754	\$69,637	\$79,458	0.876
70-03-28-175-007	815 S DESPELDER ST APT 4	06/28/23	\$150,000	0.000%	\$134,391	\$0	\$66,754	\$67,637	\$59,084	1.145
70-03-28-175-010	815 S DESPELDER ST APT 1	05/26/23	\$152,000	0.000%	\$136,391	\$0	\$66,754	\$69,637	\$77,861	0.894
70-03-28-175-082	704 S BEACON BLVD APT 8	04/21/23	\$160,000	0.000%	\$144,391	\$0	\$66,754	\$77,637	\$79,024	0.982
70-03-28-175-147	707 S DESPELDER ST	08/27/20	\$128,000	22.000%	\$156,160	\$0	\$67,655	\$88,505	\$70,855	1.249
70-03-28-175-148	709 S DESPELDER ST	06/25/20	\$125,000	23.000%	\$153,750	\$0	\$67,655	\$86,095	\$58,478	1.472
Totals:								\$2,009,548	\$1,522,625	1.320
Standard Deviation:										0.298
Coefficient of Dispersion :										17.78%
Adopted ECF:										1.320

ECF Was: 1.3

CITY OF GRAND HAVEN

R5-18 RESIDENTIAL: CONDOMINIUM - HAWTHORNE SQUARE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-28-175-129	HAWTHORNE SQ GARAGE	02/11/20	\$13,500	25.000%	\$16,875	\$8,100	0.480
70-03-28-175-101	HAWTHORNE SQ GARAGE	10/25/23	\$15,000	3.000%	\$15,450	\$8,100	0.524
70-03-28-175-095	HAWTHORNE SQ GARAGE	05/03/24	\$17,000	-0.500%	\$16,915	\$8,100	0.479
70-03-28-175-039	808 S BEACON BLVD APT 4	07/26/24	\$220,000	0.000%	\$204,391	\$93,600	0.458
70-03-28-175-051	816 S BEACON BLVD APT 5	05/14/24	\$190,000	0.000%	\$174,391	\$95,000	0.545
70-03-28-175-038	808 S BEACON BLVD APT 4	04/24/24	\$245,000	0.000%	\$229,391	\$93,600	0.408
70-03-28-175-067	714 S BEACON BLVD APT 7	11/21/23	\$184,900	0.000%	\$169,291	\$92,700	0.548
70-03-28-175-050	816 S BEACON BLVD APT 5	11/06/23	\$199,900	0.000%	\$184,291	\$91,300	0.495
70-03-28-175-015	805 S DESPELDER ST APT 1	08/02/23	\$169,500	0.000%	\$153,891	\$91,600	0.595
70-03-28-175-064	714 S BEACON BLVD APT 7	05/24/23	\$235,000	0.000%	\$219,391	\$103,700	0.473
70-03-28-175-079	704 S BEACON BLVD APT 8	11/30/23	\$212,000	0.000%	\$212,000	\$101,900	0.481
70-03-28-175-087	704 S BEACON BLVD APT 9	12/19/24	\$200,000	0.000%	\$184,391	\$85,500	0.464
70-03-28-175-083	704 S BEACON BLVD APT 8	11/13/24	\$228,000	0.000%	\$212,391	\$87,800	0.413
70-03-28-175-033	717 S DESPELDER ST APT 3	08/31/24	\$167,500	0.000%	\$167,500	\$84,700	0.506
70-03-28-175-043	808 S BEACON BLVD APT 4	08/13/24	\$235,000	0.000%	\$219,391	\$85,500	0.390
70-03-28-175-044	808 S BEACON BLVD APT 4	05/29/24	\$229,500	0.000%	\$213,891	\$87,800	0.410
70-03-28-175-055	816 S BEACON BLVD APT 5	12/01/23	\$165,000	0.000%	\$165,000	\$85,500	0.518
70-03-28-175-017	805 S DESPELDER ST APT 1	10/04/23	\$152,000	0.000%	\$136,391	\$85,800	0.629
70-03-28-175-007	815 S DESPELDER ST APT 4	06/28/23	\$150,000	0.000%	\$134,391	\$72,400	0.539
70-03-28-175-010	815 S DESPELDER ST APT 1	05/26/23	\$152,000	0.000%	\$136,391	\$84,800	0.622
70-03-28-175-082	704 S BEACON BLVD APT 8	04/21/23	\$160,000	0.000%	\$144,391	\$85,500	0.592
70-03-28-175-147	707 S DESPELDER ST	08/27/20	\$128,000	22.000%	\$156,160	\$80,600	0.516
70-03-28-175-148	709 S DESPELDER ST	06/25/20	\$125,000	23.000%	\$153,750	\$72,400	0.471
\$3,620,315						\$1,786,000	0.493
Standard Deviation:							0.067
Coefficient of Dispersion :							10.66%
Price Related Differential:							1.018

CITY OF GRAND HAVEN

R5-19 RESIDENTIAL: CONDOMINIUM - OAK RIDGE COURT

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-27-158-004	611 OAK RIDGE CT	06/06/22	\$157,000	11.000%	\$174,270	\$2,078	\$76,479	1.230	\$78,123	1.00	\$78,123
70-03-27-158-009	608 OAK RIDGE CT	10/18/19	\$115,000	27.000%	\$146,050	\$2,078	\$76,479	1.230	\$49,903	1.00	\$49,903
Unit of Comparison: Site Value									Average Sale Price Per Unit:	\$64,013	
									Standard Deviation:	\$14,110	
									Coefficient of Dispersion :	22.0%	
<i>Land Value Was: \$60,902</i>									Indicated Sale Price Per Unit:	\$64,000	

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:	0.50%	

CITY OF GRAND HAVEN

R5-19 RESIDENTIAL: CONDOMINIUM - OAK RIDGE COURT

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-27-158-004	611 OAK RIDGE CT	06/06/22	\$157,000	11.000%	\$174,270	\$2,078	\$64,000	\$108,192	\$76,479	1.415	
70-03-27-158-009	608 OAK RIDGE CT	10/18/19	\$115,000	27.000%	\$146,050	\$1,997	\$64,000	\$80,053	\$76,479	1.047	
Totals:								\$188,245	\$152,958	1.231	
									Standard Deviation:	0.260	
									Coefficient of Dispersion :	14.95%	
ECF Was:		1.2								Adopted ECF:	1.231

CITY OF GRAND HAVEN

R5-19 RESIDENTIAL: CONDOMINIUM - OAK RIDGE COURT

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio	
70-03-27-158-004	611 OAK RIDGE CT	06/06/22	\$157,000	11.000%	\$174,270	\$80,100	0.460	
70-03-27-158-009	608 OAK RIDGE CT	10/18/19	\$115,000	27.000%	\$146,050	\$80,100	0.548	
					\$320,320	\$160,200	0.500	
							Standard Deviation:	0.063
							Coefficient of Dispersion :	8.81%
							Price Related Differential:	1.008

CITY OF GRAND HAVEN

R5-20 RESIDENTIAL: GENERAL - WITHERELL BUILDING ALL FLOORS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-439-020	9 S 3RD ST #302	01/31/25	\$300,000	0.000%	\$300,000	\$0	\$152,054	1.100	\$132,740	1,015.00	\$130.78
70-03-20-439-016	9 S 3RD ST #204	01/17/25	\$580,000	0.000%	\$580,000	\$0	\$356,205	1.100	\$188,174	2,110.00	\$89.18
70-03-20-439-018	9 S 3RD ST #206	02/29/24	\$500,000	0.000%	\$500,000	\$0	\$298,705	1.100	\$171,424	1,760.00	\$97.40
70-03-20-439-019	9 S 3RD ST #301	07/03/23	\$600,000	0.000%	\$600,000	\$0	\$339,745	1.100	\$226,280	1,990.00	\$113.71
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$107.77
									Standard Deviation:		\$15.95
									Coefficient of Dispersion :		13.4%
<i>Land Rate Was: \$118.00</i>									Indicated Sale Price Per Unit:		\$108.00

CITY OF GRAND HAVEN

R5-20 RESIDENTIAL: GENERAL - WITHERELL BUILDING											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-20-439-020	9 S 3RD ST #302	1/31/2025	\$ 300,000	0.000%	\$ 300,000	\$ -	\$109,620	\$190,380	\$152,054	1.252	
70-03-20-439-018	9 S 3RD ST #206	2/29/2024	\$ 500,000	0.000%	\$ 500,000	\$ -	\$190,080	\$309,920	\$298,705	1.038	
70-03-20-439-019	9 S 3RD ST #301	7/3/2023	\$ 600,000	0.000%	\$ 600,000	\$ -	\$214,920	\$385,080	\$339,745	1.133	
Totals:								\$885,380	\$790,504	1.120	
										Standard Deviation:	0.107
										Coefficient of Dispersion :	6.49%
ECF Was:		1.146								Adopted ECF:	1.120

CITY OF GRAND HAVEN

R5-20 RESIDENTIAL: GENERAL - WITHERELL BUILDING ALL FLOORS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-20-439-020	9 S 3RD ST #302	1/31/2025	\$ 300,000	0.000%	\$ 300,000	\$140,000	0.467
70-03-20-439-018	9 S 3RD ST #206	2/29/2024	\$ 500,000	0.000%	\$ 500,000	\$262,300	0.525
70-03-20-439-019	9 S 3RD ST #301	7/3/2023	\$ 600,000	0.000%	\$ 600,000	\$297,700	0.496
\$1,400,000						\$700,000	0.500
Standard Deviation:							0.029
Coefficient of Dispersion :							3.92%
Price Related Differential:							0.992

CITY OF GRAND HAVEN

R5-21 RESIDENTIAL: CONMINIUM - ARMORY BUILDING											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-20-414-001	17 S 2ND ST #1	06/09/21	\$540,000	17.000%	\$631,800	\$0	\$297,360	\$334,440	\$274,311	1.219	
70-03-20-414-003	17 S 2ND ST #3	03/22/19	\$320,000	30.500%	\$417,600	\$0	\$173,376	\$244,224	\$190,874	1.280	
Totals:								\$578,664	\$465,185	1.244	
										Standard Deviation:	0.043
										Coefficient of Dispersion :	2.41%
ECF Was:		1.217								Adopted ECF:	1.244

CITY OF GRAND HAVEN

R5-21 RESIDENTIAL: CONMINIUM - ARMORY BUILDING

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio	
70-03-20-414-001	17 S 2ND ST #1	06/09/21	\$540,000	17.000%	\$631,800	\$319,300	0.505	
70-03-20-414-003	17 S 2ND ST #3	03/22/19	\$320,000	30.500%	\$417,600	\$205,400	0.492	
					\$1,049,400	\$524,700	0.500	
							Standard Deviation:	0.010
							Coefficient of Dispersion :	1.36%
							Price Relate Differential:	0.997

CITY OF GRAND HAVEN

R5-22 RESIDENTIAL: CONDOMINIUM - WASHINGTON CENTRE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-413-008	12 WASHINGTON AVE #8	08/04/25	\$640,000	-8.000%	\$588,800	\$0	\$144,460	1.150	\$422,671	1,132.00	\$373.38
70-03-20-413-006	12 WASHINGTON AVE #6	10/27/20	\$380,000	21.000%	\$459,800	\$0	\$139,355	1.150	\$299,541	1,092.00	\$274.31
70-03-20-413-005	12 WASHINGTON AVE #5	09/21/20	\$425,000	21.500%	\$516,375	\$0	\$156,201	1.150	\$336,743	1,224.00	\$275.12
70-03-20-413-010	12 WASHINGTON AVE #10	01/16/20	\$440,000	25.500%	\$552,200	\$0	\$195,890	1.150	\$326,926	1,497.00	\$218.39
Unit of Comparison: Square Foot									Average Sale Price Per Unit:	\$285.30	
									Standard Deviation:	\$55.81	
									Coefficient of Dispersion :	15.4%	
<i>LAND RATE WAS: \$244.00</i>									Indicated Sale Price Per Unit:	\$285.00	

TIME ADJUSTMENT

Difference: - #DIV/0!
 Difference in Months: #DIV/0!
 Use: 0.50%

CITY OF GRAND HAVEN

R5-22 RESIDENTIAL: CONDOMINIUM - WASHINGTON CENTRE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-20-413-008	12 WASHINGTON AVE #8	08/04/25	\$640,000	-8.000%	\$588,800	\$0	\$322,620	\$266,180	\$144,460	1.843	
70-03-20-413-006	12 WASHINGTON AVE #6	10/27/20	\$380,000	21.000%	\$459,800	\$0	\$311,220	\$148,580	\$139,355	1.066	
70-03-20-413-005	12 WASHINGTON AVE #5	09/21/20	\$425,000	21.500%	\$516,375	\$0	\$348,840	\$167,535	\$156,201	1.073	
70-03-20-413-010	12 WASHINGTON AVE #10	01/16/20	\$440,000	25.500%	\$552,200	\$0	\$426,645	\$125,555	\$195,890	0.641	
Totals:								\$707,850	\$635,907	1.113	
										Standard Deviation:	0.501
										Coefficient of Dispersion :	29.73%
ECF Was:		1.058								Adopted ECF:	1.110

CITY OF GRAND HAVEN

R5-22 RESIDENTIAL: CONDOMINIUM - WASHINGTON CENTRE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio	
70-03-20-413-008	12 WASHINGTON AVE #8	08/04/25	\$640,000	-8.000%	\$588,800	\$241,500	0.410	
70-03-20-413-006	12 WASHINGTON AVE #6	10/27/20	\$380,000	21.000%	\$459,800	\$233,000	0.507	
70-03-20-413-005	12 WASHINGTON AVE #5	09/21/20	\$425,000	21.500%	\$516,375	\$261,100	0.506	
70-03-20-413-010	12 WASHINGTON AVE #10	01/16/20	\$440,000	25.500%	\$552,200	\$322,000	0.583	
					\$2,117,175	\$1,057,600	0.500	
							Standard Deviation:	0.071
							Coefficient of Dispersion :	9.10%
							Price Related Differential:	1.004

CITY OF GRAND HAVEN

R5-23 RESIDENTIAL: CONDOMINIUM - BROWNSTONE TOWNHOMES											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-27-341-014	1023 MORELAND ST	08/27/24	\$295,000	-2.000%	\$289,100	\$1,432	\$143,659	1.300	\$100,911	1,200.00	\$84.09
70-03-27-341-006	1079 MORELAND ST	02/23/24	\$220,000	1.000%	\$222,200	\$1,432	\$120,958	1.300	\$63,522	1,194.00	\$53.20
70-03-27-341-003	1133 MORELAND ST	02/04/22	\$272,500	13.000%	\$307,925	\$1,317	\$139,643	1.300	\$125,072	1,546.00	\$80.90
70-03-27-341-013	1019 MORELAND ST	10/11/21	\$200,000	15.000%	\$230,000	\$1,432	\$143,659	1.300	\$41,811	1,200.00	\$34.84
70-03-27-341-012	1015 MORELAND ST	09/28/21	\$210,000	15.500%	\$242,550	\$1,432	\$143,659	1.300	\$54,361	1,200.00	\$45.30

Unit of Comparison: Square Foot	Average Sale Price Per Unit:	\$60.83
	Standard Deviation:	\$19.55
	Coefficient of Dispersion :	30.0%
<i>Land Rate Was:</i> \$58.76	Indicated Sale Price Per Unit:	\$61.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Use:	0.50%	

CITY OF GRAND HAVEN

R5-23 RESIDENTIAL: CONDOMINIUM - BROWNSTONE TOWNHOMES SEPARATE GARAGES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-27-341-015	MORELAND ST GARAGE #15	08/30/24	\$12,000	-2.000%	\$14,000	\$1,469	\$8,443	1.300	\$1,555	1.00	\$1,554.67
Unit of Comparison: Site Value										Average Sale Price Per Unit: \$1,554.67	
										Standard Deviation: \$0.00	
										Coefficient of Dispersion : 0.0%	
<i>Land Rate Was: \$2,115</i>										Indicated Sale Price Per Unit: \$1,555.00	

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Use:	0.50%	

CITY OF GRAND HAVEN

R5-23 RESIDENTIAL: CONDOMINIUM - BROWNSTONE TOWNHOMES											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-27-341-014	1023 MORELAND ST	8/27/2024	\$ 295,000	-2.000%	\$ 289,100	\$ 1,432	\$73,200	\$214,468	\$143,659	1.493	
70-03-27-341-006	1079 MORELAND ST	2/23/2024	\$ 220,000	1.000%	\$ 222,200	\$ 1,432	\$72,834	\$147,934	\$120,958	1.223	
70-03-27-341-003	1133 MORELAND ST	2/4/2022	\$ 272,500	13.000%	\$ 307,925	\$ 1,317	\$94,306	\$212,302	\$139,643	1.520	
70-03-27-341-013	1019 MORELAND ST	10/11/2021	\$ 200,000	15.000%	\$ 230,000	\$ 1,432	\$73,200	\$155,368	\$143,659	1.082	
70-03-27-341-012	1015 MORELAND ST	9/28/2021	\$ 210,000	15.500%	\$ 242,550	\$ 1,432	\$73,200	\$167,918	\$143,659	1.169	
Totals:								\$897,990	\$691,579	1.298	
								Standard Deviation:	0.198		
								Coefficient of Dispersion :	12.91%		
ECF Was:	1.2									Adopted ECF:	1.290

CITY OF GRAND HAVEN

R5-23 RESIDENTIAL: CONDOMINIUM - BROWNSTONE TOWNHOMES							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-27-341-014	1023 MORELAND ST	08/27/24	\$295,000	-2.000%	\$289,100	\$130,000	0.450
70-03-27-341-006	1079 MORELAND ST	02/23/24	\$220,000	1.000%	\$222,200	\$115,200	0.518
70-03-27-341-003	1133 MORELAND ST	02/04/22	\$272,500	13.000%	\$307,925	\$137,900	0.448
70-03-27-341-013	1019 MORELAND ST	10/11/21	\$200,000	15.000%	\$230,000	\$130,000	0.565
70-03-27-341-012	1015 MORELAND ST	09/28/21	\$210,000	15.500%	\$242,550	\$130,000	0.536
					\$1,291,775	\$643,100	0.498
					Standard Deviation:		0.053
					Coefficient of Dispersion :		8.69%
					Price Related Differential:		1.011

CITY OF GRAND HAVEN

R5-24 RESIDENTIAL: CONDOMINIUM - BREZZA DI LAGO

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-415-010	200 S HARBOR DR #10	01/31/25	\$525,000	-4.500%	\$501,375	\$0	\$118,562	1.320	\$344,874	817.00	\$422.12
70-03-20-415-003	200 S HARBOR DR #3	12/02/21	\$305,000	14.000%	\$347,700	\$0	\$85,686	1.320	\$234,595	571.00	\$410.85
70-03-20-415-011	200 S HARBOR DR #11	03/22/19	\$399,900	30.500%	\$521,870	\$0	\$130,944	1.320	\$349,023	913.00	\$382.28
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$405.08
									Standard Deviation:		\$16.77
									Coefficient of Dispersion :		3.8%
<i>Land Value Was: \$367.00</i>									Indicated Sale Price Per Unit:		\$405.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:	0.50%	

CITY OF GRAND HAVEN

R5-24 RESIDENTIAL: CONDOMINIUM - BREZZA DI LAGO										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-20-415-010	200 S HARBOR DR #10	01/31/25	\$525,000	-4.500%	\$501,375	\$0	\$330,885	\$170,490	\$118,562	1.438
70-03-20-415-003	200 S HARBOR DR #3	12/02/21	\$305,000	14.000%	\$347,700	\$0	\$231,255	\$116,445	\$85,686	1.359
70-03-20-415-011	200 S HARBOR DR #11	03/22/19	\$399,900	30.500%	\$521,870	\$0	\$369,765	\$152,105	\$130,944	1.162
Totals:								\$439,040	\$335,192	1.310
								Standard Deviation:	0.142	
								Coefficient of Dispersion :	0.00%	
								Adopted ECF:	1.300	

was: 1.216

CITY OF GRAND HAVEN

R5-24 RESIDENTIAL: CONDOMINIUM - BREZZA DI LAGO

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio	
70-03-20-415-010	200 S HARBOR DR #10	01/31/25	\$525,000	-4.500%	\$501,375	\$242,500	0.484	
70-03-20-415-003	200 S HARBOR DR #3	12/02/21	\$305,000	14.000%	\$347,700	\$171,300	0.493	
70-03-20-415-011	200 S HARBOR DR #11	03/22/19	\$399,900	30.500%	\$521,870	\$270,000	0.517	
					\$1,370,945	\$683,800	0.499	
							Standard Deviation:	0.017
							Coefficient of Dispersion :	2.63%
							Price Related Differential:	0.998

CITY OF GRAND HAVEN

R5-25 RESIDENTIAL: CONDOMINIUM - ZEPHYR BUILDING 2nd FLOOR

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-416-008	22 S HARBOR DR #202	12/22/21	\$537,500	14.000%	\$612,750	\$0	\$255,642	1.300	\$280,415	1,327.00	\$211.32
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$211.32
									Standard Deviation:		\$0.00
									Coefficient of Dispersion :		0%
<i>Land Value Was: \$196.00</i>									Indicated Sale Price Per Unit:		\$211.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:		0.50%

CITY OF GRAND HAVEN

R5-25 RESIDENTIAL: CONDOMINIUM - ZEPHYR BUILDING 3rd FLOOR

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-416-012	22 S HARBOR DR #301	09/06/24	\$888,000	-2.500%	\$865,800	\$0	\$296,034	1.300	\$480,956	1,513.00	\$317.88
70-03-20-416-017	22 S HARBOR DR #306	05/06/22	\$550,000	11.500%	\$613,250	\$0	\$242,851	1.300	\$297,543	1,346.00	\$221.06
70-03-20-416-012	22 S HARBOR DR #301	04/21/22	\$600,000	12.000%	\$672,000	\$0	\$296,034	1.300	\$287,156	1,513.00	\$189.79
Unit of Comparison:	Square Foot										
									Average Sale Price Per Unit:		\$242.91
									Standard Deviation:		\$54.53
									Coefficient of Dispersion :		23%
<i>Land Value Was:</i>	\$224.00								Indicated Sale Price Per Unit:		\$243.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:	0.50%	

CITY OF GRAND HAVEN

R5-25 RESIDENTIAL: CONDOMINIUM - ZEPHYR BUILDING 4th FLOOR											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-416-019	22 S HARBOR DR #402	05/12/25	\$800,000	-6.500%	\$748,000	\$0	\$258,702	1.300	\$411,688	1,330.00	\$309.54
70-03-20-416-021	22 S HARBOR DR #404	05/23/22	\$750,000	11.500%	\$836,250	\$0	\$237,776	1.300	\$527,142	1,213.00	\$434.58
70-03-20-416-018	22 S HARBOR DR #401	02/15/22	\$1,000,000	13.000%	\$1,130,000	\$0	\$290,172	1.300	\$752,776	1,477.00	\$509.67
Unit of Comparison:	Square Foot								Average Sale Price Per Unit:		\$372.06
									Standard Deviation:		\$82.54
									Coefficient of Dispersion :		17%
<i>Land Value Was:</i>	\$385.00								Indicated Sale Price Per Unit:		\$372.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:	0.50%	

CITY OF GRAND HAVEN

R5-25 RESIDENTIAL: CONDOMINIUM - ZEPHYR BUILDING											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-20-416-008	22 S HARBOR DR #202	12/22/2021	\$ 537,500	14.000%	\$ 612,750	\$ -	\$279,997	\$332,753	\$255,642	1.302	
70-03-20-416-012	22 S HARBOR DR #301	9/6/2024	\$ 888,000	-2.500%	\$ 865,800	\$ -	\$367,659	\$498,141	\$296,034	1.683	
70-03-20-416-017	22 S HARBOR DR #306	5/6/2022	\$ 550,000	11.500%	\$ 613,250	\$ -	\$327,078	\$286,172	\$242,851	1.178	
70-03-20-416-012	22 S HARBOR DR #301	4/21/2022	\$ 600,000	12.000%	\$ 672,000	\$ -	\$367,659	\$304,341	\$296,034	1.028	
70-03-20-416-021	22 S HARBOR DR #404	5/23/2022	\$ 750,000	11.500%	\$ 836,250		\$451,236	\$385,014	\$237,776	1.619	
70-03-20-416-019	22 S HARBOR DR #402	5/12/2025	\$ 800,000	-6.500%	\$ 748,000	\$ -	\$494,760	\$253,240	\$258,702	0.979	
70-03-20-416-018	22 S HARBOR DR #401	2/15/2022	\$ 1,000,000	13.000%	\$ 1,130,000	\$ -	\$549,444	\$580,556	\$290,172	2.001	
Totals:									\$2,059,661	\$1,587,039	1.298
										Standard Deviation:	0.379
										Coefficient of Dispersion :	24.30%
										Adopted ECF:	1.298

ECF Was: 1.297

CITY OF GRAND HAVEN

R5-25 RESIDENTIAL: CONDOMINIUM - ZEPHYR BUILDING 2nd FLOOR

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-20-416-008	22 S HARBOR DR #202	12/22/21	\$537,500	14.000%	\$612,750	\$305,900	0.499
70-03-20-416-012	22 S HARBOR DR #301	09/06/24	\$888,000	-2.500%	\$865,800	\$376,000	0.434
70-03-20-416-017	22 S HARBOR DR #306	05/06/22	\$550,000	11.500%	\$613,250	\$321,100	0.524
70-03-20-416-012	22 S HARBOR DR #301	04/21/22	\$600,000	12.000%	\$672,000	\$376,000	0.560
70-03-20-416-019	22 S HARBOR DR #402	05/12/25	\$800,000	-6.500%	\$748,000	\$415,300	0.555
70-03-20-416-021	22 S HARBOR DR #404	05/23/22	\$750,000	11.500%	\$836,250	\$379,900	0.454
70-03-20-416-018	22 S HARBOR DR #401	02/15/22	\$1,000,000	13.000%	\$1,130,000	\$463,000	0.410
Aggregate Ratio:							0.500
Standard Deviation:							0.059
Coefficient of Dispersion :							9.97%
Price Related Differential:							0.982

CITY OF GRAND HAVEN

R5-26 RESIDENTIAL: CONDOMINIUMS - GH COTTAGES - FRONT COTTAGES											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-462-005	11 HOWARD AVE	07/20/18	\$750,000	51.750%	\$1,138,125	\$0	\$310,196	1.200	\$765,890	1,111.00	\$689.37
70-03-20-462-004	340 S HARBOR DR	07/01/16	\$630,000	69.750%	\$1,069,425	\$0	\$310,196	1.200	\$697,190	1,111.00	\$627.53
70-03-20-462-001	310 S HARBOR DR	04/01/15	\$590,000	81.000%	\$1,067,900	\$0	\$310,196	1.200	\$695,665	1,111.00	\$626.16
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$647.69
									Standard Deviation:		\$29.48
									Coefficient of Dispersion :		4.3%
<i>Land Rate Was: \$603.00</i>									Indicated Sale Price Per Unit:		\$648.00

TIME ADJUSTMENT

70-03-20-462-005	11 HOWARD AVE	07/20/18	\$750,000
70-03-20-462-005	11 HOWARD AVE	10/10/14	\$550,000
Difference:		48.00	36.36%
Difference in Months:			0.76%
USE:			0.75%

CITY OF GRAND HAVEN

R5-26 RESIDENTIAL: CONDOMINIUMS - GH COTTAGES - SIDE COTTAGES LOWER UNITS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-462-008	25 HOWARD AVE	09/06/23	\$544,000	-3.750%	\$523,600	\$0	\$183,142	1.200	\$303,829	1,066.00	\$285.02
70-03-20-462-012	14 LAFAYETTE AVE	08/20/21	\$505,000	24.000%	\$626,200	\$0	\$204,333	1.200	\$381,001	1,066.00	\$357.41
70-03-20-462-010	20 LAFAYETTE AVE	06/29/21	\$395,000	16.500%	\$460,175	\$0	\$183,142	1.200	\$240,404	1,066.00	\$225.52
Unit of Comparison:	Square Foot								Average Sale Price Per Unit:		\$321.21
									Standard Deviation:		\$53.93
									Coefficient of Dispersion :		14.1%
<i>Land Rate Was:</i>	\$291.00								Indicated Sale Price Per Unit:		\$321.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:	0.75%	

CITY OF GRAND HAVEN

R5-26 RESIDENTIAL: CONDOMINIUMS - GH COTTAGES - SIDE COTTAGES UPPER UNITS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-462-009	27 HOWARD AVE	10/29/14	\$500,000	57.000%	\$785,000	\$0	\$298,810	1.200	\$426,428	1,112.00	\$383.48
70-03-20-462-007	19 HOWARD AVE	02/23/09	\$425,580	91.000%	\$812,858	\$0	\$298,810	1.200	\$454,286	1,112.00	\$408.53
Unit of Comparison: Square Foot									Average Sale Price Per Unit:	\$396.00	
									Standard Deviation:	\$12.53	
									Coefficient of Dispersion :	3.2%	
<i>Land Rate Was: \$379.00</i>									Indicated Sale Price Per Unit:	\$396.00	

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:	0.50%	

CITY OF GRAND HAVEN

R5-26 RESIDENTIAL: CONDOMINIUMS - GH COTTAGES - CENTER BUILDING

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-462-016	333 COTTAGE LN #103	10/17/24	\$565,000	-3.000%	\$548,050	\$0	\$203,759	1.200	\$303,539	1,198.00	\$253.37
70-03-20-462-015	333 COTTAGE LN #102	09/30/24	\$640,000	-2.500%	\$624,000	\$0	\$205,555	1.200	\$377,334	1,252.00	\$301.39
70-03-20-462-015	333 COTTAGE LN #102	08/16/21	\$460,000	16.000%	\$533,600	\$0	\$205,555	1.200	\$286,934	1,252.00	\$229.18
70-03-20-462-014	333 COTTAGE LN #101	09/30/20	\$400,000	21.500%	\$486,000	\$0	\$204,678	1.200	\$240,386	1,204.00	\$199.66
70-03-20-462-016	333 COTTAGE LN #103	09/30/20	\$376,000	21.500%	\$456,840	\$0	\$203,759	1.200	\$212,329	1,198.00	\$177.24
70-03-20-462-017	333 COTTAGE LN #201	07/06/20	\$465,000	22.500%	\$569,625	\$0	\$242,320	1.200	\$278,841	1,432.00	\$194.72

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit: \$225.50

Standard Deviation: \$41.82

Coefficient of Dispersion : 15.7%

Land Rate Was: \$206.00

Indicated Sale Price Per Unit: \$225.00

TIME ADJUSTMENT

Difference: - #DIV/0!
 Difference in Months: #DIV/0!
 USE: 0.50%

CITY OF GRAND HAVEN

R5-26 RESIDENTIAL: CONDOMINIUMS - GH COTTAGES -CABANAS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-462-023	333 COTTAGE LN D	08/11/20	\$275,000	22.000%	\$335,500	\$1,370	\$119,576	1.200	\$190,639	802.00	\$237.70
Unit of Comparison: Square Foot										Average Sale Price Per Unit:	\$237.70
										Standard Deviation:	\$0.00
										Coefficient of Dispersion :	0.0%
<i>Land Rate Was: \$222.00</i>										Indicated Sale Price Per Unit:	\$237.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:		0.50%

CITY OF GRAND HAVEN

R5-26 RESIDENTIAL: CONDOMINIUMS - GH COTTAGES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-20-462-005	11 HOWARD AVE	7/20/2018	\$ 750,000	51.750%	\$ 1,138,125	\$ -	\$ 719,928	\$ 418,197	\$ 310,196	1.348
70-03-20-462-004	340 S HARBOR DR	7/1/2016	\$ 630,000	69.750%	\$ 1,069,425	\$ -	\$ 719,928	\$ 349,497	\$ 310,196	1.127
70-03-20-462-001	310 S HARBOR DR	4/1/2015	\$ 590,000	81.000%	\$ 1,067,900	\$ -	\$ 719,928	\$ 347,972	\$ 310,196	1.122
70-03-20-462-008	25 HOWARD AVE	9/6/2023	\$ 544,000	-3.750%	\$ 523,600	\$ -	\$ 342,186	\$ 181,414	\$ 183,142	0.991
70-03-20-462-012	14 LAFAYETTE AVE	8/20/2021	\$ 505,000	24.000%	\$ 626,200	\$ -	\$ 342,186	\$ 284,014	\$ 204,333	1.390
70-03-20-462-009	27 HOWARD AVE	10/29/2014	\$ 500,000	57.000%	\$ 785,000	\$ -	\$ 440,352	\$ 344,648	\$ 298,810	1.153
70-03-20-462-007	19 HOWARD AVE	2/23/2009	\$ 425,580	91.000%	\$ 812,858	\$ -	\$ 440,352	\$ 372,506	\$ 298,810	1.247
70-03-20-462-016	333 COTTAGE LN #103	10/17/2024	\$ 565,000	-3.000%	\$ 548,050	\$ -	\$ 269,550	\$ 278,500	\$ 203,759	1.367
70-03-20-462-015	333 COTTAGE LN #102	9/30/2024	\$ 640,000	-2.500%	\$ 624,000	\$ -	\$ 281,700	\$ 342,300	\$ 205,555	1.665
70-03-20-462-015	333 COTTAGE LN #102	8/16/2021	\$ 460,000	16.000%	\$ 533,600	\$ -	\$ 281,700	\$ 251,900	\$ 205,555	1.225
70-03-20-462-014	333 COTTAGE LN #101	9/30/2020	\$ 400,000	21.500%	\$ 486,000	\$ -	\$ 270,900	\$ 215,100	\$ 204,678	1.051
70-03-20-462-016	333 COTTAGE LN #103	9/30/2020	\$ 376,000	21.500%	\$ 456,840	\$ -	\$ 269,550	\$ 187,290	\$ 203,759	0.919
70-03-20-462-017	333 COTTAGE LN #201	7/6/2020	\$ 465,000	22.500%	\$ 569,625	\$ -	\$ 322,200	\$ 247,425	\$ 242,320	1.021
70-03-20-462-023	333 COTTAGE LN D	8/11/2020	\$ 275,000	22.000%	\$ 335,500	\$ 1,370	\$ 190,074	\$ 144,056	\$ 119,576	1.205
70-03-20-462-010	20 LAFAYETTE AVE	6/29/2021	\$ 395,000	16.500%	\$ 460,175	\$ -	\$ 342,186	\$ 117,989	\$ 183,142	0.644
Totals: \$								3,964,819	\$3,300,885	1.201
Standard Deviation:										0.195
Coefficient of Dispersion :										12.26%
Adopted ECF:										1.201

CITY OF GRAND HAVEN

R5-26 RESIDENTIAL: CONDOMINIUMS - GH COTTAGES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-20-462-005	11 HOWARD AVE	07/20/18	\$750,000	51.750%	\$1,138,125	\$546,200	0.480
70-03-20-462-004	340 S HARBOR DR	07/01/16	\$630,000	69.750%	\$1,069,425	\$546,200	0.511
70-03-20-462-001	310 S HARBOR DR	04/01/15	\$590,000	81.000%	\$1,067,900	\$546,200	0.511
70-03-20-462-008	25 HOWARD AVE	09/06/23	\$544,000	-3.750%	\$523,600	\$281,100	0.537
70-03-20-462-012	14 LAFAYETTE AVE	08/20/21	\$505,000	24.000%	\$626,200	\$293,800	0.469
70-03-20-462-009	27 HOWARD AVE	10/29/14	\$500,000	57.000%	\$785,000	\$399,600	0.509
70-03-20-462-007	19 HOWARD AVE	02/23/09	\$425,580	91.000%	\$812,858	\$399,600	0.492
70-03-20-462-016	333 COTTAGE LN #103	10/17/24	\$565,000	-3.000%	\$548,050	\$257,100	0.469
70-03-20-462-015	333 COTTAGE LN #102	09/30/24	\$640,000	-2.500%	\$624,000	\$264,300	0.424
70-03-20-462-015	333 COTTAGE LN #102	08/16/21	\$460,000	16.000%	\$533,600	\$264,300	0.495
70-03-20-462-014	333 COTTAGE LN #101	09/30/20	\$400,000	21.500%	\$486,000	\$258,400	0.532
70-03-20-462-016	333 COTTAGE LN #103	09/30/20	\$376,000	21.500%	\$456,840	\$257,100	0.563
70-03-20-462-017	333 COTTAGE LN #201	07/06/20	\$465,000	22.500%	\$569,625	\$306,600	0.538
70-03-20-462-023	333 COTTAGE LN D	08/11/20	\$275,000	22.000%	\$335,500	\$167,500	0.499
70-03-20-462-010	20 LAFAYETTE AVE	06/29/21	\$395,000	16.500%	\$460,175	\$281,100	0.611
\$9,576,723						\$4,788,000	0.500
Standard Deviation:							0.035
Coefficient of Dispersion :							5.31%
Price Related Differential:							1.004

CITY OF GRAND HAVEN

R5-27 RESIDENTIAL: CONDOMINIUM - GRAND THEATRE ALL FLOORS											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-417-009	11 S 1ST ST #304	05/22/25	\$615,000	-9.750%	\$555,038	\$0	\$232,447	1.300	\$252,857	1,251.00	\$202.12
70-03-20-417-010	11 S 1ST ST #305	10/08/24	\$625,000	-4.500%	\$596,875	\$0	\$241,498	1.300	\$282,928	1,251.00	\$226.16
70-03-20-417-012	11 S 1ST ST #402	11/13/23	\$500,000	3.750%	\$518,750	\$0	\$232,447	1.300	\$216,569	1,251.00	\$173.12
70-03-20-417-026	11 S 1ST ST #405	07/28/23	\$605,000	6.750%	\$645,838	\$0	\$241,498	1.300	\$331,891	1,251.00	\$265.30
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$216.68
									Standard Deviation:		\$33.78
									Coefficient of Dispersion :		13.4%
<i>Land Value Was: \$194.00</i>									Indicated Sale Price Per Unit:		\$217.00

TIME ADJUSTMENT

Difference:	-	0.00%
Difference in Months:		0.00%
<hr/>		
Difference:	-	0.00%
Difference in Months:		0.00%
Use:		0.75%

CITY OF GRAND HAVEN

R5-27 RESIDENTIAL: CONDOMINIUM - GRAND THEATRE											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-20-417-012	11 S 1ST ST #402	11/13/2023	\$ 500,000	3.750%	\$ 518,750	\$ -	\$ 271,467	\$247,283	\$232,447	1.064	
70-03-20-417-009	11 S 1ST ST #304	5/22/2025	\$ 615,000	-9.750%	\$ 555,038	\$ -	\$ 271,467	\$283,571	\$232,447	1.220	
70-03-20-417-010	11 S 1ST ST #305	10/8/2024	\$ 625,000	-4.500%	\$ 596,875	\$ -	\$ 271,467	\$325,408	\$241,498	1.347	
70-03-20-417-026	11 S 1ST ST #405	7/28/2023	\$ 605,000	6.750%	\$ 645,838	\$ -	\$ 271,467	\$374,371	\$241,498	1.550	
Totals:								\$1,230,632	\$947,889	1.298	
										Standard Deviation:	0.206
										Coefficient of Dispersion :	11.85%
										Adopted ECF:	1.290

Was: 1.276

CITY OF GRAND HAVEN

R5-27 RESIDENTIAL: CONDOMINIUM - GRAND THEATRE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio	
70-03-20-417-012	11 S 1ST ST #402	11/13/23	\$500,000	3.750%	\$518,750	\$285,700	0.551	
70-03-20-417-009	11 S 1ST ST #304	05/22/25	\$615,000	-9.750%	\$555,038	\$285,700	0.515	
70-03-20-417-010	11 S 1ST ST #305	10/08/24	\$625,000	-4.500%	\$596,875	\$291,500	0.488	
70-03-20-417-026	11 S 1ST ST #405	07/28/23	\$605,000	6.750%	\$645,838	\$291,500	0.451	
					\$2,316,500	\$1,154,400	0.498	
							Standard Deviation:	0.042
							Coefficient of Dispersion :	6.27%
							Price Related Differential:	1.006

CITY OF GRAND HAVEN

R5-28 RESIDENTIAL: CONDO - HARBORS EDGE											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-285-005	314 JACKSON AVE	08/31/18	\$345,000	23.800%	\$427,110	\$0	\$207,132	1.200	\$178,552	1.00	\$178,551.99
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$178,551.99
									Standard Deviation:		\$0.00
									Coefficient of Dispersion :		0.0%
<i>Land Rate Was: \$166,225.00</i>									Indicated Sale Price Per Unit:		\$172,000.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Use:		0.35%

CITY OF GRAND HAVEN

R5-28 RESIDENTIAL: CONDO - HARBORS EDGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-20-285-005	314 JACKSON AVE	8/31/2018	\$ 345,000	23.800%	\$ 427,110	\$ -	\$172,000	\$255,110	\$207,132	1.232
Totals:								\$255,110	\$207,132	1.232
									Standard Deviation:	#DIV/0!
									Coefficient of Dispersion :	0.00%
									Adopted ECF:	1.232

Was: 1.2

CITY OF GRAND HAVEN

R5-28 RESIDENTIAL: CONDO - HARBORS EDGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-20-285-005	314 JACKSON AVE	08/31/18	\$345,000	23.800%	\$427,110	\$213,600	0.500
					\$427,110	\$213,600	0.500
						Standard Deviation:	#DIV/0!
						Coefficient of Dispersion :	0.00%
						Price Related Differential:	1.000

CITY OF GRAND HAVEN

R5-29 RESIDENTIAL: CONDOMINIUM - NORTH END - VILLAGE UNITS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-21-161-010	529 MILLER DR #206	09/07/22	\$292,000	9.50%	\$319,740	\$0	\$150,133	0.710	\$213,146	1,040.00	\$204.95
70-03-21-161-061	530 MILLER DR #214	03/12/25	\$170,000	-5.50%	\$160,650	\$0	\$131,668	0.710	\$67,166	916.00	\$73.22
70-03-21-161-028	529 MILLER DR #214	03/05/25	\$260,000	-5.50%	\$245,700	\$0	\$131,288	0.710	\$152,486	913.00	\$167.02
70-03-21-161-028	529 MILLER DR #214	06/06/22	\$261,500	11.00%	\$290,265	\$0	\$131,288	0.710	\$197,051	913.00	\$215.83
70-03-21-161-028	529 MILLER DR #214	07/30/21	\$220,000	16.50%	\$256,300	\$0	\$131,288	0.710	\$163,086	913.00	\$178.63
70-03-21-161-011	529 MILLER DR #207	06/11/21	\$215,000	17.00%	\$251,550	\$0	\$131,288	0.710	\$158,336	913.00	\$173.42
70-03-21-161-042	530 MILLER DR #204	09/05/24	\$300,000	-2.50%	\$292,500	\$0	\$176,300	0.710	\$167,327	1,207.00	\$138.63
70-03-21-161-025	529 MILLER DR #211	10/10/23	\$325,000	3.00%	\$334,750	\$0	\$176,300	0.710	\$209,577	1,207.00	\$173.63
70-03-21-161-042	530 MILLER DR #204	09/19/23	\$281,500	3.50%	\$291,353	\$0	\$176,300	0.710	\$166,179	1,207.00	\$137.68
70-03-21-161-057	530 MILLER DR #210	10/03/22	\$295,000	9.00%	\$321,550	\$0	\$169,227	0.710	\$201,398	1,150.00	\$175.13
70-03-21-161-059	530 MILLER DR #212	09/28/22	\$304,900	9.50%	\$333,866	\$0	\$169,351	0.710	\$213,627	1,151.00	\$185.60
70-03-21-161-043	530 MILLER DR #205	01/31/22	\$259,900	13.50%	\$294,987	\$0	\$169,227	0.710	\$174,835	1,150.00	\$152.03
70-03-21-161-026	529 MILLER DR #212	10/13/21	\$250,000	15.00%	\$287,500	\$0	\$169,351	0.710	\$167,261	1,151.00	\$145.32
70-03-21-161-040	530 MILLER DR #201	09/27/24	\$225,000	-2.50%	\$219,375	\$0	\$115,109	0.710	\$137,648	767.00	\$179.46
70-03-21-161-040	530 MILLER DR #201	08/02/21	\$137,500	16.00%	\$159,500	\$0	\$115,109	0.710	\$77,773	767.00	\$101.40
70-03-21-161-039	530 MILLER DR #202	11/12/24	\$300,000	-3.50%	\$289,500	\$0	\$203,024	0.710	\$145,353	1,417.00	\$102.58
70-03-21-161-006	529 MILLER DR #202	08/16/22	\$275,000	10.00%	\$302,500	\$0	\$203,024	0.710	\$158,353	1,417.00	\$111.75
70-03-21-161-064	530 MILLER DR #310	05/02/25	\$380,000	-6.50%	\$355,300	\$0	\$241,163	0.710	\$184,074	1,541.00	\$119.45
70-03-21-161-014	529 MILLER DR #303	02/11/25	\$375,000	-5.00%	\$356,250	\$0	\$241,024	0.710	\$185,123	1,540.00	\$120.21
70-03-21-161-066	530 MILLER DR #312	05/31/24	\$370,000	-0.50%	\$368,150	\$0	\$241,163	0.710	\$196,924	1,541.00	\$127.79
70-03-21-161-049	530 MILLER DR #305	11/20/23	\$360,000	2.50%	\$369,000	\$0	\$241,163	0.710	\$197,774	1,541.00	\$128.34
70-03-21-161-033	529 MILLER DR #312	02/09/22	\$285,000	13.00%	\$322,050	\$0	\$241,163	0.710	\$150,824	1,541.00	\$97.87
70-03-21-161-012	529 MILLER DR #301	07/15/25	\$325,000	-7.50%	\$300,625	\$0	\$184,953	0.710	\$169,309	1,233.00	\$137.31
70-03-21-161-062	530 MILLER DR #308	07/12/23	\$325,000	4.50%	\$339,625	\$0	\$190,129	0.710	\$204,634	1,233.00	\$165.96
70-03-21-161-048	530 MILLER DR #304	02/24/23	\$410,000	7.00%	\$438,700	\$0	\$281,648	0.710	\$238,730	1,987.00	\$120.15
70-03-21-161-065	530 MILLER DR #311	09/29/21	\$275,000	15.50%	\$317,625	\$0	\$281,648	0.710	\$117,655	1,987.00	\$59.21
70-03-21-161-030	529 MILLER DR #309	06/27/24	\$368,600	-1.00%	\$364,914	\$0	\$286,848	0.710	\$161,252	1,807.00	\$89.24
70-03-21-161-030	529 MILLER DR #309	03/18/21	\$262,000	18.50%	\$310,470	\$0	\$286,848	0.710	\$106,808	1,807.00	\$59.11
70-03-21-161-044	530 MILLER DR #206	03/17/21	\$243,072	18.50%	\$288,040	\$0	\$282,923	0.710	\$87,165	2,089.00	\$41.73

Unit of Comparison: **Square Foot**

Land Value Was:	\$191.62	1040 sf	UNIT TYPE A:	\$204.95
Land Value Was:	\$177.27	916 sf	UNIT TYPE B:	\$183.72
Land Value Was:	\$147.48	1150 & 1207 sf	UNIT TYPE C:	\$158.29
Land Value Was:	\$129.32	767 sf	UNIT TYPE D:	\$140.43
Land Value Was:	\$103.70	1417 sf	UNIT TYPE E:	\$107.16
Land Value Was:	\$109.26	1541 sf	UNIT TYPE F:	\$118.73
Land Value Was:	\$137.41	1233sf	UNIT TYPE G:	\$151.64
Land Value Was:	\$83.50	1987 sf	UNIT TYPE H:	\$89.68
Land Value Was:	\$60.13	1807 sf	UNIT TYPE J:	\$74.17
Land Value Was:	\$38.57	2089 sf	UNIT TYPE X:	\$41.73

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:	0.50%	

CITY OF GRAND HAVEN

R5-29 RESIDENTIAL: CONDOMINIUM - NORTH END - VILLAGE UNITS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-21-161-010	529 MILLER DR #206	9/7/2022	\$ 292,000	9.50%	\$ 319,740	\$0	\$213,146	\$106,594	\$150,133	0.710
70-03-21-161-028	529 MILLER DR #214	3/5/2025	\$ 260,000	-5.50%	\$ 245,700	\$0	\$167,740	\$77,960	\$131,288	0.594
70-03-21-161-028	529 MILLER DR #214	6/6/2022	\$ 261,500	11.00%	\$ 290,265	\$0	\$167,740	\$122,525	\$131,288	0.933
70-03-21-161-028	529 MILLER DR #214	7/30/2021	\$ 220,000	16.50%	\$ 256,300	\$0	\$167,740	\$88,560	\$131,288	0.675
70-03-21-161-011	529 MILLER DR #207	6/11/2021	\$ 215,000	17.00%	\$ 251,550	\$0	\$167,740	\$83,810	\$131,288	0.638
70-03-21-161-042	530 MILLER DR #204	9/5/2024	\$ 300,000	-2.50%	\$ 292,500	\$0	\$191,055	\$101,445	\$176,300	0.575
70-03-21-161-025	529 MILLER DR #211	10/10/2023	\$ 325,000	3.00%	\$ 334,750	\$0	\$191,055	\$143,695	\$176,300	0.815
70-03-21-161-042	530 MILLER DR #204	9/19/2023	\$ 281,500	3.50%	\$ 291,353	\$0	\$191,055	\$100,298	\$176,300	0.569
70-03-21-161-057	530 MILLER DR #210	10/3/2022	\$ 295,000	9.00%	\$ 321,550	\$0	\$182,032	\$139,518	\$169,227	0.824
70-03-21-161-059	530 MILLER DR #212	9/28/2022	\$ 304,900	9.50%	\$ 333,866	\$0	\$182,191	\$151,675	\$169,351	0.896
70-03-21-161-043	530 MILLER DR #205	1/31/2022	\$ 259,900	13.50%	\$ 294,987	\$0	\$182,032	\$112,954	\$169,227	0.667
70-03-21-161-026	529 MILLER DR #212	10/13/2021	\$ 250,000	15.00%	\$ 287,500	\$0	\$182,191	\$105,309	\$169,351	0.622
70-03-21-161-040	530 MILLER DR #201	9/27/2024	\$ 225,000	-2.50%	\$ 219,375	\$0	\$107,710	\$111,665	\$115,109	0.970
70-03-21-161-040	530 MILLER DR #201	8/2/2021	\$ 137,500	16.00%	\$ 159,500	\$0	\$107,710	\$51,790	\$115,109	0.450
70-03-21-161-039	530 MILLER DR #202	11/12/2024	\$ 300,000	-3.50%	\$ 289,500	\$0	\$151,853	\$137,647	\$203,024	0.678
70-03-21-161-006	529 MILLER DR #202	8/16/2022	\$ 275,000	10.00%	\$ 302,500	\$0	\$151,853	\$150,647	\$203,024	0.742
70-03-21-161-064	530 MILLER DR #310	5/2/2025	\$ 380,000	-6.50%	\$ 355,300	\$0	\$182,968	\$172,332	\$241,163	0.715
70-03-21-161-014	529 MILLER DR #303	2/11/2025	\$ 375,000	-5.00%	\$ 356,250	\$0	\$182,849	\$173,401	\$241,024	0.719
70-03-21-161-066	530 MILLER DR #312	5/31/2024	\$ 370,000	-0.50%	\$ 368,150	\$0	\$182,968	\$185,182	\$241,163	0.768
70-03-21-161-049	530 MILLER DR #305	11/20/2023	\$ 360,000	2.50%	\$ 369,000	\$0	\$182,968	\$186,032	\$241,163	0.771
70-03-21-161-033	529 MILLER DR #312	2/9/2022	\$ 285,000	13.00%	\$ 322,050	\$0	\$182,968	\$139,082	\$241,163	0.577
70-03-21-161-012	529 MILLER DR #301	7/15/2025	\$ 325,000	-7.50%	\$ 300,625	\$0	\$186,971	\$113,654	\$184,953	0.615
70-03-21-161-062	530 MILLER DR #308	7/12/2023	\$ 325,000	4.50%	\$ 339,625	\$0	\$186,971	\$152,654	\$190,129	0.803
70-03-21-161-048	530 MILLER DR #304	2/24/2023	\$ 410,000	7.00%	\$ 438,700	\$0	\$178,192	\$260,508	\$281,648	0.925
70-03-21-161-065	530 MILLER DR #311	9/29/2021	\$ 275,000	15.50%	\$ 317,625	\$0	\$178,192	\$139,433	\$281,648	0.495
70-03-21-161-030	529 MILLER DR #309	6/27/2024	\$ 368,600	-1.00%	\$ 364,914	\$0	\$134,030	\$230,884	\$286,848	0.805
70-03-21-161-030	529 MILLER DR #309	3/18/2021	\$ 262,000	18.50%	\$ 310,470	\$0	\$134,030	\$176,440	\$286,848	0.615
70-03-21-161-044	530 MILLER DR #206	3/17/2021	\$ 243,072	18.50%	\$ 288,040	\$0	\$87,165	\$200,875	\$282,923	0.710
70-03-21-161-061	530 MILLER DR #214	3/12/2025	\$ 170,000	-5.50%	\$ 160,650	\$0	\$168,291	(\$7,641)	\$121,668	(0.058)

Totals: \$3,916,571 \$5,518,280 0.710

Standard Deviation: 0.131

Coefficient of Dispersion : 14.68%

Adopted ECF: 0.700

ECF Was: 0.699

CITY OF GRAND HAVEN

R5-29 RESIDENTIAL: CONDOMINIUM - NORTH END - VILLAGE UNITS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio	
70-03-21-161-010	529 MILLER DR #206	9/7/2022	\$ 292,000	9.50%	\$ 319,740	\$159,100	0.498	
70-03-21-161-028	529 MILLER DR #214	3/5/2025	\$ 260,000	-5.50%	\$ 245,700	\$129,800	0.528	
70-03-21-161-028	529 MILLER DR #214	6/6/2022	\$ 261,500	11.00%	\$ 290,265	\$129,800	0.447	
70-03-21-161-028	529 MILLER DR #214	7/30/2021	\$ 220,000	16.50%	\$ 256,300	\$129,800	0.506	
70-03-21-161-011	529 MILLER DR #207	6/11/2021	\$ 215,000	17.00%	\$ 251,550	\$129,800	0.516	
70-03-21-161-042	530 MILLER DR #204	9/5/2024	\$ 300,000	-2.50%	\$ 292,500	\$157,200	0.537	
70-03-21-161-025	529 MILLER DR #211	10/10/2023	\$ 325,000	3.00%	\$ 334,750	\$157,200	0.470	
70-03-21-161-042	530 MILLER DR #204	9/19/2023	\$ 281,500	3.50%	\$ 291,353	\$157,200	0.540	
70-03-21-161-057	530 MILLER DR #210	10/3/2022	\$ 295,000	9.00%	\$ 321,550	\$150,200	0.467	
70-03-21-161-059	530 MILLER DR #212	9/28/2022	\$ 304,900	9.50%	\$ 333,866	\$150,400	0.450	
70-03-21-161-043	530 MILLER DR #205	1/31/2022	\$ 259,900	13.50%	\$ 294,987	\$150,200	0.509	
70-03-21-161-026	529 MILLER DR #212	10/13/2021	\$ 250,000	15.00%	\$ 287,500	\$150,400	0.523	
70-03-21-161-040	530 MILLER DR #201	9/27/2024	\$ 225,000	-2.50%	\$ 219,375	\$94,100	0.429	
70-03-21-161-040	530 MILLER DR #201	8/2/2021	\$ 137,500	16.00%	\$ 159,500	\$94,100	0.590	
70-03-21-161-039	530 MILLER DR #202	11/12/2024	\$ 300,000	-3.50%	\$ 289,500	\$147,000	0.508	
70-03-21-161-006	529 MILLER DR #202	8/16/2022	\$ 275,000	10.00%	\$ 302,500	\$147,000	0.486	
70-03-21-161-064	530 MILLER DR #310	5/2/2025	\$ 380,000	-6.50%	\$ 355,300	\$175,900	0.495	
70-03-21-161-014	529 MILLER DR #303	2/11/2025	\$ 375,000	-5.00%	\$ 356,250	\$175,800	0.493	
70-03-21-161-066	530 MILLER DR #312	5/31/2024	\$ 370,000	-0.50%	\$ 368,150	\$175,900	0.478	
70-03-21-161-049	530 MILLER DR #305	11/20/2023	\$ 360,000	2.50%	\$ 369,000	\$175,900	0.477	
70-03-21-161-033	529 MILLER DR #312	2/9/2022	\$ 285,000	13.00%	\$ 322,050	\$175,900	0.546	
70-03-21-161-012	529 MILLER DR #301	7/15/2025	\$ 325,000	-7.50%	\$ 300,625	\$158,200	0.526	
70-03-21-161-062	530 MILLER DR #308	7/12/2023	\$ 325,000	4.50%	\$ 339,625	\$160,000	0.471	
70-03-21-161-048	530 MILLER DR #304	2/24/2023	\$ 410,000	7.00%	\$ 438,700	\$187,700	0.428	
70-03-21-161-065	530 MILLER DR #311	9/29/2021	\$ 275,000	15.50%	\$ 317,625	\$187,700	0.591	
70-03-21-161-030	529 MILLER DR #309	6/27/2024	\$ 368,600	-1.00%	\$ 364,914	\$167,400	0.459	
70-03-21-161-030	529 MILLER DR #309	3/18/2021	\$ 262,000	18.50%	\$ 310,470	\$167,400	0.539	
70-03-21-161-044	530 MILLER DR #206	3/17/2021	\$ 243,072	18.50%	\$ 288,040	\$142,600	0.495	
70-03-21-161-061	530 MILLER DR #214	3/12/2025	\$ 170,000	-5.50%	\$ 160,650	\$130,200	0.810	
					\$ 8,621,684	\$4,283,700	0.497	
							Standard Deviation:	0.042
							Coefficient of Dispersion :	6.60%
							Price Related Differential:	1.007

CITY OF GRAND HAVEN

R5-29 RESIDENTIAL: CONDOMINIUM - NORTH END - ADAMS ROWHOUSES											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-21-163-001	513 ADAMS AVE	09/26/23	\$455,000	0.000%	\$455,000	\$0	\$273,136	1.140	\$143,625	1.00	\$143,625
70-03-21-163-005	505 ADAMS AVE	08/31/23	\$420,000	0.000%	\$420,000	\$0	\$261,477	1.140	\$121,917	1.00	\$121,917
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$132,770.87
									Standard Deviation:		\$10,854.27
									Coefficient of Dispersion :		8.2%
<i>Land Rate Was: \$130,323</i>									Indicated Sale Price Per Unit:		\$132,770

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:		0.00%

CITY OF GRAND HAVEN

R5-29 RESIDENTIAL: CONDOMINIUM - NORTH END - ADAMS ROWHOUSES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-21-163-001	513 ADAMS AVE	09/26/23	\$455,000	0.000%	\$455,000	\$0	\$132,770	\$322,230	\$273,136	1.180	
70-03-21-163-005	505 ADAMS AVE	08/31/23	\$420,000	0.000%	\$420,000	\$0	\$132,770	\$287,230	\$261,477	1.098	
Totals:								\$609,460	\$534,613	1.140	
										Standard Deviation:	0.057
										Coefficient of Dispersion :	3.57%
<i>ECF Was: 1.20</i>										Adopted ECF:	1.140

CITY OF GRAND HAVEN

R5-29 RESIDENTIAL: CONDOMINIUM - NORTH END - ADAMS ROWHOUSES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio	
70-03-21-163-001	513 ADAMS AVE	09/26/23	\$455,000	0.000%	\$455,000	\$222,100	0.488	
70-03-21-163-005	505 ADAMS AVE	08/31/23	\$420,000	0.000%	\$420,000	\$215,400	0.513	
					\$875,000	\$437,500	0.500	
							Standard Deviation:	0.017
							Coefficient of Dispersion :	2.47%
							Price Related Differential:	1.001

CITY OF GRAND HAVEN

R5-30 RESIDENTIAL: CONDO - ELLIOTT BUILDING - GARDEN LEVEL

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-21-316-003	633 ELLIOTT AVE 103	02/11/22	\$199,900	13.000%	\$225,887	\$0	\$78,672	1.260	\$126,760	858.00	\$147.74
70-03-21-316-004	633 ELLIOTT AVE #104	07/31/20	\$145,000	22.500%	\$177,625	\$0	\$72,570	1.260	\$86,187	784.00	\$109.93
70-03-21-316-003	633 ELLIOTT AVE 103	07/24/20	\$178,500	22.500%	\$218,663	\$0	\$78,672	1.260	\$119,535	858.00	\$139.32
Unit of Comparison:	Square Foot										
									Average Sale Price Per Unit:		\$132.33
									Standard Deviation:		\$16.21
									Coefficient of Dispersion :		11.3%
<i>Land Value Was:</i>	\$128.00								Indicated Sale Price Per Unit:		\$132.00

Time Adjustment			
70-03-21-316-004	633 ELLIOTT AVE #104	07/31/20	\$145,000
70-03-21-316-004	633 ELLIOTT AVE #104	06/29/18	\$129,900
	Difference:	25.00	11.62%
	Difference Per Month		0.46%

CITY OF GRAND HAVEN

R5-30 RESIDENTIAL: CONDO - ELLIOTT BUILDING - 1st FLOOR

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-21-316-007	633 ELLIOTT AVE #207	07/08/25	\$290,000	-7.500%	\$268,250	\$0	\$69,583	1.260	\$180,575	747.00	\$241.73
70-03-21-316-005	633 ELLIOTT AVE #205	08/07/23	\$314,900	4.000%	\$327,496	\$0	\$68,438	1.260	\$241,264	733.00	\$329.15
70-03-21-316-006	633 ELLIOTT AVE #206	06/16/23	\$267,500	5.000%	\$280,875	\$0	\$82,146	1.260	\$177,371	900.00	\$197.08
70-03-21-316-008	633 ELLIOTT AVE #208	04/20/22	\$250,000	12.000%	\$280,000	\$0	\$70,066	1.260	\$191,717	753.00	\$254.60

Unit of Comparison: Square Foot

Average Sale Price Per Unit: \$255.64

Standard Deviation: \$47.51

Coefficient of Dispersion : 14.4%

Land Value Was: \$227.00

Indicated Sale Price Per Unit: \$255.00

Time Adjustment

Difference: - #DIV/0!

Difference Per Month #DIV/0!

CITY OF GRAND HAVEN

R5-30 RESIDENTIAL: CONDO - ELLIOTT BUILDING - 2nd FLOOR

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-21-316-011	633 ELLIOTT AVE #311	06/12/25	\$300,000	-7.000%	\$279,000	\$0	\$81,899	1.260	\$175,807	897.00	\$195.99
70-03-21-316-010	633 ELLIOTT AVE #310	09/09/22	\$315,000	9.500%	\$344,925	\$0	\$81,566	1.260	\$242,152	893.00	\$271.17
70-03-21-316-011	633 ELLIOTT AVE #311	06/22/22	\$285,000	11.000%	\$316,350	\$0	\$81,899	1.260	\$213,157	897.00	\$237.63
Unit of Comparison:	Square Foot										
									Average Sale Price Per Unit:		\$234.93
									Standard Deviation:		\$30.75
									Coefficient of Dispersion :		11.0%
<i>Land Value Was:</i>	\$226.00								Indicated Sale Price Per Unit:		\$235.00

Time Adjustment

Difference:	-	#DIV/0!
Difference Per Month		#DIV/0!

CITY OF GRAND HAVEN

R5-30 RESIDENTIAL: CONDO - ELLIOTT BUILDING

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-21-316-003	633 ELLIOTT AVE 103	2/11/2022	\$ 199,900	13.000%	\$ 225,887	\$0	\$113,256	\$112,631	\$78,672	1.432	
70-03-21-316-004	633 ELLIOTT AVE #104	7/31/2020	\$ 145,000	22.500%	\$ 177,625	\$0	\$103,488	\$74,137	\$72,570	1.022	
70-03-21-316-003	633 ELLIOTT AVE 103	7/24/2020	\$ 178,500	22.500%	\$ 218,663	\$0	\$113,256	\$105,407	\$78,672	1.340	
70-03-21-316-007	633 ELLIOTT AVE #207	7/8/2025	\$ 290,000	-7.500%	\$ 268,250	\$0	\$190,485	\$77,765	\$69,583	1.118	
70-03-21-316-005	633 ELLIOTT AVE #205	8/7/2023	\$ 314,900	4.000%	\$ 327,496	\$0	\$186,915	\$140,581	\$68,438	2.054	
70-03-21-316-006	633 ELLIOTT AVE #206	6/16/2023	\$ 267,500	5.000%	\$ 280,875	\$0	\$229,500	\$51,375	\$82,146	0.625	
70-03-21-316-008	633 ELLIOTT AVE #208	4/20/2022	\$ 250,000	12.000%	\$ 280,000	\$0	\$192,015	\$87,985	\$70,066	1.256	
70-03-21-316-011	633 ELLIOTT AVE #311	6/12/2025	\$ 300,000	-7.000%	\$ 279,000	\$0	\$210,795	\$68,205	\$81,899	0.833	
70-03-21-316-010	633 ELLIOTT AVE #310	9/9/2022	\$ 315,000	9.500%	\$ 344,925	\$0	\$209,855	\$135,070	\$81,566	1.656	
70-03-21-316-011	633 ELLIOTT AVE #311	6/22/2022	\$ 285,000	11.000%	\$ 316,350	\$0	\$210,795	\$105,555	\$81,899	1.289	
Totals:								\$958,711	\$765,511	1.252	
										Standard Deviation:	0.406
										Coefficient of Dispersion :	23.11%
										Adopted ECF:	1.250

Was: 1.181

CITY OF GRAND HAVEN

R5-30 RESIDENTIAL: CONDO - ELLIOTT BUILDING

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio	
70-03-21-316-003	633 ELLIOTT AVE 103	2/11/2022	\$ 199,900	13.000%	\$ 225,887	\$105,800	0.468	
70-03-21-316-004	633 ELLIOTT AVE #104	7/31/2020	\$ 145,000	22.500%	\$ 177,625	\$97,100	0.547	
70-03-21-316-003	633 ELLIOTT AVE 103	7/24/2020	\$ 178,500	22.500%	\$ 218,663	\$105,800	0.484	
70-03-21-316-007	633 ELLIOTT AVE #207	7/8/2025	\$ 290,000	-7.500%	\$ 268,250	\$138,700	0.517	
70-03-21-316-005	633 ELLIOTT AVE #205	8/7/2023	\$ 314,900	4.000%	\$ 327,496	\$136,200	0.416	
70-03-21-316-006	633 ELLIOTT AVE #206	6/16/2023	\$ 267,500	5.000%	\$ 280,875	\$166,100	0.591	
70-03-21-316-008	633 ELLIOTT AVE #208	4/20/2022	\$ 250,000	12.000%	\$ 280,000	\$139,800	0.499	
70-03-21-316-011	633 ELLIOTT AVE #311	6/12/2025	\$ 300,000	-7.000%	\$ 279,000	\$156,600	0.561	
70-03-21-316-010	633 ELLIOTT AVE #310	9/9/2022	\$ 315,000	9.500%	\$ 344,925	\$155,900	0.452	
70-03-21-316-011	633 ELLIOTT AVE #311	6/22/2022	\$ 285,000	11.000%	\$ 316,350	\$156,600	0.495	
					\$ 2,719,071	\$1,358,600	0.500	
							Standard Deviation:	0.053
							Coefficient of Dispersion :	8.21%
							Price Related Differential:	1.007

CITY OF GRAND HAVEN

R5-31 RESIDENTIAL: CONDOMINIUM - PORTSIDE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-286-005	249 JACKSON AVE #5	05/23/23	\$530,000	11.000%	\$588,300	\$0	\$194,286	1.390	\$318,242	1,348.00	\$236.08
70-03-20-286-006	241 JACKSON AVE	12/07/22	\$525,000	16.000%	\$609,000	\$0	\$194,286	1.390	\$338,942	1,348.00	\$251.44
70-03-20-286-003	253 JACKSON AVE	02/18/22	\$515,000	26.000%	\$648,900	\$0	\$194,286	1.390	\$378,842	1,348.00	\$281.04
70-03-20-286-001	237 JACKSON AVE	08/12/21	\$432,000	32.000%	\$570,240	\$0	\$194,286	1.390	\$300,182	1,348.00	\$222.69
70-03-20-286-005	249 JACKSON AVE #5	02/25/21	\$395,000	38.000%	\$545,100	\$0	\$194,286	1.390	\$275,042	1,348.00	\$204.04

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit: \$239.06

Standard Deviation: \$26.15

Coefficient of Dispersion : 9.21%

Land Value Was: 209

Indicated Sale Price Per Unit: \$240.00

TIME ADJUSTMENT

70-03-20-286-005	249 JACKSON AVE #5	05/23/23	\$530,000
70-03-20-286-005	249 JACKSON AVE	02/25/21	\$395,000
	Difference:	27.00	34.18%
	Difference in Months:		1.27%
	Use:		1.00%

CITY OF GRAND HAVEN

R5-31 RESIDENTIAL: CONDOMINIUM - PORTSIDE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-20-286-005	249 JACKSON AVE #5	05/23/23	\$530,000	11.000%	\$588,300	\$0	\$323,520	\$264,780	\$194,286	1.363	
70-03-20-286-006	241 JACKSON AVE	12/07/22	\$525,000	16.000%	\$609,000	\$0	\$323,520	\$285,480	\$194,286	1.469	
70-03-20-286-003	253 JACKSON AVE	02/18/22	\$515,000	26.000%	\$648,900	\$0	\$323,520	\$325,380	\$194,286	1.675	
70-03-20-286-001	237 JACKSON AVE	08/12/21	\$432,000	32.000%	\$570,240	\$0	\$323,520	\$246,720	\$194,286	1.270	
70-03-20-286-005	249 JACKSON AVE #5	02/25/21	\$395,000	38.000%	\$545,100	\$0	\$323,520	\$221,580	\$194,286	1.140	
Totals:								\$1,343,940	\$971,432	1.383	
										Standard Deviation:	0.203
										Coefficient of Dispersion :	11.07%
										Adopted ECF:	1.380

ECF Was: 1.299

CITY OF GRAND HAVEN

R5-31 RESIDENTIAL: CONDOMINIUM - PORTSIDE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-20-286-005	249 JACKSON AVE #5	05/23/23	\$530,000	11.000%	\$588,300	\$295,800	0.503
70-03-20-286-006	241 JACKSON AVE	12/07/22	\$525,000	16.000%	\$609,000	\$295,800	0.486
70-03-20-286-003	253 JACKSON AVE	02/18/22	\$515,000	26.000%	\$648,900	\$295,800	0.456
70-03-20-286-001	237 JACKSON AVE	08/12/21	\$432,000	32.000%	\$570,240	\$295,800	0.519
70-03-20-286-005	249 JACKSON AVE #5	02/25/21	\$395,000	38.000%	\$545,100	\$295,800	0.543
Aggregate Ratio:							0.499
Standard Deviation:							0.033
Coefficient of Dispersion :							4.83%
Price Related Differential:							1.003

CITY OF GRAND HAVEN

R5-32 RESIDENTIAL: CONDOMINIUMS - HARBOR COVE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-463-001	114 LAFAYETTE AVE	09/06/19	\$370,000	27.500%	\$471,750	\$0	\$187,545	1.350	\$218,564	1,328.00	\$164.58
70-03-20-463-002	116 LAFAYETTE AVE	07/23/19	\$280,000	28.500%	\$359,800	\$0	\$112,112	1.350	\$208,449	966.00	\$215.79
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$186.14
									Standard Deviation:		\$25.60
									Coefficient of Dispersion :		13%
<i>Land Value Was:</i>		178							Indicated Sale Price Per Unit:		\$186.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
USE:	0.50%	

CITY OF GRAND HAVEN

R5-32 RESIDENTIAL: CONDOMINIUMS - HARBOR COVE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-20-463-001	114 LAFAYETTE AVE	09/06/19	\$370,000	27.500%	\$471,750	\$0	\$247,008	\$224,742	\$187,545	1.198	
70-03-20-463-002	116 LAFAYETTE AVE	07/23/19	\$280,000	28.500%	\$359,800	\$0	\$179,676	\$180,124	\$112,112	1.607	
Totals:								\$404,866	\$299,657	1.351	
										Standard Deviation:	0.289
										Coefficient of Dispersion :	14.56%
<i>ECF Was:</i> 1.302										Adopted ECF:	1.351

CITY OF GRAND HAVEN

R5-32 RESIDENTIAL: CONDOMINIUMS - HARBOR COVE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-20-463-001	114 LAFAYETTE AVE	09/06/19	\$370,000	27.500%	\$471,750	\$250,200	0.530
70-03-20-463-002	116 LAFAYETTE AVE	07/23/19	\$280,000	28.500%	\$359,800	\$165,600	0.460
Aggregate Ratio:							0.500
Standard Deviation:							0.050
Coefficient of Dispersion :							7.08%
Price Related Differential:							0.991

CITY OF GRAND HAVEN

R5-33 RESIDENTIAL: CONDO - FRANKLIN ROW HOUSES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit	
70-03-20-442-001	301 FRANKLIN AVE	08/25/23	\$662,500	1.600%	\$673,100	\$0	\$379,798	1.230	\$205,948	1,668.00	\$123.47	
70-03-20-442-002	303 FRANKLIN AVE	05/02/22	\$640,000	4.600%	\$669,440	\$0	\$361,357	1.230	\$224,971	1,644.00	\$136.84	
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$130.16	
									Standard Deviation:		\$6.69	
									Coefficient of Dispersion :		5%	
<i>Land Value Was:</i>		127								Indicated Sale Price Per Outer Unit:		\$130.00
<i>Land Value Was:</i>		127								Indicated Sale Price Per Inner Unit:		\$130.00

CITY OF GRAND HAVEN

R5-33 RESIDENTIAL: CONDO - FRANKLIN ROW HOUSES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-20-442-001	301 FRANKLIN AVE	08/25/23	\$662,500	1.600%	\$673,100	\$0	\$216,840	\$456,260	\$379,798	1.201	
70-03-20-442-002	303 FRANKLIN AVE	05/02/22	\$640,000	4.600%	\$669,440	\$0	\$213,720	\$455,720	\$361,357	1.261	
Totals:								\$911,980	\$741,155	1.230	
										Standard Deviation:	0.042
										Coefficient of Dispersion :	2.43%
<i>ECF Was:</i> 1.229										Adopted ECF:	1.230

CITY OF GRAND HAVEN

R5-33 RESIDENTIAL: CONDO - FRANKLIN ROW HOUSES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-20-442-001	301 FRANKLIN AVE	8/25/2023	\$ 662,500	1.600%	\$ 673,100	\$342,000	0.508
70-03-20-442-002	303 FRANKLIN AVE	5/2/2022	\$ 640,000	4.600%	\$ 669,440	\$329,100	0.492
Aggregate Ratio:							0.500
Standard Deviation:							0.012
Coefficient of Dispersion :							1.65%
Price Related Differential:							1.000

CITY OF GRAND HAVEN

R5-34 RESIDENTIAL: CONDO - PERE MARQUETTE PLACE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-287-001	303 PERE MARQUETTE PL	09/03/25	\$785,000	-8.500%	\$718,275	\$11,133	\$299,428	1.300	\$317,885	1.00	\$317,885.44
70-03-20-287-005	310 PERE MARQUETTE PL	06/10/22	\$785,000	11.000%	\$871,350	\$16,168	\$390,970	1.300	\$346,921	1.00	\$346,920.59
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$332,403.02
									Standard Deviation:		\$14,517.58
									Coefficient of Dispersion :		5%
<i>Land Value Was:</i> 282750									Indicated Sale Price Per Unit:		\$332,400.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Use:	0.50%	

CITY OF GRAND HAVEN

R5-34 RESIDENTIAL: CONDO - PERE MARQUETTE PLACE										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-20-287-001	303 PERE MARQUETTE PL	09/03/25	\$785,000	-8.500%	\$718,275	\$11,133	\$332,400	\$374,742	\$299,428	1.252
70-03-20-287-005	310 PERE MARQUETTE PL	06/10/22	\$785,000	11.000%	\$871,350	\$16,168	\$332,400	\$522,782	\$390,970	1.337
Totals:								\$897,524	\$690,398	1.300
									Standard Deviation:	0.061
									Coefficient of Dispersion :	3.42%
<i>ECF Was:</i> 1.28									Adopted ECF:	1.300

CITY OF GRAND HAVEN

R5-34 RESIDENTIAL: CONDO - PERE MARQUETTE PLACE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-20-287-001	303 PERE MARQUETTE PL	09/03/25	\$785,000	-8.500%	\$718,275	\$366,400	0.510
70-03-20-287-005	310 PERE MARQUETTE PL	06/10/22	\$785,000	11.000%	\$871,350	\$428,400	0.492
Aggregate Ratio:							0.500
Standard Deviation:							0.013
Coefficient of Dispersion :							1.81%
Price Related Differential:							1.002

CITY OF GRAND HAVEN

R5-35 RESIDENTIAL CONDO- ROBINSON LANDING											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-34-263-015	1828 ROBINSON ST	09/30/24	\$328,000	0.00%	\$328,000	\$7,991	\$184,436	1.410	\$59,954	1.00	\$59,953.91
70-03-34-263-004	1806 ROBINSON ST	05/24/24	\$292,000	0.00%	\$292,000	\$6,864	\$152,149	1.410	\$70,606	1.00	\$70,605.51
70-03-34-263-028	1805 ROBINSON ST	03/15/24	\$287,400	0.00%	\$287,400	\$6,777	\$151,717	1.410	\$66,702	1.00	\$66,702.49
70-03-34-263-005	1808 ROBINSON ST	03/15/24	\$297,500	0.00%	\$297,500	\$6,669	\$186,376	1.410	\$28,041	1.00	\$28,040.71
70-03-34-263-018	1825 ROBINSON ST	08/09/23	\$311,000	0.00%	\$311,000	\$18,392	\$186,376	1.410	\$29,818	1.00	\$29,817.71
70-03-34-263-023	1815 ROBINSON ST	07/17/23	\$311,000	0.00%	\$311,000	\$6,537	\$185,092	1.410	\$43,483	1.00	\$43,483.24
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$49,767.26
									Standard Deviation:		\$17,001.57
									Coefficient of Dispersion :		37%
<i>Land Value Was:</i>	<i>\$44,826</i>								Indicated Sale Price Per Unit:		\$49,750.00

TIME ADJUSTMENT

70-03-34-263-015	1828 ROBINSON ST	09/30/24	\$328,000
70-03-34-263-015	1828 ROBINSON ST	01/18/22	\$279,900
	Difference:	32.00	17.18%
	Difference in Months:		0.54%
	USE:		0.0%

CITY OF GRAND HAVEN

R5-35 RESIDENTIAL CONDO- ROBINSON LANDING

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-34-263-015	1828 ROBINSON ST	09/30/24	\$328,000	0.000%	\$328,000	\$7,991	\$49,750	\$270,259	\$184,436	1.465	
70-03-34-263-004	1806 ROBINSON ST	05/24/24	\$292,000	0.000%	\$292,000	\$6,864	\$49,750	\$235,386	\$152,149	1.547	
70-03-34-263-028	1805 ROBINSON ST	03/15/24	\$287,400	0.000%	\$287,400	\$6,777	\$49,750	\$230,873	\$151,717	1.522	
70-03-34-263-005	1808 ROBINSON ST	03/15/24	\$297,500	0.000%	\$297,500	\$6,669	\$49,750	\$241,081	\$186,376	1.294	
70-03-34-263-018	1825 ROBINSON ST	08/09/23	\$311,000	0.000%	\$311,000	\$18,392	\$49,750	\$242,858	\$186,376	1.303	
70-03-34-263-023	1815 ROBINSON ST	07/17/23	\$311,000	0.000%	\$311,000	\$6,537	\$49,750	\$254,713	\$185,092	1.376	
Totals:								\$1,475,170	\$1,046,146	1.410	
										Standard Deviation:	0.110
										Coefficient of Dispersion :	6.59%
										Adopted ECF:	1.410

ECF Was: 1.38

CITY OF GRAND HAVEN

R5-35 RESIDENTIAL CONDO- ROBINSON LANDING

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-34-263-015	1828 ROBINSON ST	09/30/24	\$328,000	0.000%	\$328,000	\$158,900	0.484
70-03-34-263-004	1806 ROBINSON ST	05/24/24	\$292,000	0.000%	\$292,000	\$135,600	0.464
70-03-34-263-028	1805 ROBINSON ST	03/15/24	\$287,400	0.000%	\$287,400	\$135,200	0.470
70-03-34-263-005	1808 ROBINSON ST	03/15/24	\$297,500	0.000%	\$297,500	\$159,600	0.536
70-03-34-263-018	1825 ROBINSON ST	08/09/23	\$311,000	0.000%	\$311,000	\$165,500	0.532
70-03-34-263-023	1815 ROBINSON ST	07/17/23	\$311,000	0.000%	\$311,000	\$158,600	0.510
Aggregate Ratio:							0.500
Standard Deviation:							0.031
Coefficient of Dispersion :							5.34%
Price Related Differential:							0.999

R5-35 RESIDENTIAL CONDO- ROBINSON LANDING- CLT RESTRICTION ADJUSTMENT

Market Rate Units

Parcel Number	Street Address	Sale Date	Sale Price
70-03-34-263-007	1812 ROBINSON ST	8/9/2023	\$294,500
70-03-34-263-018	1825 ROBINSON ST	8/9/2023	\$311,000
70-03-34-263-023	1815 ROBINSON ST	7/17/2023	\$311,000
70-03-34-263-026	1809 ROBINSON ST	6/16/2023	\$310,998
70-03-34-263-021	1819 ROBINSON ST	8/12/2022	\$279,900
70-03-34-263-017	1827 ROBINSON ST	7/5/2022	\$274,900
70-03-34-263-014	1826 ROBINSON ST	6/30/2022	\$279,900
70-03-34-263-011	1820 ROBINSON ST	5/11/2022	\$285,500
70-03-34-263-015	1828 ROBINSON ST	1/18/2022	\$279,900
70-03-34-263-016	1829 ROBINSON ST	5/27/2022	\$314,900
Total:			\$2,942,498
Straight Average:			\$294,250

Income Restricted Units

Parcel Number	Street Address	Sale Date	Sale Price
70-03-34-263-925	1811 ROBINSON ST	3/9/2023	\$147,500
70-03-34-263-924	1813 ROBINSON ST	2/17/2023	\$165,500
70-03-34-263-929	1803 ROBINSON ST	2/2/2023	\$185,500
70-03-34-263-930	1801 ROBINSON ST	12/27/2022	\$179,900
70-03-34-263-901	1800 ROBINSON ST	11/4/2022	\$194,900
70-03-34-263-902	1802 ROBINSON ST	11/4/2022	\$214,900
70-03-34-263-903	1804 ROBINSON ST	11/4/2022	\$139,900
70-03-34-263-922	1817 ROBINSON ST	8/26/2022	\$159,900
70-03-34-263-920	1821 ROBINSON ST	8/19/2022	\$139,900
70-03-34-263-919	1823 ROBINSON ST	7/1/2022	\$179,900
70-03-34-263-908	1814 ROBINSON ST	6/24/2022	\$179,000
70-03-34-263-909	1816 ROBINSON ST	6/10/2022	\$159,900
70-03-34-263-910	1818 ROBINSON ST	5/20/2022	\$295,000
70-03-34-263-912	1822 ROBINSON ST	3/25/2022	\$139,900
Total:			\$1,803,200
Straight Average:			\$177,257
Total Difference:			63.18%
Average Difference:			66.00%
Use:			65%

CITY OF GRAND HAVEN

R5-036: RESIDENTIAL CONDOMINIUM - 218 S HARBOR 2ND FL

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-464-001	218 S HARBOR DR #202	02/04/22	\$1,100,000	7.800%	\$1,185,800	\$1,577	\$309,717	1.300	\$781,591	1,641.00	\$476.29
Unit of Comparison: Square Foot										Average Sale Price Per Unit: \$476.29	
										Standard Deviation: \$0.00	
										Coefficient of Dispersion : 0%	
<i>Land Value Was:</i> 432										Indicated Sale Price Per Unit: \$475.00	

CITY OF GRAND HAVEN

R5-036: RESIDENTIAL CONDOMINIUM - 218 S HARBOR 2ND FL

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-464-004	218 S HARBOR DR #301	08/18/23	\$1,400,000	2.800%	\$1,439,200	\$1,577	\$286,874	1.300	\$1,064,687	1,467.00	\$725.76
Unit of Comparison: Square Foot										Average Sale Price Per Unit: \$725.76	
										Standard Deviation: \$0.00	
										Coefficient of Dispersion : 0%	
<i>Land Value Was:</i> 707										Indicated Sale Price Per Unit: \$726.00	

CITY OF GRAND HAVEN

R5-036: RESIDENTIAL CONDOMINIUM - 218 S HARBOR 2ND FL

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-20-464-001	218 S HARBOR DR #202	02/04/22	\$1,100,000	7.800%	\$1,185,800	\$1,577	\$779,475	\$404,748	\$309,717	1.307	
70-03-20-464-004	218 S HARBOR DR #301	08/18/23	\$1,400,000	2.800%	\$1,439,200	\$1,577	\$1,065,042	\$372,581	\$286,874	1.299	
Totals:								\$777,329	\$596,591	1.303	
										Standard Deviation:	0.006
										Coefficient of Dispersion :	0.31%
<i>ECF Was:</i> 1.298										Adopted ECF:	1.303

CITY OF GRAND HAVEN

R5-036: RESIDENTIAL CONDOMINIUM - 218 S HARBOR 2ND FL

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-20-464-001	218 S HARBOR DR #202	02/04/22	\$1,100,000	7.800%	\$1,185,800	\$592,300	0.499
70-03-20-464-004	218 S HARBOR DR #301	08/18/23	\$1,400,000	2.800%	\$1,439,200	\$720,200	0.500
Aggregate Ratio:							0.500
Standard Deviation:							0.001
Coefficient of Dispersion :							0.09%
Price Related Differential:							1.000

CITY OF GRAND HAVEN

R5-37 RESIDENTIAL: CONDOMINIUM- FRANKLIN FLATS- EXTERIOR UNITS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-443-005	317 FRANKLIN AVE	03/06/23	\$711,500	19.000%	\$846,685	\$0	\$419,917	1.200	\$342,785	1,320.00	\$259.69
70-03-20-443-001	309 FRANKLIN AVE	09/07/22	\$630,155	0.000%	\$630,155	\$0	\$315,039	1.200	\$252,109	1,600.00	\$157.57
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$208.63
									Standard Deviation:		\$51.06
									Coefficient of Dispersion :		24%
<i>Land Value Was:</i>		203								Indicated Sale Price Per Unit:	\$209.00

CITY OF GRAND HAVEN

R5-37 RESIDENTIAL: CONDOMINIUM- FRANKLIN FLATS- INTERIOR UNITS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-443-004	315 FRANKLIN AVE	05/19/25	\$865,000	-13.000%	\$752,550	\$0	\$383,573	1.200	\$292,262	1,840.00	\$158.84
70-03-20-443-004	315 FRANKLIN AVE	01/06/23	\$778,017	15.000%	\$894,720	\$0	\$383,573	1.200	\$434,432	1,840.00	\$236.10
70-03-20-443-002	311 FRANKLIN AVE	10/28/22	\$660,050	18.000%	\$778,859	\$0	\$318,178	1.200	\$397,046	1,488.00	\$266.83
Unit of Comparison:	Square Foot										
									Average Sale Price Per Unit:		\$220.59
									Standard Deviation:		\$45.43
									Coefficient of Dispersion :		17%
<i>Land Value Was:</i>	169								Indicated Sale Price Per Unit:		\$220.00

CITY OF GRAND HAVEN

R5-37 RESIDENTIAL: CONDOMINIUM- FRANKLIN FLATS											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-20-443-004	315 FRANKLIN AVE	05/19/25	\$865,000	-13.000%	\$752,550	\$0	\$404,800	\$347,750	\$383,573	0.907	
70-03-20-443-004	315 FRANKLIN AVE	01/06/23	\$778,017	15.000%	\$894,720	\$0	\$404,800	\$489,920	\$383,573	1.277	
70-03-20-443-002	311 FRANKLIN AVE	10/28/22	\$660,050	18.000%	\$778,859	\$0	\$327,360	\$451,499	\$318,178	1.419	
70-03-20-443-005	317 FRANKLIN AVE	03/06/23	\$711,500	19.000%	\$846,685	\$0	\$275,880	\$570,805	\$419,917	1.359	
70-03-20-443-001	309 FRANKLIN AVE	09/07/22	\$630,155	0.000%	\$630,155	\$0	\$334,400	\$295,755	\$315,039	0.939	
Totals:								\$2,155,729	\$1,820,279	1.184	
										Standard Deviation:	0.241
										Coefficient of Dispersion :	16.13%
										Adopted ECF:	1.184

ECF Was: 1.192

CITY OF GRAND HAVEN

R5-37 RESIDENTIAL: CONDOMINIUM- FRANKLIN FLATS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-20-443-004	315 FRANKLIN AVE	05/19/25	\$865,000	-13.000%	\$752,550	\$429,500	0.571
70-03-20-443-004	315 FRANKLIN AVE	01/06/23	\$778,017	15.000%	\$894,720	\$429,500	0.480
70-03-20-443-002	311 FRANKLIN AVE	10/28/22	\$660,050	18.000%	\$778,859	\$352,000	0.452
70-03-20-443-005	317 FRANKLIN AVE	03/06/23	\$711,500	19.000%	\$846,685	\$386,500	0.456
70-03-20-443-001	309 FRANKLIN AVE	09/07/22	\$630,155	0.000%	\$630,155	\$353,700	0.561
Aggregate Ratio:							0.500
Standard Deviation:							0.058
Coefficient of Dispersion :							10.32%
Price Related Differential:							1.008

CITY OF GRAND HAVEN

R5-38 RESIDENTIAL: CONDOMINIUM- PORTSIDE LOFTS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-465-003	43 HOWARD AVE	04/08/24	\$847,000	0.000%	\$847,000	\$0	\$244,066	1.180	\$559,002	1,345.00	\$415.62
70-03-20-465-005	319 S 1ST ST	10/27/23	\$1,075,000	0.000%	\$1,075,000	\$0	\$423,232	1.180	\$575,587	2,251.00	\$255.70
70-03-20-465-004	45 HOWARD AVE	10/25/23	\$799,000	0.000%	\$799,000	\$0	\$259,727	1.180	\$492,523	1,535.00	\$320.86
70-03-20-465-002	321 S 1ST ST	09/08/23	\$1,180,000	0.000%	\$1,180,000	\$0	\$379,066	1.180	\$732,702	2,292.00	\$319.68
70-03-20-465-006	47 HOWARD AVE	09/06/23	\$1,325,000	0.000%	\$1,325,000	\$0	\$401,406	1.180	\$851,341	2,798.00	\$304.27
Unit of Comparison: Square Foot									Average Sale Price Per Unit:	\$314.17	
									Standard Deviation:	\$51.91	
									Coefficient of Dispersion :	11.56%	
<i>Land Value Was:</i> 315.5									Indicated Sale Price Per Unit:	\$314.00	

CITY OF GRAND HAVEN

R5-38 RESIDENTIAL: CONDOMINIUM- PORTSIDE LOFTS										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-20-465-003	43 HOWARD AVE	04/08/24	\$847,000	0.000%	\$847,000	\$0	\$422,330	\$424,670	\$244,066	1.740
70-03-20-465-005	319 S 1ST ST	10/27/23	\$1,075,000	0.000%	\$1,075,000	\$0	\$706,814	\$368,186	\$423,232	0.870
70-03-20-465-004	45 HOWARD AVE	10/25/23	\$799,000	0.000%	\$799,000	\$0	\$481,990	\$317,010	\$259,727	1.221
70-03-20-465-002	321 S 1ST ST	09/08/23	\$1,180,000	0.000%	\$1,180,000	\$0	\$719,688	\$460,312	\$379,066	1.214
70-03-20-465-006	47 HOWARD AVE	09/06/23	\$1,325,000	0.000%	\$1,325,000	\$0	\$878,572	\$446,428	\$401,406	1.112
Totals:								\$2,016,606	\$1,707,496	1.181
										Standard Deviation: 0.318
										Coefficient of Dispersion : 16.75%
<i>ECF Was:</i> 1.2										Adopted ECF: 1.181

CITY OF GRAND HAVEN

R5-38 RESIDENTIAL: CONDOMINIUM- PORTSIDE LOFTS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-20-465-003	43 HOWARD AVE	04/08/24	\$847,000	0.000%	\$847,000	\$355,300	0.419
70-03-20-465-005	319 S 1ST ST	10/27/23	\$1,075,000	0.000%	\$1,075,000	\$603,300	0.561
70-03-20-465-004	45 HOWARD AVE	10/25/23	\$799,000	0.000%	\$799,000	\$394,400	0.494
70-03-20-465-002	321 S 1ST ST	09/08/23	\$1,180,000	0.000%	\$1,180,000	\$583,700	0.495
70-03-20-465-006	47 HOWARD AVE	09/06/23	\$1,325,000	0.000%	\$1,325,000	\$676,300	0.510
Aggregate Ratio:							0.500
Standard Deviation:							0.051
Coefficient of Dispersion :							6.46%
Price Related Differential:							0.992

CITY OF GRAND HAVEN

R5-39 RESIDENTIAL: CONDOMINIUM-300 WASHINGTON - GARAGES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-444-023	310 WASHINGTON AVE G12	12/24/25	\$35,000	0.000%	\$35,000			-	\$35,000	1.00	\$35,000.00
70-03-20-444-024	310 WASHINGTON AVE G13	11/14/25	\$38,500	0.000%	\$38,500			-	\$38,500	1.00	\$38,500.00
70-03-20-444-025	310 WASHINGTON AVE G14	11/14/25	\$35,000	0.000%	\$35,000			-	\$35,000	1.00	\$35,000.00
70-03-20-444-021	310 WASHINGTON AVE G10	11/06/25	\$35,000	0.000%	\$35,000			-	\$35,000	1.00	\$35,000.00
70-03-20-444-022	310 WASHINGTON AVE G11	11/06/25	\$35,000	0.000%	\$35,000			-	\$35,000	1.00	\$35,000.00
70-03-20-444-018	310 WASHINGTON AVE G7	11/06/25	\$35,000	0.000%	\$35,000			-	\$35,000	1.00	\$35,000.00
70-03-20-444-017	310 WASHINGTON AVE G6	11/06/25	\$35,000	0.000%	\$35,000			-	\$35,000	1.00	\$35,000.00
70-03-20-444-019	310 WASHINGTON AVE G8	11/06/25	\$35,000	0.000%	\$35,000			-	\$35,000	1.00	\$35,000.00
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$35,437.50
SIZES ARE NOT SPECIFIED-VALUED PER UNIT									Median Sale Price Per Unit:		\$35,000.00
Value Was: \$35,000.00									Indicated Sale Price Per Unit:		\$35,000.00

CITY OF GRAND HAVEN

R5-39 RESIDENTIAL: CONDOMINIUM-300 WASHINGTON - STORAGE UNITS											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-444-026	300 WASHINGTON AVE S1	08/01/24	\$7,000	0.000%	\$7,000			-	\$7,000	174.00	\$40.23
70-03-20-444-030	300 WASHINGTON AVE S5	08/21/24	\$7,000	0.000%	\$7,000			-	\$7,000	174.00	\$40.23
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$40.23
SIZES ARE NOT SPECIFIED-ESTIMATED PER MASTER DEED									Median Sale Price Per Unit:		\$40.23
Value Was: \$7,000.00									Indicated Sale Price Per Unit:		\$40.25

CITY OF GRAND HAVEN

R5-39 RESIDENTIAL: CONDOMINIUM-300 WASHINGTON

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj.	Gar Adj.	Stge Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-444-057	300 WASHINGTON AVE #20	12/22/25	\$630,000	0.000%	\$0	\$0	\$630,000	\$0	\$224,837	1.500	\$292,745	1,200.00	\$243.95
70-03-20-444-059+	300 WASHINGTON AVE #22	11/14/25	\$675,135	0.000%	\$35,000	\$0	\$640,135	\$0	\$240,096	1.500	\$279,991	1,275.00	\$219.60
70-03-20-444-041	300 WASHINGTON AVE #12	09/29/25	\$883,686	0.000%	\$0	\$0	\$883,686	\$0	\$433,821	1.500	\$232,955	1,325.00	\$175.81
70-03-20-444-042+	300 WASHINGTON AVE #13	06/03/25	\$589,896	0.000%	\$0	\$7,970	\$581,926	\$0	\$201,034	1.500	\$280,375	1,085.00	\$258.41
70-03-20-444-005+	300 WASHINGTON AVE #5	05/08/25	\$662,888	0.000%	\$0	\$7,004	\$655,884	\$0	\$249,800	1.500	\$281,184	1,340.00	\$209.84
70-03-20-444-043+	300 WASHINGTON AVE #14	04/18/25	\$628,950	0.000%	\$35,000	\$7,970	\$585,980	\$0	\$219,505	1.500	\$256,723	1,157.00	\$221.89
70-03-20-444-045+	300 WASHINGTON AVE #16	04/08/25	\$579,900	0.000%	\$0	\$7,970	\$571,930	\$0	\$213,948	1.500	\$251,008	1,157.00	\$216.95
70-03-20-444-044+	300 WASHINGTON AVE #15	04/04/25	\$579,173	0.000%	\$35,000	\$7,970	\$536,203	\$0	\$201,034	1.500	\$234,652	1,085.00	\$216.27
70-03-20-444-047+	300 WASHINGTON AVE #18	04/04/25	\$599,468	0.000%	\$35,000	\$7,970	\$556,498	\$0	\$213,948	1.500	\$235,576	1,157.00	\$203.61
70-03-20-444-046+	300 WASHINGTON AVE #17	04/04/25	\$601,971	0.000%	\$35,000	\$7,970	\$559,001	\$0	\$201,034	1.500	\$257,450	1,085.00	\$237.28
70-03-20-444-004+	300 WASHINGTON AVE #4	03/10/25	\$405,000	0.000%	\$0	\$7,004	\$397,996	\$0	\$121,198	1.500	\$216,199	680.00	\$317.94
70-03-20-444-001	300 WASHINGTON AVE #1	04/25/24	\$597,999	0.000%	\$0	\$0	\$597,999	\$0	\$255,707	1.500	\$214,439	1,375.00	\$155.96
70-03-20-444-005	300 WASHINGTON AVE #5	04/11/24	\$569,329	0.000%	\$0	\$0	\$569,329	\$0	\$249,800	1.500	\$194,629	1,340.00	\$145.25
70-03-20-444-007	300 WASHINGTON AVE #7	04/02/24	\$471,746	0.000%	\$0	\$0	\$471,746	\$0	\$182,604	1.500	\$197,840	1,010.00	\$195.88
70-03-20-444-006	300 WASHINGTON AVE #6	03/21/24	\$568,824	0.000%	\$0	\$0	\$568,824	\$0	\$249,800	1.500	\$194,124	1,340.00	\$144.87
70-03-20-444-004	300 WASHINGTON AVE #4	03/18/24	\$324,093	0.000%	\$0	\$0	\$324,093	\$0	\$121,198	1.500	\$142,296	680.00	\$209.26
70-03-20-444-002	300 WASHINGTON AVE #2	02/23/24	\$404,749	0.000%	\$0	\$0	\$404,749	\$0	\$191,388	1.500	\$117,667	1,060.00	\$111.01
70-03-20-444-008	300 WASHINGTON AVE #8	02/23/24	\$605,000	0.000%	\$0	\$0	\$605,000	\$0	\$256,271	1.500	\$220,594	1,375.00	\$160.43
70-03-20-444-003	301 WASHINGTON AVE #3	12/21/23	\$550,754	0.000%	\$0	\$0	\$550,754	\$0	\$207,131	1.500	\$240,058	1,150.00	\$208.75

Unit of Comparison: Square Foot	Average Sale Price Per Unit:	\$198.41
	Standard Deviation:	\$46.03
	Std Dev Factor:	2.00
	Std Dev Above:	\$290.46
	Std Dev Below:	\$106.36
	\$/Unit Within Std Dev Range:	\$194.58
	Indicated Sale Price Per Unit:	\$194.60

Land Value Was: \$171.50

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!

CITY OF GRAND HAVEN

R5-39 RESIDENTIAL: CONDOMINIUM-300 WASHINGTON										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-20-444-057	300 WASHINGTON AVE #20	12/22/25	\$630,000	0.000%	\$630,000	\$0	\$233,520	\$396,480	\$224,837	1.763
70-03-20-444-059+	300 WASHINGTON AVE #22	11/14/25	\$675,135	0.000%	\$640,135	\$0	\$248,115	\$392,020	\$240,096	1.633
70-03-20-444-041	300 WASHINGTON AVE #12	09/29/25	\$883,686	0.000%	\$883,686	\$0	\$257,845	\$625,841	\$433,821	1.443
70-03-20-444-042+	300 WASHINGTON AVE #13	06/03/25	\$589,896	0.000%	\$581,926	\$0	\$211,141	\$370,785	\$201,034	1.844
70-03-20-444-005+	300 WASHINGTON AVE #5	05/08/25	\$662,888	0.000%	\$655,884	\$0	\$260,764	\$395,120	\$249,800	1.582
70-03-20-444-043+	300 WASHINGTON AVE #14	04/18/25	\$628,950	0.000%	\$585,980	\$0	\$225,152	\$360,828	\$219,505	1.644
70-03-20-444-045+	300 WASHINGTON AVE #16	04/08/25	\$579,900	0.000%	\$571,930	\$0	\$225,152	\$346,778	\$213,948	1.621
70-03-20-444-044+	300 WASHINGTON AVE #15	04/04/25	\$579,173	0.000%	\$536,203	\$0	\$211,141	\$325,062	\$201,034	1.617
70-03-20-444-047+	300 WASHINGTON AVE #18	04/04/25	\$599,468	0.000%	\$556,498	\$0	\$225,152	\$331,346	\$213,948	1.549
70-03-20-444-046+	300 WASHINGTON AVE #17	04/04/25	\$601,971	0.000%	\$559,001	\$0	\$211,141	\$347,860	\$201,034	1.730
70-03-20-444-004+	300 WASHINGTON AVE #4	03/10/25	\$405,000	0.000%	\$397,996	\$0	\$132,328	\$265,668	\$121,198	2.192
70-03-20-444-001	300 WASHINGTON AVE #1	04/25/24	\$597,999	0.000%	\$597,999	\$0	\$267,575	\$330,424	\$255,707	1.292
70-03-20-444-005	300 WASHINGTON AVE #5	04/11/24	\$569,329	0.000%	\$569,329	\$0	\$260,764	\$308,565	\$249,800	1.235
70-03-20-444-007	300 WASHINGTON AVE #7	04/02/24	\$471,746	0.000%	\$471,746	\$0	\$196,546	\$275,200	\$182,604	1.507
70-03-20-444-006	300 WASHINGTON AVE #6	03/21/24	\$568,824	0.000%	\$568,824	\$0	\$260,764	\$308,060	\$249,800	1.233
70-03-20-444-004	300 WASHINGTON AVE #4	03/18/24	\$324,093	0.000%	\$324,093	\$0	\$132,328	\$191,765	\$121,198	1.582
70-03-20-444-002	300 WASHINGTON AVE #2	02/23/24	\$404,749	0.000%	\$404,749	\$0	\$206,276	\$198,473	\$191,388	1.037
70-03-20-444-008	300 WASHINGTON AVE #8	02/23/24	\$605,000	0.000%	\$605,000	\$0	\$267,575	\$337,425	\$256,271	1.317
70-03-20-444-003	301 WASHINGTON AVE #3	12/21/23	\$550,754	0.000%	\$550,754	\$0	\$223,790	\$326,964	\$207,131	1.579

Totals: \$6,434,663 \$4,234,154 1.520

Standard Deviation: 0.258

Std Dev Factor: 2.000

Std Dev Above: 2.036

Std Dev Below: 1.003

\$/Unit Within Std Dev Range: 1.500

ECF Was: 1.5

Adopted ECF: 1.500

CITY OF GRAND HAVEN

R5-39 RESIDENTIAL: CONDOMINIUM-300 WASHINGTON

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Gar Adj.	Stge Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-20-444-057	300 WASHINGTON AVE #2	12/22/25	\$630,000	0.000%	\$0	\$0	\$630,000	\$285,400	0.453
70-03-20-444-059+	300 WASHINGTON AVE #2	11/14/25	\$675,135	0.000%	\$35,000	\$0	\$640,135	\$304,100	0.475
70-03-20-444-041	300 WASHINGTON AVE #1	09/29/25	\$883,686	0.000%	\$0	\$0	\$883,686	\$454,300	0.514
70-03-20-444-042+	300 WASHINGTON AVE #1	06/03/25	\$589,896	0.000%	\$0	\$7,970	\$581,926	\$256,300	0.440
70-03-20-444-005+	300 WASHINGTON AVE #5	05/08/25	\$662,888	0.000%	\$0	\$7,004	\$655,884	\$317,700	0.484
70-03-20-444-043+	300 WASHINGTON AVE #1	04/18/25	\$628,950	0.000%	\$35,000	\$7,970	\$585,980	\$277,200	0.473
70-03-20-444-045+	300 WASHINGTON AVE #1	04/08/25	\$579,900	0.000%	\$0	\$7,970	\$571,930	\$273,000	0.477
70-03-20-444-044+	300 WASHINGTON AVE #1	04/04/25	\$579,173	0.000%	\$35,000	\$7,970	\$536,203	\$256,300	0.478
70-03-20-444-047+	300 WASHINGTON AVE #1	04/04/25	\$599,468	0.000%	\$35,000	\$7,970	\$556,498	\$273,000	0.491
70-03-20-444-046+	300 WASHINGTON AVE #1	04/04/25	\$601,971	0.000%	\$35,000	\$7,970	\$559,001	\$256,300	0.458
70-03-20-444-004+	300 WASHINGTON AVE #4	03/10/25	\$405,000	0.000%	\$0	\$7,004	\$397,996	\$157,100	0.395
70-03-20-444-001	300 WASHINGTON AVE #1	04/25/24	\$597,999	0.000%	\$0	\$0	\$597,999	\$325,600	0.544
70-03-20-444-005	300 WASHINGTON AVE #5	04/11/24	\$569,329	0.000%	\$0	\$0	\$569,329	\$317,700	0.558
70-03-20-444-007	300 WASHINGTON AVE #7	04/02/24	\$471,746	0.000%	\$0	\$0	\$471,746	\$235,200	0.499
70-03-20-444-006	300 WASHINGTON AVE #6	03/21/24	\$568,824	0.000%	\$0	\$0	\$568,824	\$317,700	0.559
70-03-20-444-004	300 WASHINGTON AVE #4	03/18/24	\$324,093	0.000%	\$0	\$0	\$324,093	\$157,100	0.485
70-03-20-444-002	300 WASHINGTON AVE #2	02/23/24	\$404,749	0.000%	\$0	\$0	\$404,749	\$246,700	0.610
70-03-20-444-008	300 WASHINGTON AVE #8	02/23/24	\$605,000	0.000%	\$0	\$0	\$605,000	\$326,000	0.539
70-03-20-444-003	301 WASHINGTON AVE #3	12/21/23	\$550,754	0.000%	\$0	\$0	\$550,754	\$267,200	0.485
70-03-20-444-023	310 WASHINGTON AVE G1	12/24/25	\$35,000	0.000%			\$35,000	\$17,500	0.500
70-03-20-444-024	310 WASHINGTON AVE G1	11/14/25	\$38,500	0.000%			\$38,500	\$17,500	0.455
70-03-20-444-025	310 WASHINGTON AVE G1	11/14/25	\$35,000	0.000%			\$35,000	\$17,500	0.500
70-03-20-444-021	310 WASHINGTON AVE G1	11/06/25	\$35,000	0.000%			\$35,000	\$17,500	0.500
70-03-20-444-022	310 WASHINGTON AVE G1	11/06/25	\$35,000	0.000%			\$35,000	\$17,500	0.500
70-03-20-444-018	310 WASHINGTON AVE G7	11/06/25	\$35,000	0.000%			\$35,000	\$17,500	0.500
70-03-20-444-017	310 WASHINGTON AVE G6	11/06/25	\$35,000	0.000%			\$35,000	\$17,500	0.500
70-03-20-444-019	310 WASHINGTON AVE G8	11/06/25	\$35,000	0.000%			\$35,000	\$17,500	0.500
70-03-20-444-026	300 WASHINGTON AVE S1	08/01/24	\$7,000	0.000%			\$7,000	\$3,500	0.500
70-03-20-444-030	300 WASHINGTON AVE S5	08/21/24	\$7,000	0.000%			\$7,000	\$3,500	0.500
Aggregate Ratio:									0.496
Standard Deviation:									0.040
Std Dev Factor:									2.000
Std Dev Above:									0.577
Std Dev Below:									0.415
Trimmed Ratio Within Std Dev Range:									0.495
Trimmed Coefficient of Dispersion:									4.24%
Trimmed Price Related Differential:									0.998

CITY OF GRAND HAVEN

R9-01 RESIDENTIAL: DOCKOMINIUM - GRAND ISLE - 40 FOOT SLIPS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-21-255-038	38 GRAND ISLE DR	04/16/25	\$42,500	-6.000%	\$39,950	\$7,940	\$0		\$32,010	18.00	\$1,778.33
70-03-21-255-035	35 GRAND ISLE DR	03/26/25	\$48,000	-5.500%	\$45,360	\$7,940	\$0		\$37,420	18.00	\$2,078.89
70-03-21-255-038	38 GRAND ISLE DR	02/18/25	\$30,000	-5.000%	\$28,500	\$7,940	\$0	-	\$20,560	18.00	\$1,142.22
70-03-21-255-003	3 GRAND ISLE DR	01/20/25	\$30,000	-4.500%	\$28,650	\$7,940	\$0	-	\$20,710	18.00	\$1,150.56
70-03-21-255-083	83 GRAND ISLE DR	01/03/25	\$35,000	-4.500%	\$33,425	\$7,940	\$0	-	\$25,485	18.00	\$1,415.83
70-03-21-255-067	67 GRAND ISLE DR	11/12/24	\$38,000	-3.500%	\$36,670	\$7,940	\$0	-	\$28,730	18.00	\$1,596.11
70-03-21-255-071	71 GRAND ISLE DR	10/31/24	\$40,000	-3.000%	\$38,800	\$7,940	\$0	-	\$30,860	18.00	\$1,714.44
70-03-21-255-052	52 GRAND ISLE DR	08/23/24	\$40,000	-2.000%	\$39,200	\$7,940	\$0	-	\$31,260	18.00	\$1,736.67
70-03-21-255-042	42 GRAND ISLE DR	05/22/24	\$45,000	-0.500%	\$44,775	\$7,940	\$0	-	\$36,835	18.00	\$2,046.39
70-03-21-255-047	47 GRAND ISLE DR	09/08/23	\$40,000	3.500%	\$41,400	\$7,940	\$0		\$33,460	18.00	\$1,858.89
70-03-21-255-013	13 GRAND ISLE DR	06/09/23	\$40,000	5.000%	\$42,000	\$7,940	\$0	-	\$34,060	18.00	\$1,892.22
70-03-21-255-024	24 GRAND ISLE DR	04/04/23	\$30,000	6.000%	\$31,800	\$7,940	\$0	-	\$23,860	18.00	\$1,325.56
70-03-21-255-031	31 GRAND ISLE DR	12/28/22	\$30,000	8.000%	\$32,400	\$7,940	\$0	-	\$24,460	18.00	\$1,358.89
70-03-21-255-050	50 GRAND ISLE DR	04/27/22	\$34,000	12.000%	\$38,080	\$7,940	\$0	-	\$30,140	18.00	\$1,674.44
70-03-21-255-001	1 GRAND ISLE DR	01/22/25	\$79,000	-4.500%	\$75,445	\$7,940	\$0	—	\$67,505	18.00	\$3,750.28
70-03-21-255-042	42 GRAND ISLE DR	12/15/22	\$10,000	8.000%	\$10,800	\$7,940	\$0	—	\$2,860	18.00	\$158.89

Unit of Comparison: **Actual Front Foot**

Average Sale Price Per Unit: \$1,626.39

Standard Deviation: \$601.64

Coefficient of Dispersion : 22.9%

Was: \$ 1,395.00

Indicated Sale Price Per Unit: \$1,600.00

TIME ADJUSTMENT

Difference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Use:		0.50%

CITY OF GRAND HAVEN

R9-01 RESIDENTIAL: DOCKOMINIUM - GRAND ISLE - 50 FOOT SLIPS											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-21-255-106	106 GRAND ISLE DR	4/3/2025	\$70,000	-6.000%	\$65,800	\$9,384	\$0		\$56,416	22.00	\$2,564.36
70-03-21-255-104	104 GRAND ISLE DR	10/1/2024	\$70,000	-3.000%	\$67,900	\$9,384	\$0		\$58,516	22.00	\$2,659.82
70-03-21-255-096	96 GRAND ISLE DR	7/26/2024	\$45,000	-1.500%	\$44,325	\$9,384	\$0		\$34,941	22.00	\$1,588.23
70-03-21-255-092	92 GRAND ISLE DR	5/11/2022	\$34,500	11.500%	\$38,468	\$9,384	\$0	-	\$29,084	22.00	\$1,321.98
70-03-21-255-105	105 GRAND ISLE DR	7/9/2021	\$45,000	16.500%	\$52,425	\$9,384	\$0	-	\$43,041	22.00	\$1,956.41

Unit of Comparison: **Actual Front Foot**

Average Sale Price Per Unit: \$2,018.16

Standard Deviation: \$526.00

Coefficient of Dispersion : 23.5%

Was: \$ 1,535.00

Indicated Sale Price Per Unit: \$2,000.00

TIME ADJUSTMENT

Difference: - #DIV/0!

Difference in Months: #DIV/0!

Use: **0.5%**

CITY OF GRAND HAVEN

R9-01 RESIDENTIAL: DOCKMINIUM - GRAND ISLE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-21-255-038	38 GRAND ISLE DR	4/16/2025	\$ 42,500	-6%	\$ 39,950	\$18,400	0.461
70-03-21-255-035	35 GRAND ISLE DR	3/26/2025	\$ 48,000	-6%	\$ 45,360	\$18,400	0.406
70-03-21-255-038	38 GRAND ISLE DR	2/18/2025	\$ 30,000	-5%	\$ 28,500	\$18,400	0.646
70-03-21-255-003	3 GRAND ISLE DR	1/20/2025	\$ 30,000	-5%	\$ 28,650	\$18,400	0.642
70-03-21-255-083	83 GRAND ISLE DR	1/3/2025	\$ 35,000	-5%	\$ 33,425	\$18,400	0.550
70-03-21-255-067	67 GRAND ISLE DR	11/12/2024	\$ 38,000	-4%	\$ 36,670	\$18,400	0.502
70-03-21-255-071	71 GRAND ISLE DR	10/31/2024	\$ 40,000	-3%	\$ 38,800	\$18,400	0.474
70-03-21-255-052	52 GRAND ISLE DR	8/23/2024	\$ 40,000	-2%	\$ 39,200	\$18,400	0.469
70-03-21-255-042	42 GRAND ISLE DR	5/22/2024	\$ 45,000	-1%	\$ 44,775	\$18,400	0.411
70-03-21-255-047	47 GRAND ISLE DR	9/8/2023	\$ 40,000	4%	\$ 41,400	\$18,400	0.444
70-03-21-255-013	13 GRAND ISLE DR	6/9/2023	\$ 40,000	5%	\$ 42,000	\$18,400	0.438
70-03-21-255-024	24 GRAND ISLE DR	4/4/2023	\$ 30,000	6%	\$ 31,800	\$18,400	0.579
70-03-21-255-031	31 GRAND ISLE DR	12/28/2022	\$ 30,000	8%	\$ 32,400	\$18,400	0.568
70-03-21-255-050	50 GRAND ISLE DR	4/27/2022	\$ 34,000	12%	\$ 38,080	\$18,400	0.483
70-03-21-255-106	106 GRAND ISLE DR	4/3/2025	\$ 70,000	-6%	\$ 65,800	\$26,700	0.406
70-03-21-255-104	104 GRAND ISLE DR	10/1/2024	\$ 70,000	-3%	\$ 67,900	\$26,700	0.393
70-03-21-255-096	96 GRAND ISLE DR	7/26/2024	\$ 45,000	-2%	\$ 44,325	\$26,700	0.602
70-03-21-255-092	92 GRAND ISLE DR	5/11/2022	\$ 34,500	12%	\$ 38,468	\$26,700	0.694
70-03-21-255-105	105 GRAND ISLE DR	7/9/2021	\$ 45,000	17%	\$ 52,425	\$26,700	0.509
70-03-21-255-001	1 GRAND ISLE DR	1/22/2025	\$ 79,000	-5%	\$ 75,445	\$18,400	0.244
70-03-21-255-042	42 GRAND ISLE DR	12/15/2022	\$ 10,000	8%	\$ 10,800	\$18,400	1.704
Aggregate Ratio:							49.51%
Standard Deviation:							0.094
Coefficient of Dispersion :							15.61%
Price Related Differential:							1.029

CITY OF GRAND HAVEN

R9-02 RESIDENTIAL: DOCKMINIUM - WHARFSIDE - NORTH CHANNEL SMALL SLIP											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-276-011	11 WHARFSIDE	06/25/24	\$52,000	0.000%	\$52,000	\$3,039	\$0		\$48,961	325.00	\$150.65
70-03-20-276-007	7 WHARFSIDE	03/28/24	\$49,000	0.000%	\$49,000	\$3,039	\$0		\$45,961	325.00	\$141.42
70-03-20-276-026	26 WHARFSIDE	03/12/24	\$45,000	0.000%	\$45,000	\$2,629	\$0		\$42,371	337.50	\$125.54
70-03-20-276-072	72 WHARFSIDE	12/01/23	\$25,750	0.000%	\$25,750	\$3,039	\$0	-	\$22,711	345.00	\$65.83
70-03-20-276-021	21 WHARFSIDE	10/12/23	\$43,000	0.000%	\$43,000	\$3,039	\$0		\$39,961	300.00	\$133.20
70-03-20-276-033	33 WHARFSIDE	04/21/23	\$37,000	0.000%	\$37,000	\$2,629	\$0		\$34,371	300.00	\$114.57
Unit of Comparison: Square Foot									Average Sale Price Per Unit:		\$121.26
									Standard Deviation:		\$0.00
									Coefficient of Dispersion :		0.00%
<i>Land Value Was:</i> 73									Indicated Sale Price Per Unit:		\$120.00

CITY OF GRAND HAVEN

R9-02 RESIDENTIAL: DOCKMINIUM - WHARFSIDE - STANDARD SLIP											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-20-276-121	121 WHARFSIDE	02/25/25	\$125,000	0.000%	\$125,000	\$3,859	\$0		\$121,141	640.00	\$189.28
70-03-20-276-062	62 WHARFSIDE	02/05/25	\$75,000	0.000%	\$75,000	\$3,449	\$0		\$71,551	542.50	\$131.89
70-03-20-276-139	139 WHARFSIDE	11/20/24	\$87,000	0.000%	\$87,000	\$3,859	\$0		\$83,141	640.00	\$129.91
70-03-20-276-148	148 WHARFSIDE	11/19/24	\$97,500	0.000%	\$97,500	\$3,859	\$0		\$93,641	640.00	\$146.31
70-03-20-276-035	35 WHARFSIDE	11/06/24	\$108,900	0.000%	\$108,900	\$3,859	\$0		\$105,041	553.00	\$189.95
70-03-20-276-080	80 WHARFSIDE	11/01/24	\$62,000	0.000%	\$62,000	\$3,859	\$0		\$58,141	519.75	\$111.86
70-03-20-276-106	106 WHARFSIDE	10/28/24	\$96,500	0.000%	\$96,500	\$3,859	\$0		\$92,641	640.00	\$144.75
70-03-20-276-040	40 WHARFSIDE	10/17/24	\$102,500	0.000%	\$102,500	\$3,859	\$0	-	\$98,641	562.50	\$175.36
70-03-20-276-057	57 WHARFSIDE	09/24/24	\$70,000	0.000%	\$70,000	\$3,449	\$0		\$66,551	542.50	\$122.67
70-03-20-276-114	114 WHARFSIDE	08/12/24	\$92,000	0.000%	\$92,000	\$3,859	\$0		\$88,141	640.00	\$137.72
70-03-20-276-056	56 WHARFSIDE	04/11/24	\$65,000	0.000%	\$65,000	\$3,449	\$0		\$61,551	542.50	\$113.46
70-03-20-276-103	103 WHARFSIDE	03/27/24	\$92,000	0.000%	\$92,000	\$3,859	\$0	-	\$88,141	640.00	\$137.72
70-03-20-276-106	106 WHARFSIDE	01/29/24	\$87,000	0.000%	\$87,000	\$3,859	\$0	-	\$83,141	640.00	\$129.91
70-03-20-276-124	124 WHARFSIDE	12/13/23	\$84,000	0.000%	\$84,000	\$3,859	\$0	-	\$80,141	640.00	\$125.22
70-03-20-276-145	145 WHARFSIDE	09/29/23	\$35,000	0.000%	\$35,000	\$3,039	\$0		\$31,961	480.00	\$66.59
70-03-20-276-104	104 WHARFSIDE	09/01/23	\$80,000	0.000%	\$80,000	\$3,859	\$0	-	\$76,141	640.00	\$118.97
70-03-20-276-098	98 WHARFSIDE	08/15/23	\$83,500	0.000%	\$83,500	\$3,859	\$0	-	\$79,641	640.00	\$124.44
Unit of Comparison:	Square Foot								Average Sale Price Per Unit:		\$135.06
									Standard Deviation:		\$28.89
									Coefficient of Dispersion :		15.91%
									Indicated Sale Price Per Unit:		\$135.00

Land Value Was:

112

CITY OF GRAND HAVEN

R9-02 RESIDENTIAL: DOCKMINIUM - WHARFSIDE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-03-20-276-011	11 WHARFSIDE	6/25/2024	\$ 52,000	0%	\$ 52,000	\$ 21,000	0.404
70-03-20-276-007	7 WHARFSIDE	3/28/2024	\$ 49,000	0%	\$ 49,000	\$ 21,000	0.429
70-03-20-276-026	26 WHARFSIDE	3/12/2024	\$ 45,000	0%	\$ 45,000	\$ 21,600	0.480
70-03-20-276-072	72 WHARFSIDE	12/1/2023	\$ 25,750	0%	\$ 25,750	\$ 22,200	0.862
70-03-20-276-021	21 WHARFSIDE	10/12/2023	\$ 43,000	0%	\$ 43,000	\$ 19,500	0.453
70-03-20-276-033	33 WHARFSIDE	4/21/2023	\$ 37,000	0%	\$ 37,000	\$ 19,300	0.522
70-03-20-276-121	121 WHARFSIDE	2/25/2025	\$ 125,000	0%	\$ 125,000	\$ 45,100	0.361
70-03-20-276-062	62 WHARFSIDE	2/5/2025	\$ 75,000	0%	\$ 75,000	\$ 38,500	0.513
70-03-20-276-139	139 WHARFSIDE	11/20/2024	\$ 87,000	0%	\$ 87,000	\$ 45,100	0.518
70-03-20-276-148	148 WHARFSIDE	11/19/2024	\$ 97,500	0%	\$ 97,500	\$ 45,100	0.463
70-03-20-276-035	35 WHARFSIDE	11/6/2024	\$ 108,900	0%	\$ 108,900	\$ 39,300	0.361
70-03-20-276-080	80 WHARFSIDE	11/1/2024	\$ 62,000	0%	\$ 62,000	\$ 36,800	0.594
70-03-20-276-106	106 WHARFSIDE	10/28/2024	\$ 96,500	0%	\$ 96,500	\$ 45,100	0.467
70-03-20-276-040	40 WHARFSIDE	10/17/2024	\$ 102,500	0%	\$ 102,500	\$ 39,700	0.387
70-03-20-276-057	57 WHARFSIDE	9/24/2024	\$ 70,000	0%	\$ 70,000	\$ 38,500	0.550
70-03-20-276-114	114 WHARFSIDE	8/12/2024	\$ 92,000	0%	\$ 92,000	\$ 45,100	0.490
70-03-20-276-056	56 WHARFSIDE	4/11/2024	\$ 65,000	0%	\$ 65,000	\$ 38,500	0.592
70-03-20-276-103	103 WHARFSIDE	3/27/2024	\$ 92,000	0%	\$ 92,000	\$ 44,700	0.486
70-03-20-276-106	106 WHARFSIDE	1/29/2024	\$ 87,000	0%	\$ 87,000	\$ 45,100	0.518
70-03-20-276-124	124 WHARFSIDE	12/13/2023	\$ 84,000	0%	\$ 84,000	\$ 45,100	0.537
70-03-20-276-145	145 WHARFSIDE	9/29/2023	\$ 35,000	0%	\$ 35,000	\$ 32,400	0.926
70-03-20-276-104	104 WHARFSIDE	9/1/2023	\$ 80,000	0%	\$ 80,000	\$ 43,200	0.540
70-03-20-276-098	98 WHARFSIDE	8/15/2023	\$ 83,500	0%	\$ 83,500	\$ 43,200	0.517

Aggregate Ratio: 0.493

Standard Deviation: 0.135

Coefficient of Dispersion : 16.24%

Price Related Differential: 1.056