Land Value Analysis & Economic Condition Factors

2025

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	-8.500%	$1,921,500	$0	$0	-	$1,921,500	204,296.40	$9.41
70-03-20-427-016	212 N 3RD ST	07/15/24	$650,000	-0.075	$601,250	$939	$174,065	1.100	$408,840	17,424.00	$23.46
70-03-21-100-013	ADAMS AVE	08/24/23	$750,000	-2.000%	$735,000	$0	$0	-	$735,000	146,971.44	$5.00
70-03-21-310-014	216 N 7TH ST	01/20/23	$450,000	1.500%	$456,750	$20,875	$259,659	1.100	$150,250	10,802.88	$13.91
70-03-28-352-001	715 ROBBINS RD	10/05/22	$2,105,000	3.000%	$2,168,150	$15,289	$0	-	$2,152,861	393,738.84	$5.47
70-03-21-306-003	300 N 7TH ST	06/15/22	$382,000	5.000%	$401,100	$2,592	$119,397	1.100	$267,171	4,356.00	$61.33
70-03-21-354-007	108 N 7TH ST	05/26/22	$275,000	5.500%	$290,125	$2,451	$103,739	1.100	$173,562	4,356.00	$39.84
70-03-21-301-001	400 JACKSON AVE	05/19/22	$270,000	5.500%	$284,850	$6,341	$65,027	1.100	$206,980	8,712.00	$23.76
70-03-21-302-009	427 N 6TH ST	05/16/22	$170,000	5.500%	$179,350	$0	$104,562	1.100	$64,332	4,486.68	$14.34
70-03-20-429-020	101 N 3RD ST	10/18/21	$375,000	9.000%	$408,750	$0	$0	-	$408,750	17,424.00	$23.46
70-03-21-363-006	112 S 8TH ST	09/16/21	$462,800	9.500%	$506,766	$1,179	$199,390	1.100	$286,258	13,068.00	$21.91
70-03-20-430-002	310 FULTON AVE	09/10/21	$180,000	9.500%	$197,100	$4,105	$91,946	1.100	$91,854	4,356.00	$21.09
70-03-20-278-016	N HARBOR- PEERLESS	05/14/21	$1,500,000	11.500%	$1,672,500	$0	$0	-	$1,672,500	204,601.32	$8.17

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**

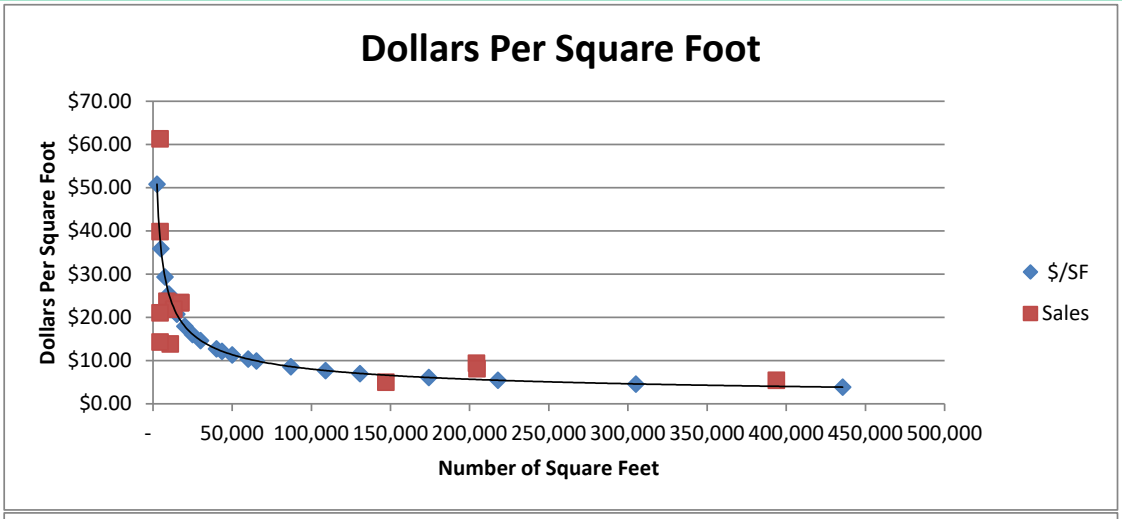
TIME ADJUSTMENT

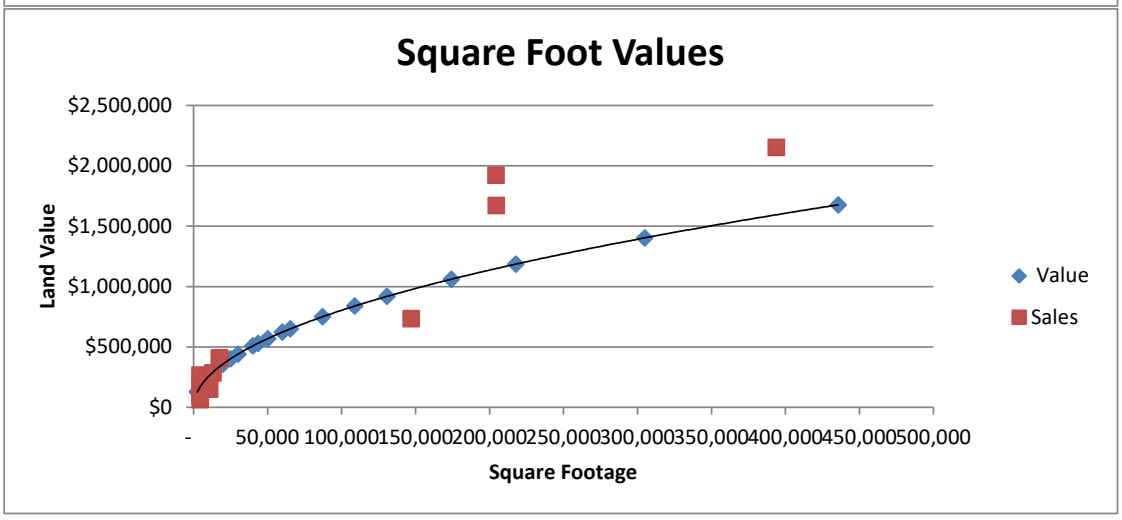
Diffference:	-	#DIV/0!
Difference in Months:		#DIV/0!
	Use:	0.50%

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*	





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	5.000%	$401,100	$2,592	$166,119	$232,389	$119,397	1.946
70-03-20-427-016	212 N 3RD ST	07/15/24	$650,000	-7.500%	$601,250	$939	$334,546	$265,765	$174,065	1.527
70-03-21-354-007	108 N 7TH ST	05/26/22	$275,000	5.500%	$290,125	$2,451	$166,119	$121,555	$103,739	1.172
70-03-21-363-006	112 S 8TH ST	09/16/21	$462,800	9.500%	$506,766	$1,179	$290,251	$215,336	$199,390	1.080
70-03-21-301-001	400 JACKSON AVE	05/19/22	$270,000	5.500%	$284,850	$6,341	$236,560	$41,949	$65,027	0.645
70-03-21-310-014	216 N 7TH ST	01/20/23	$450,000	1.500%	$456,750	$20,875	$263,731	$172,144	$259,659	0.663
70-03-20-430-002	310 FULTON AVE	09/10/21	$180,000	9.500%	$197,100	$4,105	$166,119	$26,876	$91,946	0.292
70-03-21-302-009	427 N 6TH ST	05/16/22	$170,000	5.500%	$179,350	$0	$168,869	$10,481	$104,562	0.100
							Totals:	**$1,049,139**	**$921,276**	**1.139**
									Standard Deviation:	0.623
									Coefficient of Dispersion :	57.72%
ECF Was:	*1.126*								**Adopted ECF:**	**1.139**

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!
				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!
Land Value Was:	*$7,500.00*									**Indicated Sale Price Per Unit:**	**$7,530.00**

TIME ADJUSTMENT

Diffference:	-	#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	33.000%	$2,028,250	$0	$44,276	1.139	$1,977,820	150.00	$13,185.46
				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!
				0.000%	$0			-	$0	-	#DIV/0!
Unit of Comparison:	**Actual Front Foot**									Average Sale Price Per Unit:	$13,185.46
										Standard Deviation:	#DIV/0!
										Coefficient of Dispersion :	#DIV/0!
Land Value Was:	*$12,500*									**Indicated Sale Price Per Unit:**	**$13,185.00**

TIME ADJUSTMENT

Diffference:	-	#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	-0.400%	$2,191,200	$24,574	$882,008	1.139	$1,162,019	195.74	$5,936.46
70-03-20-451-015	212 S HARBOR DR	07/18/22	$3,200,000	0.900%	$3,228,800	$38,564	$1,207,649	1.139	$1,814,723	115.23	$15,749.12
70-03-20-409-001	102 S HARBOR DR	05/30/18	$750,000	5.900%	$794,250	$14,014	$107,651	0.870	$686,580	122.81	$5,590.61
70-03-20-451-015	212 S HARBOR DR	02/27/15	$950,000	9.800%	$1,043,100	$6,274	$546,665	0.820	$588,560	115.23	$5,107.83
70-03-20-409-016	114 S HARBOR DR	01/31/14	$1,025,000	11.100%	$1,138,775	$14,747	$493,800	0.760	$748,740	148.73	$5,034.19
70-03-20-454-001	310 S HARBOR DR	04/03/06	$1,500,000	20.400%	$1,806,000	$0	$0	-	$1,806,000	317.97	$5,679.86
70-03-20-451-014	200 S HABROR DR	04/20/04	$441,000	22.800%	$541,548	$0	$0	-	$541,548	109.60	$4,941.15
Unit of Comparison:	**Effective Front Foot**									Average Sale Price Per Unit:	$6,529.95
										Standard Deviation:	$3,644.15
										Coefficient of Dispersion :	45%
Land Value Was:	*$4,610.00*									**Indicated Sale Price Per Unit:**	**$6,530.00**

TIME ADJUSTMENT

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

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**
70-03-28-119-011	815 VERHOEKS ST #11	03/29/23	$225,000	0.000%	$225,000	$3,298	$95,272	1.139	$113,187	1,027.00	$110.21
70-03-28-119-006+	815 VERHOEKS ST #6	02/02/23	$386,496	0.000%	$386,496	$6,602	$170,014	1.139	$186,248	1,956.00	$95.22
70-03-28-119-011	815 VERHOEKS ST #11	02/01/23	$205,054	0.000%	$205,054	$3,298	$95,272	1.139	$93,241	1,027.00	$90.79
70-03-28-119-015	815 VERHOEKS ST #15	01/18/23	$202,032	0.000%	$202,032	$3,298	$94,480	1.139	$91,121	1,015.00	$89.77
70-03-28-119-010+	815 VERHOEKS ST #10	01/18/23	$386,496	0.000%	$386,496	$9,655	$171,397	1.139	$181,620	1,978.00	$91.82
70-03-28-119-007+	815 VERHOEKS ST #7	01/06/23	$576,816	0.000%	$576,816	$16,133	$229,285	1.139	$299,528	3,001.00	$99.81
70-03-28-119-014	815 VERHOEKS ST #14	12/22/22	$202,032	0.000%	$202,032	$3,298	$82,068	1.139	$105,258	1,042.00	$101.02
70-03-28-119-003	815 VERHOEKS ST #3	12/22/22	$196,176	0.000%	$196,176	$3,301	$72,520	1.139	$110,275	1,011.00	$109.08
70-03-28-119-013	815 VERHOEKS ST #13	12/22/22	$202,032	0.000%	$202,032	$3,298	$82,068	1.139	$105,258	1,042.00	$101.02
70-03-28-119-009	815 VERHOEKS ST #9	12/22/22	$386,496	0.000%	$386,496	$9,655	$144,837	1.139	$211,872	2,006.00	$105.62
70-03-28-119-012	815 VERHOEKS ST #12	12/22/22	$202,032	0.000%	$202,032	$3,298	$82,068	1.139	$105,258	1,042.00	$101.02
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$99.27
										Standard Deviation:	$6.73
										Coefficient of Dispersion :	6%
Land Value Was:	*$111.50*									**Indicated Sale Price Per Unit:**	**$99.00**

TIME ADJUSTMENT

Diffference:	-	#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**
70-03-28-119-023	815 VERHOEKS ST #23	06/28/24	$379,357	0.000%	$379,357	*$2,000*	$162,223	1.139	$192,585	1,724.00	$111.71
70-03-28-119-022	815 VERHOEKS ST #22	05/21/24	$384,055	0.000%	$384,055	*$2,000*	$151,607	1.139	$209,375	1,639.00	$127.75
70-03-28-119-017	815 VERHOEKS ST #17	05/09/24	$689,000	0.000%	$689,000	*$2,000*	$224,835	1.139	$430,913	3,212.00	$134.16
70-03-28-119-021	815 VERHOEKS ST #21	04/26/24	$376,205	0.000%	$376,205	*$2,000*	$146,043	1.139	$207,862	1,594.00	$130.40
70-03-28-119-020	815 VERHOEKS ST #20	04/23/24	$387,050	0.000%	$387,050	*$2,000*	$193,117	1.139	$165,090	1,855.00	$89.00
70-03-28-119-018	815 VERHOEKS ST #18	02/05/24	$583,550	0.000%	$583,550	$2,799	$219,336	1.139	$330,927	3,127.00	$105.83
70-03-28-119-016	815 VERHOEKS ST #16	12/14/23	$635,100	0.000%	$635,100	$1,119	$290,396	1.139	$303,220	3,744.00	$80.99
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$108.91
										Standard Deviation:	$0.00
										Coefficient of Dispersion :	0%
Land Value Was:	*$75.00*									**Indicated Sale Price Per Unit:**	**$108.00**

TIME ADJUSTMENT

Diffference:	-	#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	7.500%	$537,500	$7,385	$66,895	1.050	$459,875	18.88	$24,357.80
70-03-20-417-027	24 WASHINGTON AVE	10/08/20	$1,360,000	22.500%	$1,666,000	$4,160	$781,112	1.050	$841,672	53.32	$15,786.17
70-03-20-407-006	18 WASHINGTON AVE	03/03/20	$750,000	27.750%	$958,125	*$571*	*$324,801*	1.050	$616,513	20.06	$30,727.33
Unit of Comparison:	**Effective Front Foot**						**Average Sale Price Per Unit:**			**Indicated Sale Price Per Unit:**	**$20,790.00**
							Standard Deviation:				
							Coefficient of Dispersion :				

Time Adjustment:

Difference:	1,479.00	$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**
70-03-20-408-001	100 WASHINGTON AVE	04/01/24	$2,548,000	-9.000%	$2,318,680	$4,664	$1,523,634	1.050	$714,200	47.00	$15,195.75
70-03-20-408-006	112 WASHINGTON AVE	04/01/21	$615,000	18.000%	$725,700	$8,741	$270,828	1.050	$432,590	26.40	$16,385.97
70-03-20-405-019	129 WASHINGTON AVE	09/30/20	$340,000	23.250%	$419,050	$1,668	$159,926	1.050	$249,460	21.56	$11,570.49
70-03-20-408-002	104 WASHINGTON AVE	03/13/20	$570,000	27.750%	$728,175	$2,689	$292,024	1.050	$418,861	22.50	$18,616.04
Unit of Comparison:	**Effective Front Foot**						**Average Sale Price Per Unit:**			**Indicated Sale Price Per Unit:**	**$15,450.00**
							Standard Deviation:				
							Coefficient of Dispersion :				

Time Adjustment:

Difference:	1,479.00	$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**
70-03-20-432-007	201 WASHINGTON AVE	04/29/22	$875,000	9.000%	$953,750	$3,115	$664,263	1.050	$253,159	41.76	$6,062.23
70-03-20-432-013	215 WASHINGTON AVE	12/03/21	$400,000	12.000%	$448,000	$523	$186,556	1.050	$251,593	20.42	$12,323.33
70-03-20-436-011	224 WASHINGTON AVE	07/30/20	$679,900	24.750%	$848,175	$1,159	$358,931	1.050	$470,139	42.66	$11,021.63
70-03-20-436-003	206 WASHINGTON AVE	02/20/20	$500,000	28.500%	$642,500	*$1,944*	*$199,075*	1.050	$431,527	23.81	$18,125.31
Unit of Comparison:	**Effective Front Foot**						**Average Sale Price Per Unit:**			**Indicated Sale Price Per Unit:**	**$10,930.00**
							Standard Deviation:		$4,294.87		
							Coefficient of Dispersion :		30.56%		

Time Adjustment:

Difference:	1,479.00	$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	7.500%	$537,500	$7,385	$392,515	$137,600	$66,895	2.057
70-03-20-417-027	24 WASHINGTON AVE	10/08/20	$1,360,000	22.500%	$1,666,000	$4,160	$1,108,462	$553,378	$781,112	0.708
70-03-20-407-006	18 WASHINGTON AVE	03/03/20	$750,000	27.750%	$958,125	$571	$417,131	$540,423	$324,801	1.664
70-03-20-408-001	100 WASHINGTON AVE	04/01/24	$2,548,000	-9.000%	$2,318,680	$4,664	$726,150	$1,587,866	$1,523,634	1.042
70-03-20-408-006	112 WASHINGTON AVE	04/01/21	$615,000	18.000%	$725,700	$8,741	$407,880	$309,079	$270,828	1.141
70-03-20-405-019	129 WASHINGTON AVE	09/30/20	$340,000	23.250%	$419,050	$1,668	$333,102	$84,280	$159,926	0.527
70-03-20-408-002	104 WASHINGTON AVE	03/13/20	$570,000	27.750%	$728,175	$2,689	$347,625	$377,861	$292,024	1.294
70-03-20-432-007	201 WASHINGTON AVE	04/29/22	$875,000	9.000%	$953,750	$3,115	$456,437	$494,198	$664,263	0.744
70-03-20-432-013	215 WASHINGTON AVE	12/03/21	$400,000	12.000%	$448,000	$523	$223,147	$224,330	$186,556	1.202
70-03-20-436-011	224 WASHINGTON AVE	07/30/20	$679,900	24.750%	$848,175	$1,159	$466,230	$380,786	$358,931	1.061
70-03-20-436-003	206 WASHINGTON AVE	02/20/20	$500,000	28.500%	$642,500	$1,944	$260,221	$380,335	$199,075	1.911
							Totals:	**$5,070,136**	**$4,828,045**	**1.050**
									Standard Deviation:	$0.47
									Coefficient of Dispersion :	35.84%
ECF Was:	*1.05*								**Adopted ECF:**	**1.050**

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**
~~70-03-20-411-011~~	~~1 S HARBOR DR #6A~~	~~05/22/20~~	~~$130,000~~	~~26.250%~~	~~$164,125~~	~~$345~~	~~$149,089~~	~~1.050~~	~~$7,237~~	~~7.92~~	~~$913.71~~
70-03-20-411-001	Unit 1	03/27/19	$470,075	36.750%	$642,828	$0	$422,333	1.050	$199,378	21.46	$9,289.29
70-03-20-411-009	Unit 7A	07/31/17	$150,000	51.750%	$227,625	$0	$149,089	1.050	$71,082	7.58	$9,381.47
70-03-20-411-005+	Units 5 & 6A	01/10/17	$362,160	56.250%	$565,875	$0	$447,267	1.050	$96,245	22.73	$4,234.18
70-03-20-411-012	Unit 6B	06/30/15	$130,275	70.500%	$222,119	$0	$149,089	1.050	$65,575	7.58	$8,654.77
70-03-20-411-009	Unit 7A	07/11/13	$120,000	87.750%	$225,300	$0	$149,089	1.050	$68,757	7.58	$9,074.62
Unit of Comparison:	**Actual Front Foot**				**Average Sale Price Per Unit:**		**$7,486.64**		**Indicated Sale Price Per Unit:**		**$7,485.00**
					Standard Deviation:		$280.15				
					Coefficient of Dispersion :		3.14%				

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	-7.500%	$2,955,375	$95,687	$2,039,437	0.870	$1,085,378	54,580.68	$19.89
70-03-21-326-043	462 N BEACON	01/31/24	$5,150,000	-4.500%	$4,918,250	$126,681	$1,626,442	0.870	$3,376,564	71,002.80	$47.56
70-03-21-199-015	518 N BEACON	11/30/23	$6,250,000	-3.500%	$6,031,250	$201,292	$2,914,264	0.870	$3,294,548	179,597.88	$18.34
70-03-28-380-002	931 ROBBINS RD	04/04/24	$1,700,000	-6.000%	$1,598,000	$38,007	$810,298	0.870	$855,034	50,094.00	$17.07
70-03-21-306-001	327 N BEACON BLVD	04/17/23	$577,150	0.000%	$577,150	$32,197	$393,665	0.870	$202,465	13,939.20	$14.52
70-03-21-303-029	401 N 7TH ST	03/13/23	$1,100,000	0.500%	$1,105,500	$63,822	$230,256	0.870	$841,355	37,461.60	$22.46
70-03-21-327-026	320 N BEACON	07/08/21	$815,000	10.500%	$900,575	$0	*$100,000*	0.870	$813,575	33,541.20	$24.26
70-03-33-100-083	830 ROBBINS RD	05/13/21	$750,000	11.500%	$836,250	$14,999	$89,653	0.870	$743,253	25,700.40	$28.92
70-03-21-327-010	300 N Beacon	08/27/20	$250,000	16.000%	$290,000	$0	$0	-	$290,000	19,166.40	$15.13
70-03-33-100-055	832 Robbins Rd	06/09/20	$1,500,000	17.000%	$1,755,000	$10,000	$238,626	0.870	$1,537,395	76,665.60	$20.05
70-03-28-155-020	901 S Beacon	01/17/20	$900,000	19.500%	$1,075,500	$0	$0	-	$1,075,500	28,749.60	$37.41
70-03-21-378-033	10 N Beacon	08/15/19	$1,128,000	22.000%	$1,376,160	$31,431	$266,242	0.870	$1,113,098	26,136.00	$42.59
70-03-28-302-010	1001 S Beacon	04/30/19	$750,000	24.000%	$930,000	$0	$0	-	$930,000	27,878.40	$33.36
70-03-21-199-013	680 N Beacon	09/12/18	$1,467,650	27.500%	$1,871,254	$0	$0	-	$1,871,254	99,752.40	$18.76
70-03-28-302-020	1307 S Beacon	08/30/18	$150,000	28.000%	$192,000	$0	$0	-	$192,000	10,890.00	$17.63
70-03-28-302-021	1305 S Beacon	06/29/18	$940,000	29.000%	$1,212,600	$0	$0	-	$1,212,600	145,054.80	$8.36
70-03-28-353-013	1705 S Beacon	01/02/18	$1,450,000	31.500%	$1,906,750	$60,757	$747,581	0.870	$1,195,598	98,881.20	$12.09
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	40.000%	$1,106,000	$77,624	$314,570	0.870	$754,700	42,253.20	$17.86
70-07-04-100-032	US31 & Hayes Vacant	06/09/15	$765,000	47.000%	$1,124,550	$0	$0	-	$1,124,550	65,775.60	$17.10
70-03-33-300-068	US31 & Hayes Vacant	12/31/14	$875,000	50.000%	$1,312,500	$0	$0	-	$1,312,500	174,240.00	$7.53

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit:
Standard Deviation:
Coefficient of Dispersion :
Indicated Sale Price Per Unit: **See Attached**

TIME ADJUSTMENT

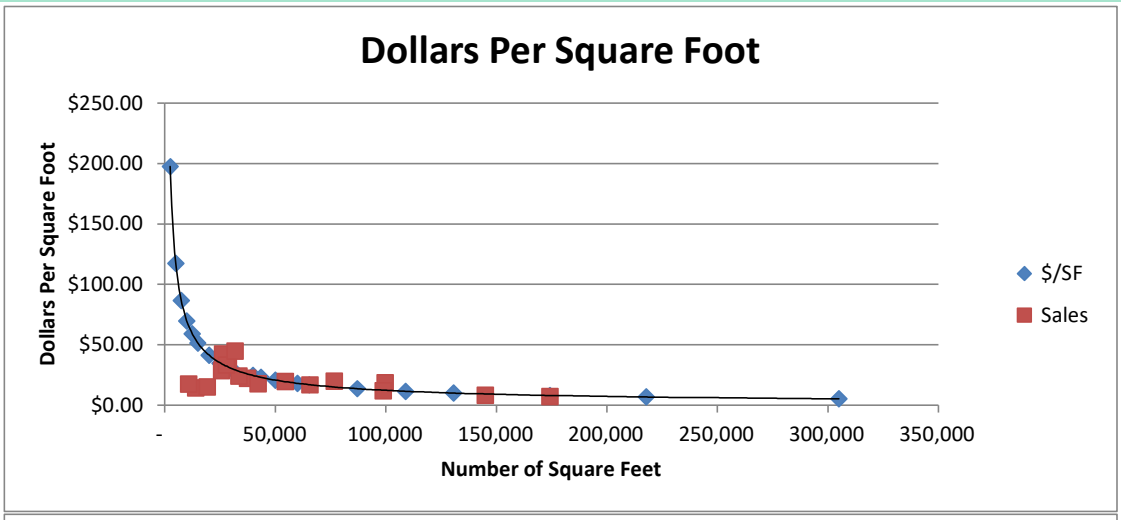
Diffference:	-	#DIV/0!
Difference in Months:		#DIV/0!

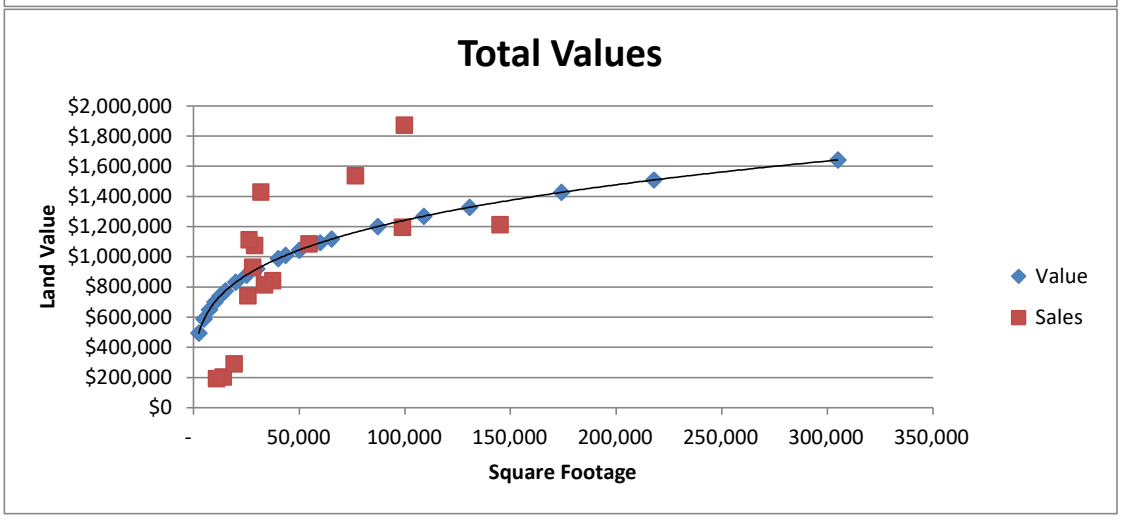
Applied Adjustment Per Month: **0.50%**

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	





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	-7.000%	$348,750	$14,505	$114,018	0.870	$235,049	15,681.60	$14.99
70-03-28-152-015	601 S BEACON	03/04/22	$675,000	6.500%	$718,875	$35,176	$489,346	0.870	$257,968	31,363.20	$8.23
70-03-21-329-012	200 N BEACON	11/08/21	$425,000	8.500%	$461,125	$18,214	$57,370	0.870	$392,999	15,681.60	$25.06
70-03-28-104-007	201 S BEACON	10/07/21	$265,000	9.000%	$288,850	$5,514	$95,359	0.870	$200,374	9,583.20	$20.91
70-03-28-176-013	616 S BEACON	05/10/21	$265,500	11.500%	$296,033	$7,515	$187,337	0.870	$125,534	10,018.80	$12.53
70-03-21-199-021	Jackson St Vacant	10/11/19	$285,000	21.000%	$344,850	$0	$0	-	$344,850	61,855.20	$5.58
7003-28-104-016	845 SLAYTON	08/12/19	$59,500	22.000%	$72,590	$0	$0	-	$72,590	6,425.00	$11.30
70-03-28-126-013	214 S BEACON	07/18/18	$142,000	28.500%	$182,470	$8,557	$80,848	1.235	$74,066	5,357.88	$13.82
70-03-21-380-010	20 S BEACON	05/31/18	$305,000	29.500%	$394,975	$16,626	$88,633	0.870	$301,238	11,325.60	$26.60
70-03-28-128-003	314 S BEACON	05/01/18	$189,900	29.500%	$245,921	$3,297	$96,157	1.235	$123,870	6,229.08	$19.89
70-03-28-129-002	406 S BEACON	03/17/17	$120,000	36.500%	$163,800	$5,253	$63,619	1.235	$79,978	4,835.16	$16.54
70-03-21-199-004	Beacon Blvd Vacant	12/19/16	$400,000	38.000%	$552,000	$0	$0	-	$552,000	111,513.00	$4.95
70-03-28-176-021	600 S BEACON	04/29/16	$435,000	42.000%	$617,700	$13,301	$463,173	0.870	$201,438	23,958.00	$8.41
70-03-28-104-014	841 SLAYTON	08/03/15	$133,000	46.000%	$194,180	$3,400	$62,706	0.870	$136,226	6,534.00	$20.85
70-03-28-104-007	201 S BEACON	12/30/14	$155,000	50.000%	$232,500	$4,863	$84,748	0.870	$153,906	9,583.20	$16.06
70-03-21-380-010	20 S BEACON	07/03/14	$132,500	52.500%	$202,063	$0	$44,900	0.870	$163,000	11,325.60	$14.39
70-03-28-108-017	317 S BEACON	07/12/11	$65,000	70.500%	$110,825	$0	$0	-	$110,825	11,107.80	$9.98

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit:

Standard Deviation:

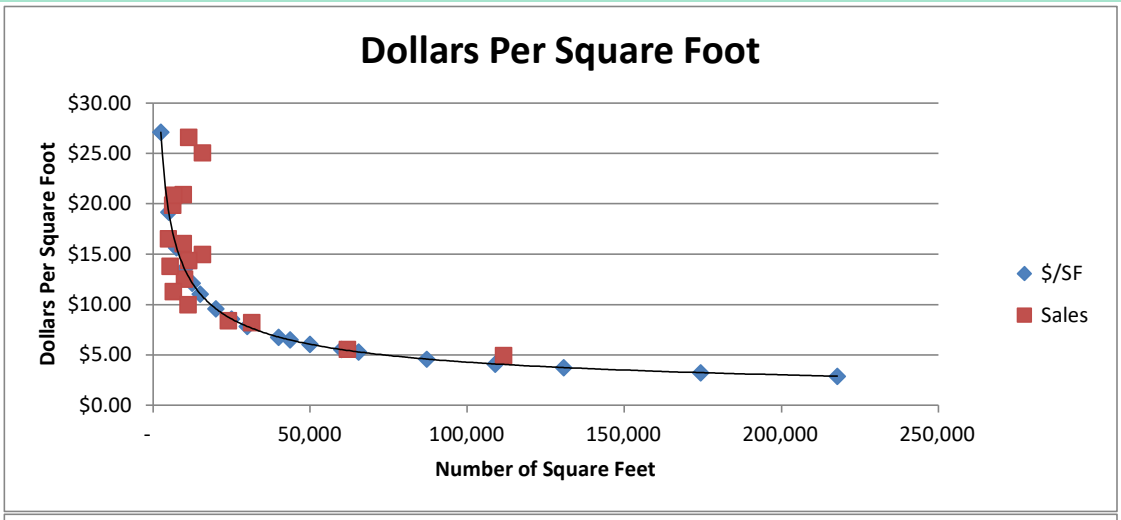
Coefficient of Dispersion :

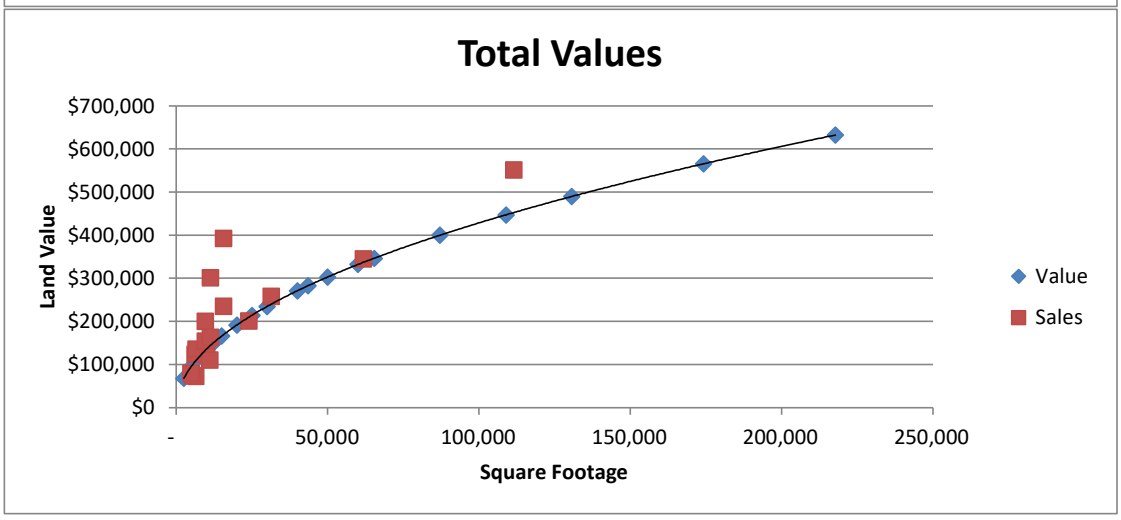
Indicated Sale Price Per Unit: **SEE ATTACHED**

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	





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	-7.500%	$2,955,375	$95,687	$960,100	$1,899,588	$2,039,437	0.931
70-03-21-326-043	462 N BEACON	01/31/24	$5,150,000	-4.500%	$4,918,250	$126,681	$2,273,030	$2,518,539	$1,626,442	1.548
70-03-21-199-015	518 N BEACON	11/30/23	$6,250,000	-3.500%	$6,031,250	$201,292	$1,293,407	$4,536,551	$2,914,264	1.557
70-03-28-380-002	931 ROBBINS RD	04/04/24	$1,700,000	-6.000%	$1,598,000	$38,007	$940,431	$619,562	$810,298	0.765
~~70-03-21-306-001~~	~~327 N BEACON BLVD~~	~~04/17/23~~	~~$577,150~~	~~0.000%~~	~~$577,150~~	~~$32,197~~	~~$682,539~~	~~($137,586)~~	~~$393,665~~	~~(0.350)~~
70-03-21-303-029	401 N 7TH ST	03/13/23	$1,100,000	0.500%	$1,105,500	$63,822	$873,355	$168,323	$230,256	0.731
70-03-21-327-026	320 N BEACON	07/08/21	$815,000	10.500%	$900,575	$0	$849,169	$51,406	$100,000	0.514
70-03-21-363-014	101 S BEACON	06/04/24	$375,000	-7.000%	$348,750	$14,505	$169,477	$164,768	$114,018	1.445
70-03-28-152-015	601 S BEACON	03/04/22	$675,000	6.500%	$718,875	$35,176	$239,676	$444,023	$489,346	0.907
70-03-21-329-012	200 N BEACON	11/08/21	$425,000	8.500%	$461,125	$18,214	$338,954	$103,957	$57,370	1.812
70-03-28-104-007	201 S BEACON	10/07/21	$265,000	9.000%	$288,850	$5,514	$132,492	$150,844	$95,359	1.582
							Totals:	**$10,657,560**	**$8,476,790**	**1.257**
									Standard Deviation:	0.743
									Coefficient of Dispersion :	60.00%
ECF Was:	*1.169*								**Adopted ECF:**	**1.257**

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**
70-03-27-101-017	200 S BEECHTREE ST	11/25/24	$300,000	-4.750%	$285,750	$23,844	$168,995	1.150	$67,562	30,927.60	$2.18
70-03-21-328-042	323 N FERRY ST	10/21/24	$837,505	-4.500%	$799,817	$7,295	$130,372	1.150	$642,594	36,154.80	$17.77
70-03-27-151-012	616 S BEECHTREE ST	10/17/23	$260,000	-1.500%	$256,100	$6,568	$138,109	1.150	$90,706	11,761.20	$7.71
70-03-21-451-013	1107 COLUMBUS AVE	03/24/23	$537,500	0.250%	$538,844	$18,837	$180,024	1.150	$312,979	13,503.60	$23.18
70-03-21-199-021	1021 JACKSON AVE	09/12/22	$900,000	1.750%	$915,750	$0	$0	-	$915,750	61,855.20	$14.80
70-03-28-233-022	1434 COLFAX AVE	03/23/22	$160,000	3.250%	$165,200	$2,708	$61,395	1.150	$91,888	13,503.60	$6.80
70-03-21-328-035	1045 FULTON AVE	02/25/22	$610,000	3.500%	$631,350	$18,012	$438,097	1.150	$109,526	26,571.60	$4.12
70-03-22-351-010	12 S BEECHTREE ST -14	01/19/22	$78,000	3.750%	$80,925	$0	$0	-	$80,925	5,924.16	$13.66
70-03-21-481-026	5 S BEECHTREE ST	08/02/21	$230,000	5.000%	$241,500	$5,445	$51,299	1.150	$177,061	7,405.20	$23.91
70-03-27-107-002	540 S BEECHTREE ST	06/11/21	$1,010,000	5.500%	$1,065,550	$53,508	$526,101	1.150	$407,026	16,117.20	$25.25
70-03-22-351-001	12 N BEECHTREE ST	05/03/21	$450,000	5.750%	$475,875	$13,204	$256,306	1.150	$167,919	14,374.80	$11.68
Unit of Comparison:	**Square Foot**								Average Sale Price Per Unit:		
									Standard Deviation:		
									Coefficient of Dispersion :		
									Indicated Sale Price Per Unit:	**SEE ATTACHED**	

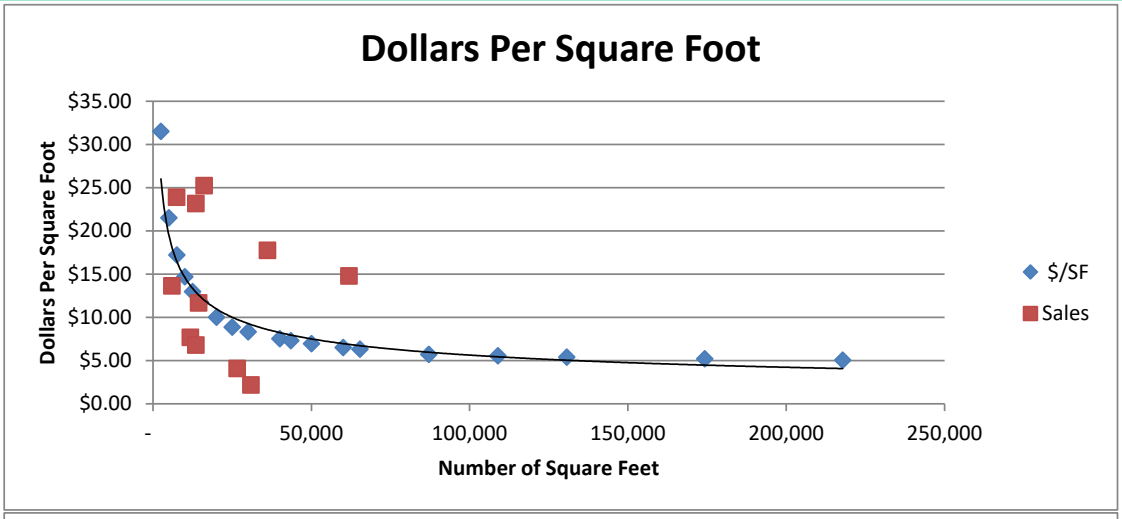
TIME ADJUSTMENT

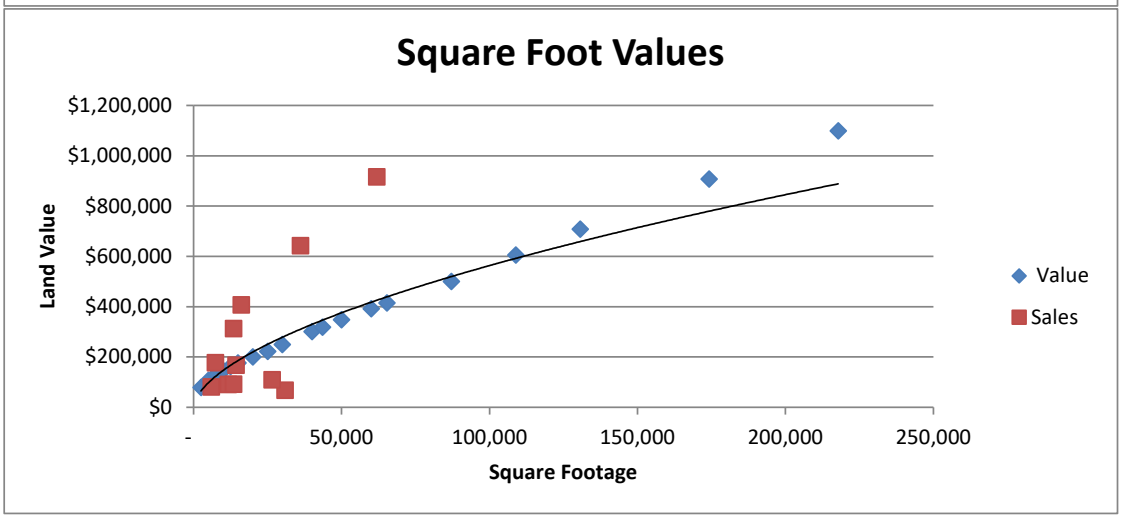
Diffference:	-	#DIV/0!
Difference in Months:		#DIV/0!
	USE:	0.25%

CITY OF GRAND HAVEN

C3-01 COMMERCIAL: EAST - GENERAL

Square Foot	$/SF	Acres	$/Acre	Value	Note
2,500	$31.52	0.06	$1,373,100	$78,805	
5,000	$21.53	0.11	$937,855	$107,651	
7,500	$17.23	0.17	$750,387	$129,199	
10,000	$14.71	0.23	$640,574	$147,056	
12,500	$13.01	0.29	$566,590	$162,589	
15,000	$11.77	0.34	$512,530	$176,491	
20,000	$10.04	0.46	$437,525	$200,884	
25,000	$8.88	0.57	$386,992	$222,103	
30,000	$8.33	0.69	$363,069	$250,047	
40,000	$7.54	0.92	$328,292	$301,462	
43,560	$7.31	1.00	$318,640	$318,640	
50,000	$6.97	1.15	$303,628	$348,517	
60,000	$6.54	1.38	$284,858	$392,366	
65,340	$6.35	1.50	$276,483	$414,725	
87,120	$5.74	2.00	$250,000	$500,000	
108,900	$5.56	2.50	$242,311	$605,777	
130,680	$5.42	3.00	$236,204	$708,612	
174,240	$5.21	4.00	$226,880	$907,519	
217,800	$5.05	5.00	$219,902	$1,099,508	
304,920	$4.82	7.00	$209,783	$1,468,482	
435,600	$4.58	10.00	$199,565	$1,995,649	
653,400	$4.33	15.00	$188,552	$2,828,282	
871,200	$4.16	20.00	$181,109	$3,622,180	
1,089,000	$4.03	25.00	$175,539	$4,388,465	
1,306,800	$3.93	30.00	$171,115	$5,133,440	
1,742,400	$3.77	40.00	$164,360	$6,574,395	
2,178,000	$3.66	50.00	$159,305	$7,965,232	
4,356,000	$3.32	100.00	$144,572	$14,457,201	





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~~	~~-4.500%~~	~~$799,817~~	~~$7,295~~	~~$281,692~~	~~$510,830~~	~~$130,372~~	~~3.918~~
70-03-21-481-026	5 S BEECHTREE ST	08/02/21	$230,000	5.000%	$241,500	$5,445	$128,382	$107,673	$51,299	2.099
70-03-21-451-013	1107 COLUMBUS AVE	03/24/23	$537,500	0.250%	$538,844	$18,837	$168,170	$351,837	$180,024	1.954
70-03-27-107-002	540 S BEECHTREE ST	06/11/21	$1,010,000	5.500%	$1,065,550	$53,508	$181,941	$830,101	$526,101	1.578
70-03-22-351-001	12 N BEECHTREE ST	05/03/21	$450,000	5.750%	$475,875	$13,204	$173,014	$289,657	$256,306	1.130
70-03-21-328-035	1045 FULTON AVE	02/25/22	$610,000	3.500%	$631,350	$18,012	$230,886	$382,452	$438,097	0.873
70-03-27-151-012	616 S BEECHTREE ST	10/17/23	$260,000	-1.500%	$256,100	$6,568	$157,998	$91,534	$138,109	0.663
~~70-03-28-233-022~~	~~1434 COLFAX AVE~~	~~03/23/22~~	~~$160,000~~	~~3.250%~~	~~$165,200~~	~~$2,708~~	~~$168,170~~	~~($5,678)~~	~~$61,395~~	~~(0.092)~~
~~70-03-27-101-017~~	~~200 S BEECHTREE ST~~	~~11/25/24~~	~~$300,000~~	~~-4.750%~~	~~$285,750~~	~~$23,844~~	~~$254,817~~	~~$7,089~~	~~$168,995~~	~~0.042~~
							Totals:	**$2,053,253**	**$1,589,937**	**1.291**
									Standard Deviation:	1.098
									Coefficient of Dispersion :	44.80%
ECF Was:	*1.221*								**Adopted ECF:**	**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	-6.000%	$249,100	$5,443	$98,060	1.291	$117,062	1,701.00	$68.82
70-03-21-401-005	400 N FERRY ST STE 5	04/09/21	$180,000	12.000%	$201,600	$4,731	$90,995	1.291	$79,394	1,701.00	$46.68
70-03-21-401-004	400 N FERRY ST STE 4	11/19/20	$160,000	14.500%	$183,200	$4,458	$85,871	1.291	$67,883	1,466.00	$46.30
70-03-21-401-007	400 N FERRY ST STE 7	11/17/20	$199,239	14.500%	$228,129	$4,458	$115,313	1.291	$74,802	1,663.00	$44.98
70-03-21-401-002	400 N FERRY ST STE 2	11/12/20	$160,000	14.500%	$183,200	$4,458	$85,871	1.291	$67,883	1,466.00	$46.30
~~70-03-21-401-001~~	~~400 N FERRY ST STE 1~~	~~04/22/22~~	~~$149,000~~	~~6.000%~~	~~$157,940~~	~~$5,246~~	~~$141,294~~	~~1.291~~	~~($29,716)~~	~~700.00~~	~~($42.45)~~
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$50.90
										Standard Deviation:	$9.12
										Coefficient of Dispersion :	65.1%
Land Rate Was:	*43.59*									**Indicated Sale Price Per Unit:**	**$50.90**

TIME ADJUSTMENT

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

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

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

C3-03 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	0.000%	$179,900	$4,565	$45,276	$130,059	$114,252	1.138
							Totals:	**$130,059**	**$114,252**	**1.138**
									Standard Deviation:	#DIV/0!
									Coefficient of Dispersion :	0.00%
ECF Was:	*0.687*								**Adopted ECF:**	**1.138**

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	0.000%	$179,900	$89,900	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**
70-03-21-429-052	1333 MADISON AVE #52	10/04/24	$450,000	-5.000%	$427,500	$0	$206,166	1.230	$173,916	2,296.00	$75.75
70-03-21-429-069	1333 MADISON AVE #69	05/16/24	$450,000	-2.500%	$438,750	$0	$199,794	1.230	$193,003	2,522.00	$76.53
70-03-21-429-009	230 N HOPKINS ST #9	10/10/23	$830,000	1.000%	$838,300	$0	$307,361	1.230	$460,246	4,835.00	$95.19
70-03-21-429-064	1333 MADISON AVE #64	08/18/23	$1,000,000	2.000%	$1,020,000	$0	$497,158	1.230	$408,495	5,823.00	$70.15
70-03-21-429-016	230 N HOPKINS ST #16	09/01/22	$825,000	7.500%	$886,875	$0	$307,361	1.230	$508,821	4,835.00	$105.24
70-03-21-429-061	1333 MADISON AVE #61	06/10/22	$505,000	9.000%	$550,450	$0	$274,718	1.230	$212,546	3,106.00	$68.43
70-03-21-429-013	230 N HOPKINS ST #13	07/30/21	$580,000	14.500%	$664,100	$0	$307,361	1.230	$286,046	4,835.00	$59.16
70-03-21-429-034	1333 MADISON AVE #34	05/27/21	$285,000	15.500%	$329,175	$0	$140,956	1.230	$155,799	2,139.00	$72.84
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$78.93
										Standard Deviation:	$14.05
										Coefficient of Dispersion :	15%
Land Value Was:	*$78.50*									**Indicated Sale Price Per Unit:**	**$78.90**

TIME ADJUSTMENT

	Diffference:	-	#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
70-03-21-429-052	1333 MADISON AVE #52	10/04/24	$450,000	-5.000%	$427,500	$0	$181,154	$246,346	$206,166	1.195
70-03-21-429-069	1333 MADISON AVE #69	05/16/24	$450,000	-2.500%	$438,750	$0	$198,986	$239,764	$199,794	1.200
70-03-21-429-009	230 N HOPKINS ST #9	10/10/23	$830,000	1.000%	$838,300	$0	$381,482	$456,819	$307,361	1.486
70-03-21-429-064	1333 MADISON AVE #64	08/18/23	$1,000,000	2.000%	$1,020,000	$0	$459,435	$560,565	$497,158	1.128
70-03-21-429-016	230 N HOPKINS ST #16	09/01/22	$825,000	7.500%	$886,875	$0	$381,482	$505,394	$307,361	1.644
70-03-21-429-061	1333 MADISON AVE #61	06/10/22	$505,000	9.000%	$550,450	$0	$245,063	$305,387	$274,718	1.112
70-03-21-429-013	230 N HOPKINS ST #13	07/30/21	$580,000	14.500%	$664,100	$0	$381,482	$282,619	$307,361	0.920
70-03-21-429-034	1333 MADISON AVE #34	05/27/21	$285,000	15.500%	$329,175	$0	$168,767	$160,408	$140,956	1.138
							Totals:	**$2,757,300**	**$2,240,875**	**1.230**
									Standard Deviation:	0.230
									Coefficient of Dispersion :	14.47%
ECF Was:	*1.071*								**Adopted ECF:**	**1.230**

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
70-03-21-429-052	1333 MADISON AVE #52	10/04/24	$450,000	-5.000%	$427,500	$217,400	0.509
70-03-21-429-069	1333 MADISON AVE #69	05/16/24	$450,000	-2.500%	$438,750	$222,400	0.507
70-03-21-429-009	230 N HOPKINS ST #9	10/10/23	$830,000	1.000%	$838,300	$379,800	0.453
70-03-21-429-064	1333 MADISON AVE #64	08/18/23	$1,000,000	2.000%	$1,020,000	$535,500	0.525
70-03-21-429-016	230 N HOPKINS ST #16	09/01/22	$825,000	7.500%	$886,875	$379,800	0.428
70-03-21-429-061	1333 MADISON AVE #61	06/10/22	$505,000	9.000%	$550,450	$291,500	0.530
70-03-21-429-013	230 N HOPKINS ST #13	07/30/21	$580,000	14.500%	$664,100	$379,800	0.572
70-03-21-429-034	1333 MADISON AVE #34	05/27/21	$285,000	15.500%	$329,175	$171,100	0.520
						Aggregate Ratio:	0.500
						Standard Deviation:	0.045
						Coefficient of Dispersion :	6.29%
						Price Related Differential:	1.011

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**
70-03-21-161-036	612 MILLER DR	12/18/23	$331,475	0.000%	$331,475	$8,346	$125,668	1.050	$191,178	1,355.00	$141.09
70-03-21-161-021	501 MILLER +	11/10/23	$1,250,000	0.000%	$1,250,000	$52,895	$940,786	1.050	$209,280	8,585.00	$24.38
70-03-21-161-036	612 MILLER DR	08/19/22	$90,000	0.000%	$90,000	$8,346	$61,931	1.050	$16,626	1,355.00	$12.27
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$36.93
										Standard Deviation:	$0.00
										Coefficient of Dispersion :	0.0%
Land Was:	*32.75*									**Indicated Sale Price Per Unit:**	**$37.00**

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
70-03-21-161-036	612 MILLER DR	12/18/23	$331,475	0.000%	$331,475	$8,346	$50,135	$272,994	$125,668	2.172
70-03-21-161-021	501 MILLER +	11/10/23	$1,250,000	0.000%	$1,250,000	$52,895	$317,645	$879,460	$940,786	0.935
70-03-21-161-036	612 MILLER DR	08/19/22	$90,000	0.000%	$90,000	$8,346	$50,135	$31,519	$61,931	0.509
							Totals:	**$1,183,973**	**$1,128,385**	**1.049**
									Standard Deviation:	0.864
									Coefficient of Dispersion :	53.48%
									Adopted ECF:	**1.049**

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	-8.000%	$2,484,000	$34,762	$374,450	$2,074,788	$1,739,963	1.192
70-03-21-199-018	*951 JACKSON AVE*	*12/31/22*	*$1,265,000*	2.000%	*$1,290,300*	*$103,791*	*$342,284*	*$844,225*	*$679,478*	*1.242*
70-03-28-353-008	*839 ROBBINS RD*	*12/31/20*	*$1,250,000*	14.000%	*$1,425,000*	*$66,065*	*$606,734*	*$752,201*	*$747,395*	*1.006*
Italics denotes value derived from fee appraisal							**Totals:**	**$3,671,214**	**$3,166,836**	**1.159**
									Standard Deviation:	0.124
									Coefficient of Dispersion :	7.87%
ECF Was:	*0.951*								**Adopted ECF:**	**1.159**

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	-34.000%	$1,716,000	$89,618	$575,544	0.950	$1,079,615	38.00	$28,410.93
70-03-16-275-009	526 PINE ST	01/22/18	$3,500,000	15.750%	$4,051,250	$334,974	$1,968,824	0.950	$1,845,894	200.00	$9,229.47
70-03-21-200-008	1 GRAND ISLE DR	06/14/16	$9,400,000	-19.500%	$7,567,000	$608,335	$4,082,459	0.950	$3,080,329	247.00	$12,470.97
Unit of Comparison:	**Site Value**	**= = # OF Slips**			**Average Sale Price Per Unit:**		**$12,383.17**			**Indicated Sale Price Per Unit:**	**$12,400.00**
	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	-34.000%	$1,716,000	$89,618	$471,200	$1,155,182	$575,544	2.007
70-03-16-275-009	526 PINE ST	01/22/18	$3,500,000	15.750%	$4,051,250	$334,974	$2,480,000	$1,236,276	$1,968,824	0.628
70-03-21-200-008	1 GRAND ISLE DR	06/14/16	$9,400,000	-19.500%	$7,567,000	$608,335	$3,062,800	$3,895,865	$4,082,459	0.954
							Totals:	**$6,287,323**	**$6,626,826**	**0.949**
									Standard Deviation:	0.231
									Coefficient of Dispersion :	20.63%
ECF Was:	*0.956*								**Adopted ECF:**	**0.949**

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**
70-03-20-453-004	222 FRANKLIN AVE	07/02/24	$619,500	-7.500%	$573,038	$6,101	$236,560	$330,377	$288,828	1.144
70-03-21-363-014	101 S BEACON BLVD	06/04/24	$375,000	-7.000%	$348,750	$14,505	$169,479	$164,766	$114,018	1.445
70-03-20-433-008	321 WASHINGTON AVE	12/30/21	$900,000	8.000%	$972,000	$12,213	$236,560	$723,227	$435,337	1.661
70-03-21-363-006	112 S 8TH ST	09/16/21	$462,800	9.500%	$506,766	$1,231	$290,252	$215,283	$208,482	1.033
							Totals:	**$1,433,653**	**$1,046,664**	**1.370**
									Standard Deviation:	0.319
									Coefficient of Dispersion :	16.01%
ECF Was:	*1.354*								**Adopted ECF:**	**1.370**
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
70-16-27-470-019	1041 ABBEY CT	06/09/22	$668,000	0.000%	$668,000	$14,037	$194,757	$459,206	$339,598	1.352
70-16-27-470-017	1061 ABBEY CT	06/21/22	$675,000	0.000%	$675,000	$14,068	$193,491	$467,441	$353,109	1.324
70-16-13-456-004	210 W MCKINLEY	08/01/22	$865,000	0.000%	$865,000	$25,691	$352,460	$486,850	$548,940	0.887
70-14-26-400-063	5955 8TH	12/15/22	$8,400,000	0.000%	$8,400,000	$187,735	$1,421,171	$6,791,095	$4,901,624	1.385
70-09-22-400-073	6433 LAKE MICHIGAN DF	01/18/23	$360,000	0.000%	$360,000	$10,311	$161,669	$188,021	$198,490	0.947
70-16-24-201-001	360 W MAIN	08/01/23	$975,000	0.000%	$975,000	$16,594	$350,129	$608,278	$367,354	1.656
70-16-18-450-001	680 136TH	11/30/23	$450,000	0.000%	$450,000	$9,689	$141,180	$299,131	$192,361	1.555
70-04-18-100-076	17574 144TH	01/05/24	$1,875,000	0.000%	$1,875,000	$112,571	$324,642	$1,437,787	$1,123,899	1.279
70-10-01-400-031	13827 IRONWOOD DR	02/12/24	$645,000	0.000%	$645,000	$13,639	$340,098	$291,263	$241,260	1.207
							Totals:	**$11,029,070**	**$8,266,634**	**1.334**
									Standard Deviation:	**0.251**
									2 Std Dev Above ECF:	**1.837**
									2 Std Dev Below ECF:	**0.832**
									ECF Within 2 Std Dev:	**1.334**
ECF Was:	*1.281*								**Adopted ECF:**	**1.334**

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	0.250%	$7,318,250	$335,173	$1,368,045	$5,615,032	$6,611,989	0.849
70-03-28-353-014	1525 S BEACON	09/08/15	$3,100,000	22.750%	$3,805,250	$188,400	$1,472,078	$2,144,772	$2,804,838	0.765
70-03-28-376-005	1500 S BEACON	11/19/15	$2,284,600	22.250%	$2,792,924	$139,151	$1,365,254	$1,288,519	$1,862,809	0.692
							Totals:	**$9,048,323**	**$11,279,636**	**0.802**
									Standard Deviation:	0.052
									Coefficient of Dispersion :	5.01%
ECF Was:	*0.622*								**Adopted ECF:**	**0.802**
Time Adjust/Mo:	**0.25%**									

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
70-17-31-120-006	664 Construction Ct	08/15/23	$150,000	0.000%	$150,000	$0	$0	-	$150,000	54,362.88	$2.76
70-03-34-176-002	Airpark Dr	02/03/23	$150,000	0.000%	$150,000	$0	$0	-	$150,000	76,665.60	$1.96
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
70-04-16-300-034	Woodlane	01/06/23	$175,000	0.000%	$175,000	$0	$0	-	$175,000	156,380.40	$1.12
70-05-26-100-041	O'Malley Dr	06/23/22	$350,610	0.000%	$350,610	$0	$0	-	$350,610	171,800.64	$2.04
70-16-08-300-064	Greenly & Windquest	10/11/22	$425,000	0.000%	$425,000	$0	$0	-	$425,000	215,622.00	$1.97
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
70-16-36-200-028	Black River Ct	05/31/22	$187,500	0.000%	$187,500	$0	$0	-	$187,500	231,564.96	$0.81
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
70-17-07-398-006	Pentatech Dr	02/13/23	$400,000	0.000%	$400,000	$0	$0	-	$400,000	287,496.00	$1.39
70-16-05-400-014	Quincy St	11/17/22	$381,500	0.000%	$381,500	$0	$0	-	$381,500	287,931.60	$1.32
70-03-27-355-003	Eaton Dr	08/15/22	$425,000	0.000%	$425,000	$0	$0	-	$425,000	338,025.60	$1.26
70-03-27-315-011	Beechtree	02/07/23	$280,000	0.000%	$280,000	$0	$0	-	$280,000	376,358.40	$0.74
70-17-17-101-026	700 E Riley	10/21/22	$635,000	0.000%	$635,000	$0	$0	-	$635,000	395,089.20	$1.61
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
70-05-26-100-050	525 O'Malley Dr	10/19/22	$764,377	0.000%	$764,377	$0	$0	-	$764,377	514,008.00	$1.49
70-16-05-200-001	US-31 & New Holland	03/31/23	$937,500	0.000%	$937,500	$0	$0	-	$937,500	1,199,206.80	$0.78
70-05-22-300-044	N 68th Ave	07/21/22	$1,715,700	0.000%	$1,715,700	$0	$0	-	$1,715,700	1,219,505.76	$1.41
70-17-17-101-028	800 E Riley	08/30/22	$1,575,000	0.000%	$1,575,000	$0	$0	-	$1,575,000	1,277,614.80	$1.23
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:

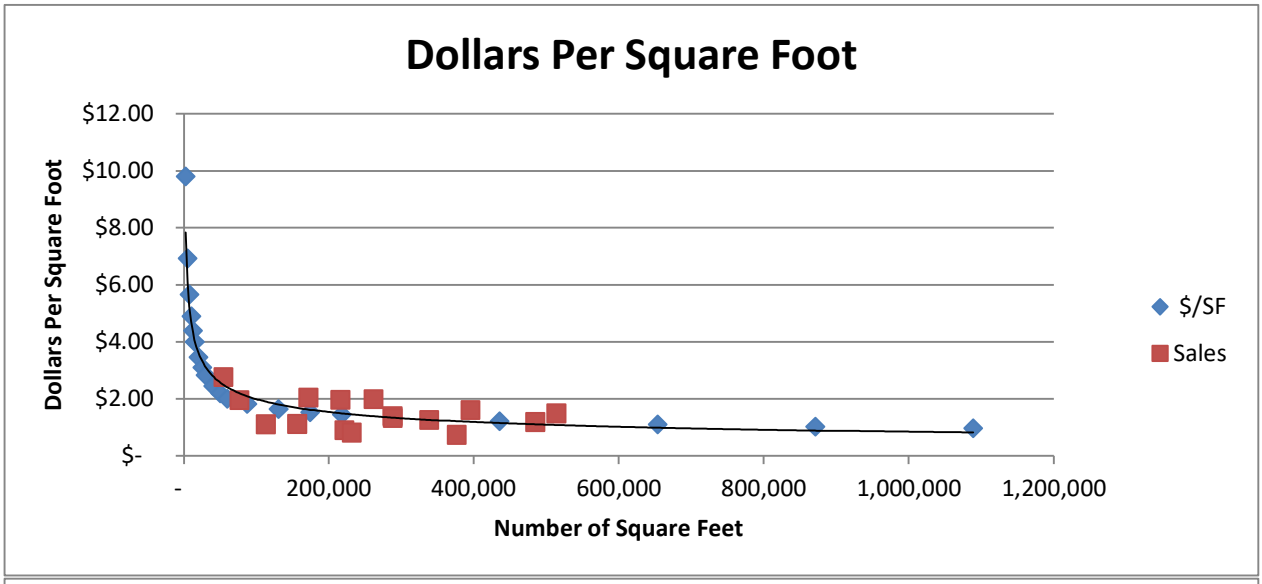
Standard Deviation:

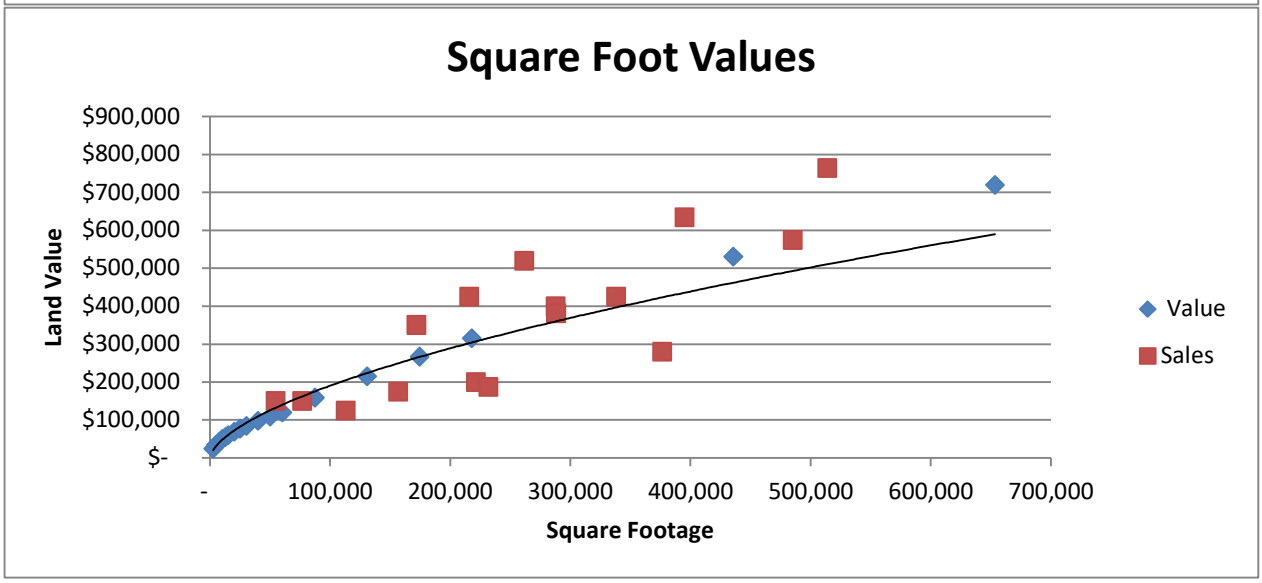
Coefficient of Dispersion :

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	





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
70-14-24-100-005	742 CHICAGO	12/29/23	$300,000	0.000%	$300,000	$6,683	$116,772	$176,545	$92,008	1.919
70-03-16-254-004	536 OAK ST	06/03/22	$300,000	0.000%	$300,000	$4,470	$40,549	$254,981	$142,954	1.784
70-16-21-375-005	376 ROOST	04/07/23	$300,000	0.000%	$300,000	$10,491	$56,192	$233,317	$154,590	1.509
70-17-08-499-010	3382 PRODUCTION CT	12/07/23	$1,780,000	0.000%	$1,780,000	$29,462	$202,729	$1,547,809	$1,283,544	1.206
70-03-27-154-005	1626 MARION	05/22/23	$475,000	0.000%	$475,000	$18,916	$57,165	$398,919	$380,515	1.048
70-17-18-300-069	260 N CHURCH	05/06/22	$520,000	0.000%	$520,000	$7,124	$36,591	$476,285	$389,552	1.223
70-03-24-100-052	16685 150TH AVE	04/29/22	$945,000	0.000%	$945,000	$20,786	$102,220	$821,994	$768,605	1.069
70-17-31-120-005	665 CONSTRUCTION CT	08/15/23	$1,140,000	0.000%	$1,140,000	$52,357	$97,295	$990,348	$1,148,039	0.863
70-16-31-204-007	441 OTTAWA AVE	12/09/22	$875,000	0.000%	$875,000	$75,914	$160,722	$638,364	$655,935	0.973
70-06-35-100-049	1245 COMSTOCK ST	01/20/23	$1,425,000	0.000%	$1,425,000	$127,084	$564,113	$733,803	$906,223	0.810
70-14-21-441-003	6670 MARCAN	01/11/24	$1,109,315	0.000%	$1,109,315	$34,637	$162,956	$911,722	$776,041	1.175
70-03-24-100-105	14851 MICHAEL LN	10/21/22	$1,495,000	0.000%	$1,495,000	$59,841	$355,237	$1,079,922	$1,167,668	0.925
70-10-24-484-017	159 1ST CT	12/20/23	$3,265,550	0.000%	$3,265,550	$128,810	$192,645	$2,944,095	$2,133,703	1.380
70-03-34-177-001	1729 AIRPARK	06/16/23	$2,285,000	0.000%	$2,285,000	$65,223	$284,253	$1,935,524	$1,676,531	1.154
70-07-04-200-009	14324 172ND AVE	05/23/23	$1,745,000	0.000%	$1,745,000	$44,515	$455,960	$1,244,525	$990,537	1.256
70-17-08-499-003	3331 80TH AVE	09/29/23	$3,380,000	0.000%	$3,380,000	$56,145	$201,068	$3,122,787	$2,353,460	1.327
70-17-18-200-009	411 E ROOSEVELT	09/19/22	$3,345,000	0.000%	$3,345,000	$95,382	$324,551	$2,925,067	$2,231,383	1.311
70-03-27-153-001	1501 MARION	06/27/23	$1,450,000	0.000%	$1,450,000	$63,384	$210,389	$1,176,227	$1,224,165	0.961
70-16-28-201-007	507 CHICAGO	07/06/22	$1,950,000	0.000%	$1,950,000	$146,784	$283,945	$1,519,271	$1,947,983	0.780
70-14-22-349-008	6655 CENTER INDUSTRIAL	12/29/23	$3,000,000	0.000%	$3,000,000	$145,591	$462,474	$2,391,935	$2,418,936	0.989
70-16-31-401-008	611 OTTAWA AVE	11/30/22	$2,500,000	0.000%	$2,500,000	$115,330	$294,019	$2,090,651	$1,906,175	1.097
70-07-04-400-032	14000 172ND AVE	10/06/22	$5,382,500	0.000%	$5,382,500	$196,237	$462,841	$4,723,422	$4,413,514	1.070
70-16-15-400-056	2530 KAMAR	09/29/23	$5,970,000	0.000%	$5,970,000	$166,386	$568,338	$5,235,276	$4,531,785	1.155
70-03-09-100-064	17237 VAN WAGONER RD	05/11/23	$4,200,000	0.000%	$4,200,000	$164,641	$585,461	$3,449,898	$4,560,573	0.756
70-03-33-425-002	1425 AERIAL VIEW	11/01/23	$9,200,000	0.000%	$9,200,000	$262,572	$734,735	$8,202,693	$7,765,297	1.056
70-16-08-200-057	3601 JOHN F DONNELLY	01/03/23	$33,250,000	0.000%	$33,250,000	$1,143,351	$1,676,697	$30,429,952	$22,386,623	1.359
							Totals:	**$79,655,332**	**$68,406,342**	**1.164**
									Standard Deviation:	0.280
									Coefficient of Dispersion :	17.84%
ECF Was: 1.003									**Adopted ECF:**	**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**
70-03-19-226-031	19373 NORTH SHORE DR	09/12/19	$2,400,000	6.450%	$2,554,800	$0	$0	-	$2,554,800	75.00	$34,064
70-03-19-426-035	19719 NORTH SHORE DR	03/22/19	$1,200,000	7.350%	$1,288,200	$0	$0	-	$1,288,200	76.00	$16,950
70-03-19-226-031	19373 NORTH SHORE DR	11/06/18	$1,225,000	7.950%	$1,322,388	$0	$0	-	$1,322,388	75.00	$17,632
70-03-19-226-034	19323 NORTH SHORE DR	10/04/18	$1,520,000	8.100%	$1,643,120	$0	$0	-	$1,643,120	85.00	$19,331
70-03-19-226-016	19489 NORTH SHORE DR	06/01/18	$1,200,000	8.700%	$1,304,400	$0	$0	-	$1,304,400	75.00	$17,392
70-03-19-226-026	19639 NORTH SHORE DR	01/31/18	$2,041,000	9.450%	$2,233,875	$11,139	$590,390	1.300	$1,455,229	75.00	$19,403
70-03-19-426-030	20031 BRETON ST	06/05/18	$1,300,000	8.700%	$1,413,100	$0	$0	-	$1,413,100	76.00	$18,593
Unit of Comparison:	**Actual Front Foot**									Average Sale Price Per Unit:	$20,449
										Standard Deviation:	$950
										Coefficient of Dispersion :	4.4%
Land Value Was:	20500									**Indicated Sale Price Per Unit:**	**$20,500**

TIME ADJUSTMENT

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

	Diffference:	-	#DIV/0!
	Difference in Months:		#DIV/0!
		Use:	0.15%

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	$2,058,176	$434,356	$211,087	2.058
70-03-19-226-032	19287 NORTH SHORE DR	10/24/24	$5,850,000	0.000%	$5,850,000	$26,156	$2,050,000	$3,773,844	$1,845,842	2.045
70-03-19-226-009	19383 NORTH SHORE DR	07/15/21	$3,100,000	0.000%	$3,100,000	$33,171	$1,845,000	$1,221,829	$716,387	1.706
70-03-19-226-018	19517 NORTH SHORE DR	05/31/23	$2,050,000	0.000%	$2,050,000	$10,883	$1,537,500	$501,617	$530,780	0.945
70-03-19-426-032	20057 BRETON ST	07/20/22	$2,200,000	0.000%	$2,200,000	$8,639	$1,640,000	$551,361	$586,573	0.940
~~70-03-19-426-036~~	~~19873 NORTH SHORE DR~~	~~08/29/24~~	~~$2,075,000~~	~~0.000%~~	~~$2,075,000~~	~~$14,105~~	~~$2,050,000~~	~~$10,895~~	~~$156,593~~	~~0.070~~
							Totals:	**$6,483,007**	**$3,890,669**	**1.666**
									Standard Deviation:	0.562
									Coefficient of Dispersion :	28.0%
ECF Was:	*1.559*								**Adopted ECF:**	**1.666**

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	$1,208,700	0.483
70-03-19-226-032	19287 NORTH SHORE DR	10/24/24	$5,850,000	0.000%	$5,850,000	$2,575,700	0.440
70-03-19-226-009	19383 NORTH SHORE DR	07/15/21	$3,100,000	0.000%	$3,100,000	$1,535,800	0.495
70-03-19-226-018	19517 NORTH SHORE DR	05/31/23	$2,050,000	0.000%	$2,050,000	$1,216,300	0.593
70-03-19-426-032	20057 BRETON ST	07/20/22	$2,200,000	0.000%	$2,200,000	$1,312,900	0.597
~~70-03-19-426-036~~	~~19873 NORTH SHORE DR~~	~~08/29/24~~	~~$2,075,000~~	~~0.000%~~	~~$2,075,000~~	~~$1,162,500~~	~~0.560~~
						Aggregate Ratio:	0.500
						Standard Deviation:	0.070
						Coefficient of Dispersion :	11.82%
						Price Related Differential:	1.044

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	-1.000%	$1,242,450	$28,825	$396,209	1.500	$619,312	90.26	$6,861.04
70-03-19-481-033	20056 NORTH SHORE DR	06/10/22	$605,000	10.000%	$665,500	$3,901	$164,127	1.500	$415,409	75.60	$5,494.88
Unit of Comparison:	**Effective Front Foot**									Average Sale Price Per Unit:	$6,177.96
										Standard Deviation:	$683.08
										Coefficient of Dispersion :	11.1%
Land Rate Was:	$5,500.00									**Indicated Sale Price Per Unit:**	**$6,175.00**

TIME ADJUSTMENT

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

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**
70-03-19-479-005	20000 BRETTON ST	07/25/24	$1,300,000	-11.250%	$1,153,750	$9,189	$428,118	1.500	$502,384	15,115.32	$33.24
70-03-19-481-004	20037 NORTH SHORE DR	06/06/23	$705,000	-1.500%	$694,425	$3,606	$236,480	1.500	$336,099	19,602.00	$17.15
70-03-19-479-003	19989 NORTH SHORE DR	07/02/21	$799,900	15.750%	$925,884	$12,089	$380,180	1.500	$343,525	13,198.68	$26.03
70-03-19-481-026	20060 NORTH SHORE DR	01/29/21	$849,900	20.250%	$1,022,005	$7,433	$453,965	1.500	$333,625	16,160.76	$20.64
70-03-19-481-031	NORTH SHORE DR VAC	03/26/19	$150,000	36.750%	$205,125	$0	$0	-	$205,125	11,456.28	$17.91
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$22.78
										Standard Deviation:	$6.00
										Coefficient of Variation:	23%
Land Value Was:										**Indicated Sale Price Per Unit:**	**See Attached**

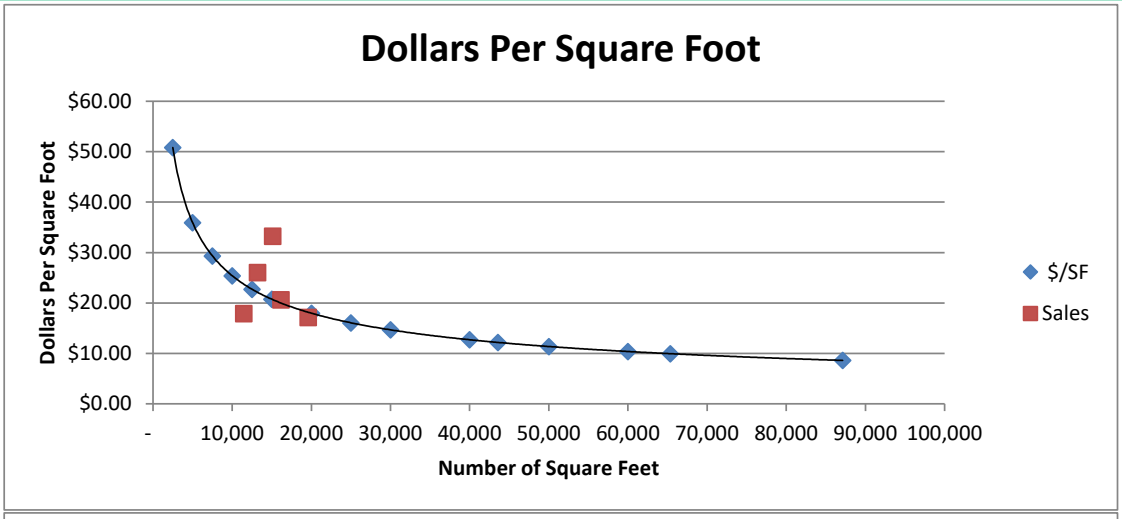
TIME ADJUSTMENT

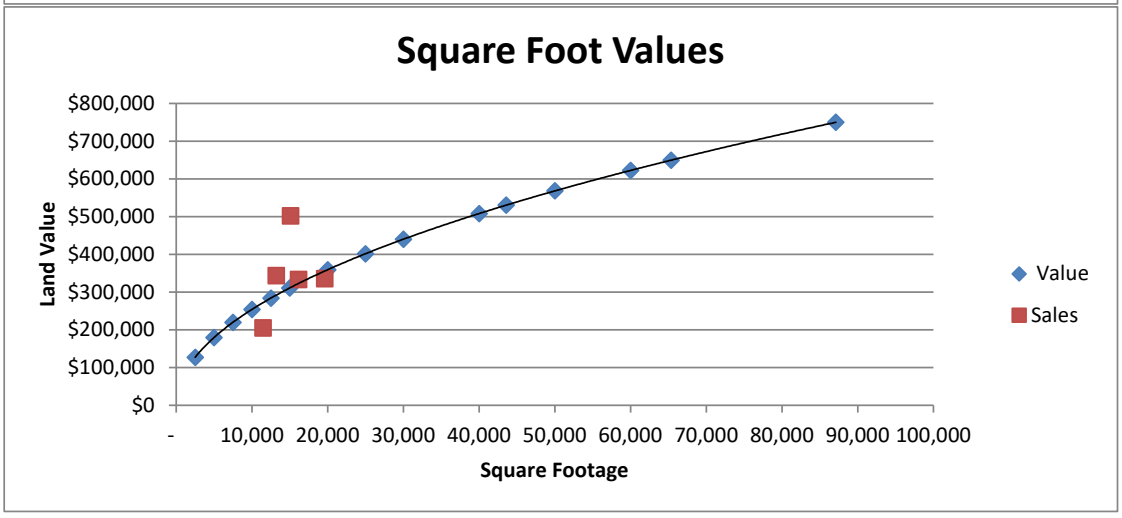
Diffference:	-	#DIV/0!
Difference in Months:		#DIV/0!
	Use:	0.75%

CITY OF GRAND HAVEN

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

Square Foot	$/SF	Acres	$/Acre	Value	Note
2,500	$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	





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**
70-03-19-479-005	20000 BRETTON ST	07/25/24	$1,300,000	-11.250%	$1,153,750	$9,189	$312,316	$832,245	$428,118	1.944
70-03-19-481-004	20037 NORTH SHORE DR	06/06/23	$705,000	-1.500%	$694,425	$3,606	$355,517	$335,302	$236,480	1.418
70-03-19-479-003	19989 NORTH SHORE DR	07/02/21	$799,900	15.750%	$925,884	$12,089	$291,669	$622,126	$380,180	1.636
70-03-19-481-026	20060 NORTH SHORE DR	01/29/21	$849,900	20.250%	$1,022,005	$7,433	$322,383	$692,189	$453,965	1.525
70-03-19-481-028	20052 NORTH SHORE DR	05/02/23	$1,255,000	-1.000%	$1,242,450	$28,825	$557,386	$656,239	$396,209	1.656
70-03-19-481-033	20056 NORTH SHORE DR	06/10/22	$605,000	10.000%	$665,500	$3,901	$466,825	$194,774	$164,127	1.187
							Totals:	**$3,332,875**	**$2,059,079**	**1.619**
									Standard Deviation:	0.254
									Coefficient of Dispersion :	11.68%
ECF Was:	*1.531*								**Adopted ECF:**	**1.619**

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
70-03-19-481-004	20037 NORTH SHORE DR	06/06/23	$705,000	-1.500%	$694,425	$371,000	0.534
70-03-19-479-003	19989 NORTH SHORE DR	07/02/21	$799,900	15.750%	$925,884	$459,600	0.496
70-03-19-481-026	20060 NORTH SHORE DR	01/29/21	$849,900	20.250%	$1,022,005	$532,400	0.521
70-03-19-481-028	20052 NORTH SHORE DR	05/02/23	$1,255,000	-1.000%	$1,242,450	$613,800	0.494
70-03-19-481-033	20056 NORTH SHORE DR	06/10/22	$605,000	10.000%	$665,500	$368,200	0.553
						Aggregate Ratio:	51.54%
						Standard Deviation:	0.025
						Coefficient of Dispersion :	3.77%
						Price Related Differential:	1.009

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

Diffference:	-	#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
70-03-29-101-004	834 S HARBOR DR	10/24/24	$895,000	-9.000%	$814,450	$6,490	$129,026	1.700	$588,616	11,238.48	$52.38
~~70-03-29-101-009~~	~~848 S HARBOR DR~~	~~09/13/24~~	~~$450,000~~	~~-8.500%~~	~~$411,750~~	~~$5,162~~	~~$101,267~~	~~1.700~~	~~$234,434~~	~~8,755.56~~	~~$26.78~~
70-03-29-154-037	1118 S HARBOR DR	05/12/23	$910,000	-0.500%	$905,450	$4,716	$152,642	1.700	$641,243	7,884.36	$81.33
70-03-29-154-085	126 PROSPECT ST	03/31/23	$750,000	0.500%	$753,750	$4,369	$135,848	1.700	$518,440	9,365.40	$55.36
70-03-29-104-027	135 EMMET ST	06/09/22	$1,875,000	5.000%	$1,968,750	$26,538	$517,003	1.700	$1,063,307	27,007.20	$39.37
70-03-29-154-032	1100 S HARBOR DR	03/16/22	$1,575,000	6.500%	$1,677,375	$4,777	$300,208	1.700	$1,162,245	14,113.44	$82.35
70-03-29-154-044	1144 S HARBOR DR	07/12/21	$525,000	10.500%	$580,125	$1,845	$74,286	1.700	$451,994	4,835.16	$93.48
70-03-29-154-086	134 PROSPECT ST VACANT	06/18/21	$485,000	11.000%	$538,350	$0	$0	-	$538,350	9,365.40	$57.48
70-03-29-105-026	146 EMMET ST	05/28/21	$690,000	11.500%	$769,350	$11,292	$195,242	1.700	$426,146	5,314.32	$80.19
70-03-29-154-036	1116 S HARBOR DR	02/01/21	$1,400,000	13.000%	$1,582,000	$11,912	$533,583	1.700	$662,997	8,537.76	$77.65
70-03-29-105-042	139 PROSPECT ST	10/29/20	$299,900	15.000%	$344,885	$0	$0	-	$344,885	5,009.40	$68.85

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**

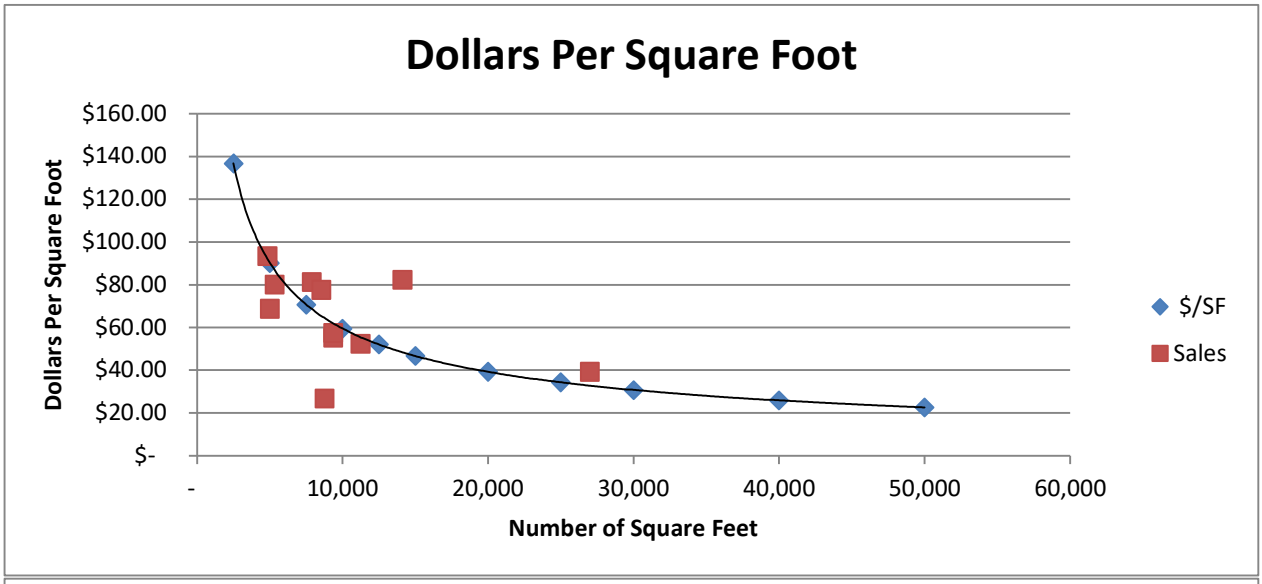
TIME ADJUSTMENT

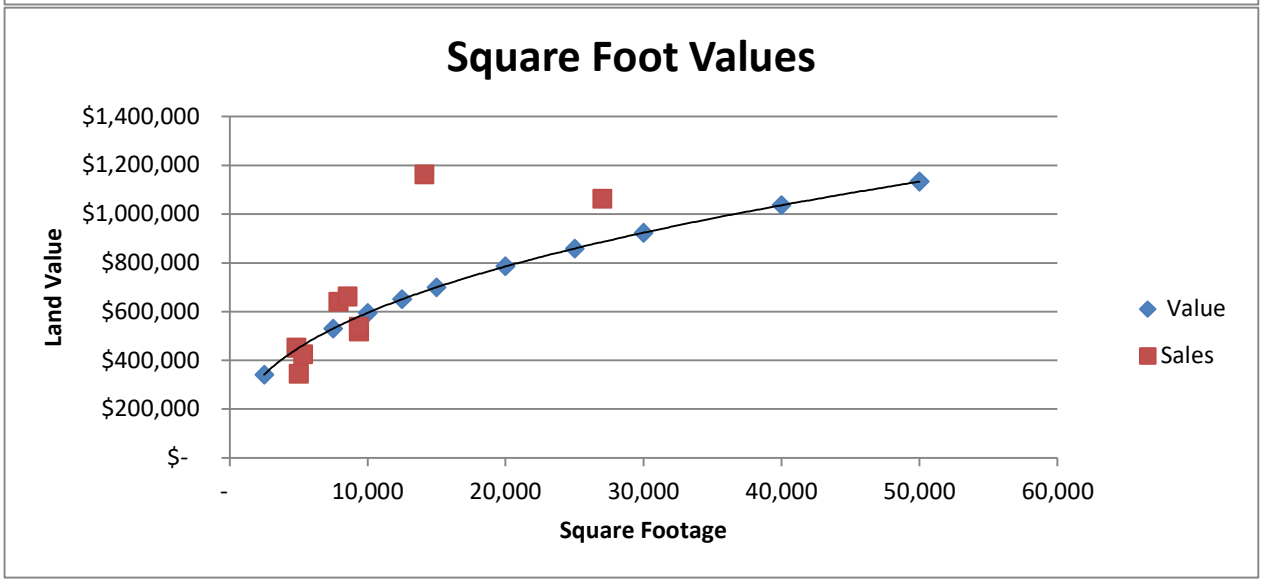
Diffference:	-	#DIV/0!
Difference in Months:		#DIV/0!
	USE:	**0.50%**

CITY OF GRAND HAVEN

R2-01 RESIDENTIAL: WEST - FIVE MILE HILL

Square Foot	$/SF	Acres	$/Acre	Value	Note
2,500	$ 136.74	0.06	$ 5,956,421	$ 341,852	
5,000	$ 90.22	0.11	$ 3,929,772	$ 451,076	
7,500	$ 70.73	0.17	$ 3,081,149	$ 530,501	
10,000	$ 59.52	0.23	$ 2,592,683	$ 595,198	
12,500	$ 52.06	0.29	$ 2,267,793	$ 650,767	
15,000	$ 46.67	0.34	$ 2,032,800	$ 700,000	
20,000	$ 39.27	0.46	$ 1,710,533	$ 785,369	
25,000	$ 34.35	0.57	$ 1,496,185	$ 858,692	
30,000	$ 30.79	0.69	$ 1,341,148	$ 923,656	
40,000	$ 25.91	0.92	$ 1,128,531	$ 1,036,300	
50,000	$ 22.66	1.15	$ 987,114	$ 1,133,051	
60,000	$ 20.31	1.38	$ 884,828	$ 1,218,771	
87,120	$ 16.24	2.00	$ 707,422	$ 1,414,844	
130,680	$ 12.73	3.00	$ 554,656	$ 1,663,969	
174,240	$ 10.71	4.00	$ 466,725	$ 1,866,898	
217,800	*$ 9.37*	*5.00*	*$ 408,239*	*$ 2,041,196*	
435,600	*$ 6.18*	*10.00*	*$ 269,337*	*$ 2,693,374*	
653,400	*$ 4.85*	*15.00*	*$ 211,175*	*$ 3,167,621*	
871,200	*$ 4.08*	*20.00*	*$ 177,696*	*$ 3,553,928*	
1,089,000	*$ 3.57*	*25.00*	*$ 155,429*	*$ 3,885,731*	





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**
70-03-29-154-032	1100 S HARBOR DR	3/16/2022	$1,575,000	6.50%	$1,677,375	$4,777	$682,541	$990,057	$300,208	3.298
70-03-29-154-037	1118 S HARBOR DR	5/12/2023	$910,000	-0.50%	$905,450	$4,716	$540,448	$360,286	$152,642	2.360
70-03-29-154-044	1144 S HARBOR DR	7/12/2021	$525,000	10.50%	$580,125	$1,845	$443,874	$134,406	$74,286	1.809
70-03-29-104-027	135 EMMET ST	6/9/2022	$1,875,000	5.00%	$1,968,750	$26,538	$884,771	$1,057,441	$517,003	2.045
70-03-29-154-036	1116 S HARBOR DR	2/1/2021	$1,400,000	13.00%	$1,582,000	$11,912	$557,357	$1,012,731	$533,583	1.898
70-03-29-101-004	834 S HARBOR DR	10/24/2024	$895,000	-9.00%	$814,450	$6,490	$622,727	$185,233	$129,026	1.436
70-03-29-105-026	146 EMMET ST	5/28/2021	$690,000	11.50%	$769,350	$11,292	$461,062	$296,996	$195,242	1.521
70-03-29-154-085	126 PROSPECT ST	3/31/2023	$750,000	0.50%	$753,750	$4,369	$578,775	$170,606	$135,848	1.256
~~70-03-29-101-009~~	~~848 S HARBOR DR~~	~~9/13/2024~~	~~$450,000~~	~~-8.50%~~	~~$411,750~~	~~$5,162~~	~~$562,993~~	~~($156,405)~~	~~$101,267~~	~~(1.544)~~
							Totals:	**$4,207,757**	**$2,037,837**	**2.065**
									Standard Deviation:	1.699
									Coefficient of Dispersion :	317%
ECF Was:	1.815								**Adopted ECF:**	**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
70-03-29-154-032	1100 S HARBOR DR	03/16/22	$1,575,000	6.500%	$1,677,375	$653,600	0.390
70-03-29-154-037	1118 S HARBOR DR	05/12/23	$910,000	-0.500%	$905,450	$430,200	0.475
70-03-29-154-044	1144 S HARBOR DR	07/12/21	$525,000	10.500%	$580,125	$299,600	0.516
70-03-29-104-027	135 EMMET ST	06/09/22	$1,875,000	5.000%	$1,968,750	$989,500	0.503
70-03-29-154-036	1116 S HARBOR DR	02/01/21	$1,400,000	13.000%	$1,582,000	$835,600	0.528
70-03-29-101-004	834 S HARBOR DR	10/24/24	$895,000	-9.000%	$814,450	$447,800	0.550
70-03-29-105-026	146 EMMET ST	05/28/21	$690,000	11.500%	$769,350	$437,800	0.569
70-03-29-154-085	126 PROSPECT ST	03/31/23	$750,000	0.500%	$753,750	$431,800	0.573
~~70-03-29-101-009~~	~~848 S HARBOR DR~~	~~09/13/24~~	~~$450,000~~	~~-8.500%~~	~~$411,750~~	~~$388,600~~	~~0.944~~
						Aggregate Ratio:	0.500
						Standard Deviation:	0.060
						Coefficient of Dispersion :	8.21%
						Price Related Differential:	1.026

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**
70-03-29-317-012	29 HONEYMOON HL	01/22/24	$975,000	-4.500%	$931,125	$6,989	$456,396	1.750	$125,443	1.00	$125,443.00
70-03-29-156-045	36 EDWARD AVE	09/10/24	$650,000	-8.500%	$594,750	$0	$123,671	1.750	$378,326	1.00	$378,325.75
70-03-29-158-007	15 CRESCENT HL	05/10/24	$420,000	-6.500%	$392,700	$0	$51,358	1.750	$302,824	1.00	$302,823.50
70-03-29-154-050	3 PETERSON RDG	12/15/22	$475,000	2.000%	$484,500	$0	$73,653	1.750	$355,607	1.00	$355,606.66
70-03-29-315-010	33 HONEYMOON HL	09/08/22	$660,500	3.500%	$683,618	$671	$140,148	1.750	$437,688	1.00	$437,687.50
70-03-29-323-006	70 POPLAR RDG	07/29/22	$385,000	4.500%	$402,325	$121	$51,367	1.750	$312,311	1.00	$312,311.17
70-03-29-322-006	27 CRESCENT HL	01/31/22	$455,000	7.500%	$489,125	$156	$147,810	1.750	$230,302	1.00	$230,301.72
70-03-29-320-010	36 LOVERS LN	11/08/21	$865,000	8.500%	$938,525	$2,091	$300,634	1.750	$410,325	1.00	$410,324.94
70-03-29-313-003	1404 LAKE AVE	10/14/21	$415,000	9.000%	$452,350	$529	$79,552	1.750	$312,605	1.00	$312,604.54
70-03-29-157-002	1325 LAKE AVE	10/11/21	$643,000	9.000%	$700,870	$4,541	$157,410	1.750	$420,862	1.00	$420,861.72
70-03-29-156-037	10 EDWARD AVE	10/06/21	$415,000	9.000%	$452,350	$258	$158,795	1.750	$174,201	1.00	$174,200.64
70-03-29-158-012	19 CRESCENT HL	03/31/21	$425,000	12.500%	$478,125	$0	$80,608	1.750	$337,061	1.00	$337,060.60
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$316,462.64
										Standard Deviation:	$89,238.09
										Coefficient of Dispersion :	23.8%
Land Rate Was:	$294,000.00									**Indicated Sale Price Per Unit:**	**$316,500.00**

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
70-03-29-317-012	29 HONEYMOON HL	01/22/24	$975,000	-4.500%	$931,125	$6,989	$316,500	$607,636	$456,396	1.331
70-03-29-156-045	36 EDWARD AVE	09/10/24	$650,000	-8.500%	$594,750	$0	$316,500	$278,250	$123,671	2.250
70-03-29-158-007	15 CRESCENT HL	05/10/24	$420,000	-6.500%	$392,700	$0	$316,500	$76,200	$51,358	1.484
70-03-29-154-050	3 PETERSON RDG	12/15/22	$475,000	2.000%	$484,500	$0	$316,500	$168,000	$73,653	2.281
70-03-29-315-010	33 HONEYMOON HL	09/08/22	$660,500	3.500%	$683,618	$671	$316,500	$366,447	$140,148	2.615
70-03-29-323-006	70 POPLAR RDG	07/29/22	$385,000	4.500%	$402,325	$121	$316,500	$85,704	$51,367	1.668
70-03-29-322-006	27 CRESCENT HL	01/31/22	$455,000	7.500%	$489,125	$156	$316,500	$172,469	$147,810	1.167
70-03-29-320-010	36 LOVERS LN	11/08/21	$865,000	8.500%	$938,525	$2,091	$316,500	$619,934	$300,634	2.062
70-03-29-313-003	1404 LAKE AVE	10/14/21	$415,000	9.000%	$452,350	$529	$316,500	$135,321	$79,552	1.701
70-03-29-157-002	1325 LAKE AVE	10/11/21	$643,000	9.000%	$700,870	$4,541	$316,500	$379,829	$157,410	2.413
70-03-29-156-037	10 EDWARD AVE	10/06/21	$415,000	9.000%	$452,350	$258	$316,500	$135,592	$158,795	0.854
70-03-29-158-012	19 CRESCENT HL	03/31/21	$425,000	12.500%	$478,125	$0	$316,500	$161,625	$80,608	2.005
							Totals:	**$3,187,007**	**$1,821,403**	**1.750**
									Standard Deviation:	0.589
									Coefficient of Dispersion :	24.82%
ECF Was:	*1.751*								**Adopted ECF:**	**1.750**

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
70-03-29-317-012	29 HONEYMOON HL	01/22/24	$975,000	-4.500%	$931,125	$561,100	0.603
70-03-29-156-045	36 EDWARD AVE	09/10/24	$650,000	-8.500%	$594,750	$266,500	0.448
70-03-29-158-007	15 CRESCENT HL	05/10/24	$420,000	-6.500%	$392,700	$203,200	0.517
70-03-29-154-050	3 PETERSON RDG	12/15/22	$475,000	2.000%	$484,500	$222,700	0.460
70-03-29-315-010	33 HONEYMOON HL	09/08/22	$660,500	3.500%	$683,618	$281,200	0.411
70-03-29-323-006	70 POPLAR RDG	07/29/22	$385,000	4.500%	$402,325	$203,300	0.505
70-03-29-322-006	27 CRESCENT HL	01/31/22	$455,000	7.500%	$489,125	$287,700	0.588
70-03-29-320-010	36 LOVERS LN	11/08/21	$865,000	8.500%	$938,525	$422,400	0.450
70-03-29-313-003	1404 LAKE AVE	10/14/21	$415,000	9.000%	$452,350	$228,100	0.504
70-03-29-157-002	1325 LAKE AVE	10/11/21	$643,000	9.000%	$700,870	$298,300	0.426
70-03-29-156-037	10 EDWARD AVE	10/06/21	$415,000	9.000%	$452,350	$297,300	0.657
70-03-29-158-012	19 CRESCENT HL	03/31/21	$425,000	12.500%	$478,125	$228,800	0.479
						Aggregate Ratio:	0.500
						Standard Deviation:	0.076
						Coefficient of Dispersion :	11.90%
						Price Related Differential:	1.008

CITY OF GRAND HAVEN

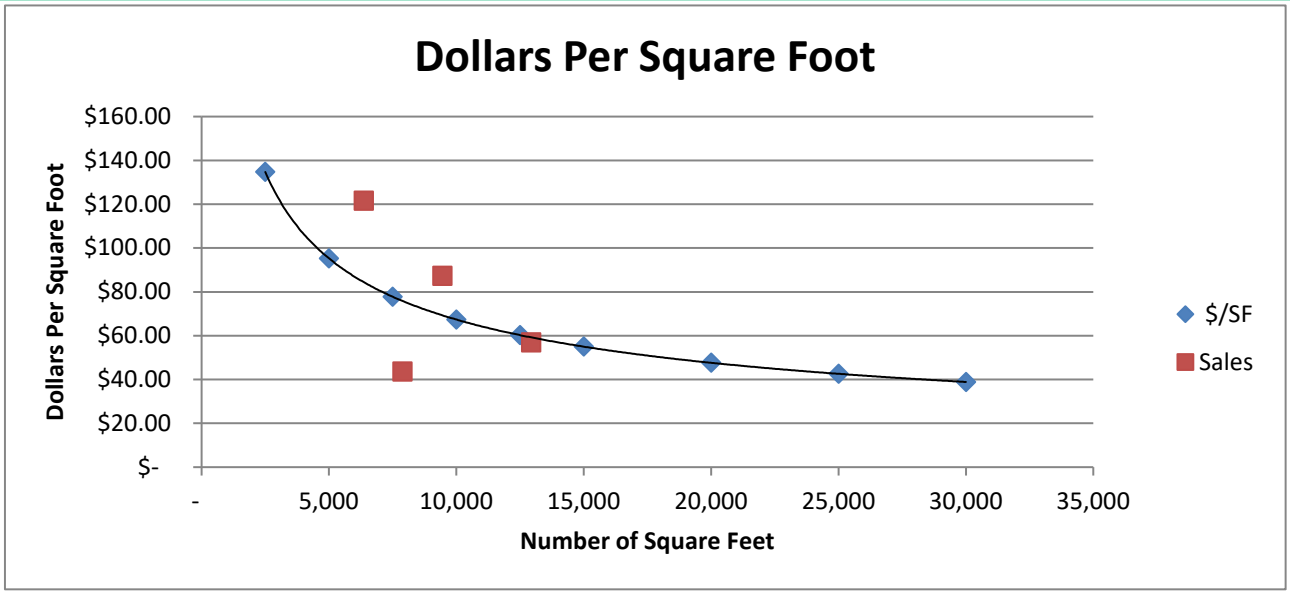
R2-03 RESIDENTIAL: WEST - POPLAR RIDGE											
Parcel Number	**Street Address**	**Sale Date**	**Sale Price**	**Adj.**	**Adj. Sale $**	**Land Imp $**	**Bldg $**	**Est. ECF**	**Land Residual**	**# of Units or %**	**$/Unit**
70-03-29-314-004	61 POPLAR RDG	04/05/24	$1,100,000	-6.000%	$1,034,000	$0	$124,168	2.100	$773,247	6,359.76	$121.58
70-03-29-324-005	67 POPLAR RDG	11/10/22	$1,482,500	2.500%	$1,519,563	$0	$330,521	2.100	$825,468	9,452.52	$87.33
70-03-29-315-005	1170 HIGHLAND DR	05/23/22	$891,900	5.500%	$940,955	$3,031	$96,236	2.100	$735,828	12,937.32	$56.88
70-03-29-320-002	38 CRESCENT HL	12/17/21	$1,045,000	8.000%	$1,128,600	$0	$373,756	2.100	$343,712	7,884.36	$43.59
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:		**0.50%**

CITY OF GRAND HAVEN

R2-03 RESIDENTIAL: WEST - POPLAR RIDGE								
Square Foot		$/SF	Acres		$/Acre		Value	Note
2,500	$	134.72	0.06	$	5,868,487.53	$	336,805	
5,000	$	95.26	0.11	$	4,149,647.32	$	476,314	
7,500	$	77.78	0.17	$	3,388,172.85	$	583,363	
10,000	$	67.36	0.23	$	2,934,243.76	$	673,610	
12,500	$	60.25	0.29	$	2,624,467.41	$	753,119	
15,000	$	55.00	0.34	$	2,395,800.00	$	825,000	
20,000	$	47.63	0.46	$	2,074,823.66	$	952,628	
25,000	$	42.60	0.57	$	1,855,778.70	$	1,065,070	
30,000	$	38.89	0.69	$	1,694,086.43	$	1,166,726	
40,000	$	33.68	0.92	$	1,467,121.88	$	1,347,219	
50,000	$	30.12	1.15	$	1,312,233.70	$	1,506,237	
60,000	$	27.50	1.38	$	1,197,900.00	$	1,650,000	
87,120	$	22.82	2.00	$	994,116.44	$	1,988,233	
130,680	$	18.63	3.00	$	811,692.68	$	2,435,078	
174,240	$	16.14	4.00	$	702,946.48	$	2,811,786	
217,800	$	14.43	5.00	$	628,734.44	$	3,143,672	
435,600	$	10.21	10.00	$	444,582.39	$	4,445,824	
653,400	$	8.33	15.00	$	363,000.00	$	5,445,000	
871,200	$	7.22	20.00	$	314,367.22	$	6,287,344	



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	-6.000%	$1,034,000	$0	$534,538	$499,462	$124,168	4.022
70-03-29-324-005	67 POPLAR RDG	11/10/22	$1,482,500	2.500%	$1,519,563	$0	$653,846	$865,716	$330,521	2.619
70-03-29-315-005	1170 HIGHLAND DR	05/23/22	$891,900	5.500%	$940,955	$3,031	$765,693	$172,231	$96,236	1.790
70-03-29-320-002	38 CRESCENT HL	12/17/21	$1,045,000	8.000%	$1,128,600	$0	$597,238	$531,362	$373,756	1.422
							Totals:	**$2,068,771**	**$924,681**	**2.237**
									Standard Deviation:	0.260
									Coefficient of Dispersion :	11.46%
ECF WAS:	*2.1*								**Adopted ECF:**	**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	-6.000%	$1,034,000	$406,200	0.393
70-03-29-324-005	67 POPLAR RDG	11/10/22	$1,482,500	2.500%	$1,519,563	$696,600	0.458
70-03-29-315-005	1170 HIGHLAND DR	05/23/22	$891,900	5.500%	$940,955	$492,000	0.523
70-03-29-320-002	38 CRESCENT HL	12/17/21	$1,045,000	8.000%	$1,128,600	$716,700	0.635
					$4,623,117	**$2,311,500**	**0.500**
						Standard Deviation:	0.103
						Coefficient of Dispersion :	15.26%

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
70-03-29-380-002	2018 JANE CT	09/08/23	$615,000	-2.500%	$599,625	$10,737	$163,977	1.300	$375,718	22,302.72	$16.85
70-03-29-378-005	140 GRAND AVE	06/23/23	$525,000	-1.000%	$519,750	$9,899	$192,316	1.300	$259,840	11,761.20	$22.09
70-03-29-378-005	140 GRAND AVE	02/24/22	$510,000	7.000%	$545,700	$9,189	$177,554	1.300	$305,690	11,761.20	$25.99
70-03-32-134-003	401 STICKNEY RIDGE RD	02/24/22	$659,900	7.000%	$706,093	$4,861	$333,799	1.300	$267,294	38,507.04	$6.94
70-03-29-378-015	1871 DORIS CT	12/21/21	$307,000	8.000%	$331,560	$0	$0	-	$331,560	16,422.12	$20.19
70-03-32-134-006	2024 JANE CT	09/03/21	$660,000	9.500%	$722,700	$26,678	$256,313	1.300	$362,815	20,865.24	$17.39
70-03-29-377-015	114 CRESCENT DR	05/27/21	$775,000	11.500%	$864,125	$27,754	$357,652	1.300	$371,423	17,075.52	$21.75
70-03-29-379-005	1862 FAR HILLS CT	05/26/21	$737,000	11.500%	$821,755	$8,536	$271,674	1.300	$460,043	24,654.96	$18.66
70-03-29-377-007	150 CRESCENT DR	05/14/21	$515,000	11.500%	$574,225	$9,517	$197,776	1.300	$307,599	22,694.76	$13.55
70-03-29-379-008	2019 JANE CT	05/03/21	$600,000	11.500%	$669,000	$8,517	$241,154	1.300	$346,982	11,107.80	$31.24
70-03-29-377-009	140 CRESCENT DR	02/19/21	$675,000	13.000%	$762,750	$3,716	$251,241	1.300	$432,421	36,111.24	$11.97
70-03-29-377-010	136 CRESCENT DR	01/29/21	$464,900	13.500%	$527,662	$3,768	$141,933	1.300	$339,381	24,480.72	$13.86
70-03-32-136-009	2102 JANE CT	11/02/20	$712,500	14.500%	$815,813	$7,886	$362,284	1.300	$336,958	25,090.56	$13.43

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

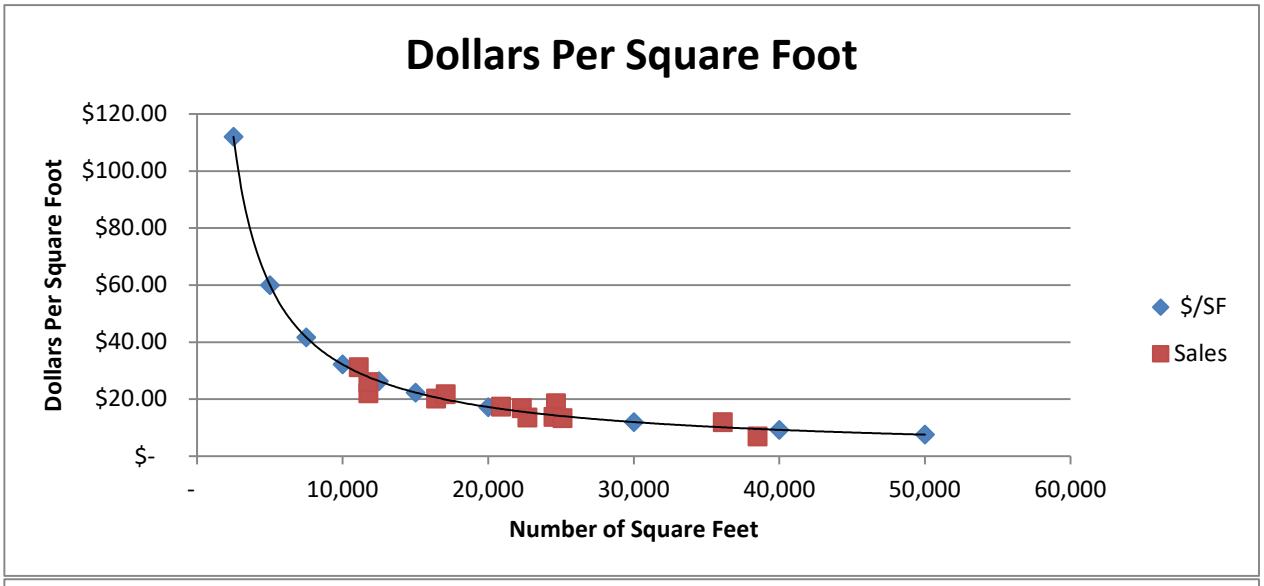
Diffference:	-	#DIV/0!
Difference in Months:		#DIV/0!

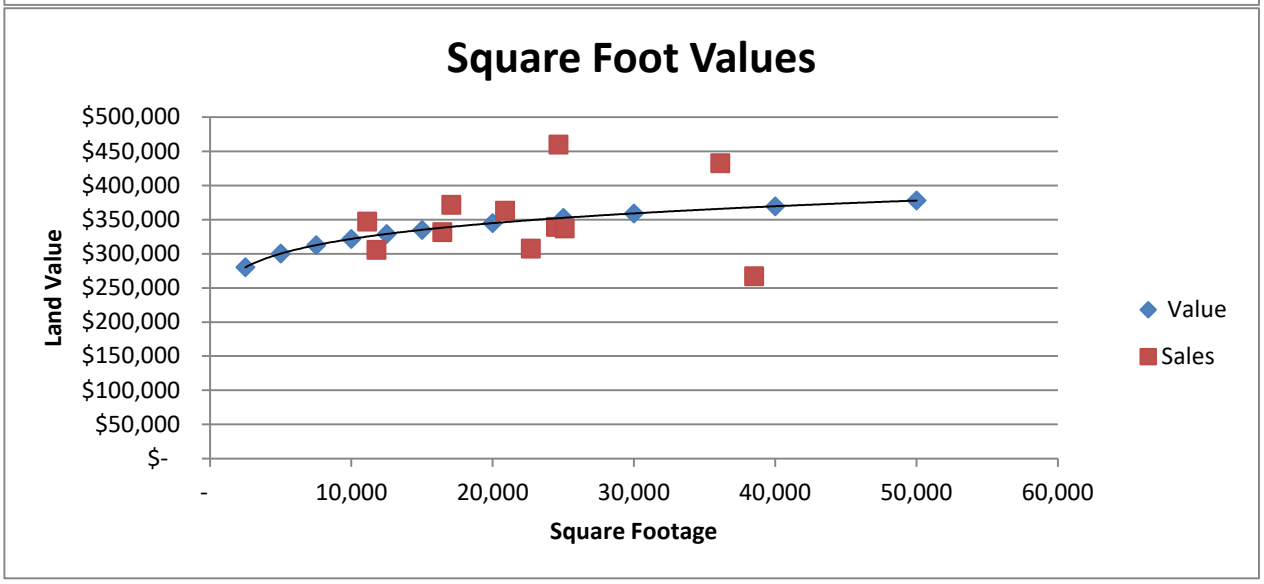
TIME ADJUSTMENT

Diffference:	-	#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	$	112.02	0.06	$	4,879,525	$	280,046		
5,000	$	60.03	0.11	$	2,614,873	$	300,146		
7,500	$	41.68	0.17	$	1,815,384	$	312,566		
10,000	$	32.17	0.23	$	1,401,276	$	321,689		
12,500	$	26.32	0.29	$	1,146,316	$	328,948		
15,000	$	22.33	0.34	$	972,840	$	335,000		
20,000	$	17.24	0.46	$	750,925	$	344,777		
25,000	$	14.10	0.57	$	614,296	$	352,557		
30,000	$	11.97	0.69	$	521,332	$	359,044		
40,000	$	9.24	0.92	$	402,411	$	369,523		
50,000	$	7.56	1.15	$	329,193	$	377,862		
60,000	$	6.41	1.38	$	279,375	$	384,814		
87,120	$	4.58	2.00	$	199,718	$	399,436		
130,680	$	3.18	3.00	$	138,655	$	415,965		
174,240	$	2.46	4.00	$	107,026	$	428,105		
217,800	$	2.01	5.00	$	87,553	$	437,765		
435,600	$	1.08	10.00	$	46,919	$	469,185		
653,400	$	0.75	15.00	$	32,573	$	488,600		
871,200	$	0.58	20.00	$	25,143	$	502,860		
1,089,000	$	0.47	25.00	$	20,568	$	514,208		





CITY OF GRAND HAVEN

R2-05 RESIDENTIAL: WEST - DUNES										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale $	Land Imp $	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-03-29-380-002	2018 JANE CT	9/8/2023	$615,000	-2.50%	$599,625	$10,737	$348,360	$240,528	$163,977	1.467
70-03-29-378-005	140 GRAND AVE	6/23/2023	$525,000	-1.00%	$519,750	$9,899	$326,802	$183,049	$192,316	0.952
70-03-29-378-005	140 GRAND AVE	2/24/2022	$510,000	7.00%	$545,700	$9,189	$326,802	$209,709	$177,554	1.181
70-03-32-134-003	401 STICKNEY RIDGE RD	2/24/2022	$659,900	7.00%	$706,093	$4,861	$367,959	$333,273	$333,799	0.998
70-03-32-134-006	2024 JANE CT	9/3/2021	$660,000	9.50%	$722,700	$26,678	$346,124	$349,898	$256,313	1.365
70-03-29-377-015	114 CRESCENT DR	5/27/2021	$775,000	11.50%	$864,125	$27,754	$339,059	$497,312	$357,652	1.390
70-03-29-379-005	1862 FAR HILLS CT	5/26/2021	$737,000	11.50%	$821,755	$8,536	$352,020	$461,199	$271,674	1.698
70-03-29-377-007	150 CRESCENT DR	5/14/2021	$515,000	11.50%	$574,225	$9,517	$348,970	$215,738	$197,776	1.091
70-03-29-379-008	2019 JANE CT	5/3/2021	$600,000	11.50%	$669,000	$8,517	$324,905	$335,578	$241,154	1.392
70-03-29-377-009	140 CRESCENT DR	2/19/2021	$675,000	13.00%	$762,750	$3,716	$365,448	$393,586	$251,241	1.567
70-03-29-377-010	136 CRESCENT DR	1/29/2021	$464,900	13.50%	$527,662	$3,768	$351,749	$172,144	$141,933	1.213
70-03-32-136-009	2102 JANE CT	11/2/2020	$712,500	14.50%	$815,813	$7,886	$352,675	$455,252	$362,284	1.257
							Totals:	**$3,847,265**	**$2,947,674**	**1.305**
									Standard Deviation:	0.225
									Coefficient of Dispersion :	14%
ECF Was:	1.301								**Adopted ECF:**	**1.305**

CITY OF GRAND HAVEN

R2-05 RESIDENTIAL: WEST - DUNES							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale $	Proposed AV	Sale Ratio
70-03-29-380-002	2018 JANE CT	09/08/23	$615,000	-2.500%	$599,625	$286,500	0.478
70-03-29-378-005	140 GRAND AVE	06/23/23	$525,000	-1.000%	$519,750	$293,800	0.565
70-03-29-378-005	140 GRAND AVE	02/24/22	$510,000	7.000%	$545,700	$283,800	0.520
70-03-32-134-003	401 STICKNEY RIDGE RD	02/24/22	$659,900	7.000%	$706,093	$404,200	0.572
70-03-32-134-006	2024 JANE CT	09/03/21	$660,000	9.500%	$722,700	$353,600	0.489
70-03-29-377-015	114 CRESCENT DR	05/27/21	$775,000	11.500%	$864,125	$416,800	0.482
70-03-29-379-005	1862 FAR HILLS CT	05/26/21	$737,000	11.500%	$821,755	$357,500	0.435
70-03-29-377-007	150 CRESCENT DR	05/14/21	$515,000	11.500%	$574,225	$308,300	0.537
70-03-29-379-008	2019 JANE CT	05/03/21	$600,000	11.500%	$669,000	$324,100	0.484
70-03-29-377-009	140 CRESCENT DR	02/19/21	$675,000	13.000%	$762,750	$348,500	0.457
70-03-29-377-010	136 CRESCENT DR	01/29/21	$464,900	13.500%	$527,662	$270,400	0.512
70-03-32-136-009	2102 JANE CT	11/02/20	$712,500	14.500%	$815,813	$416,700	0.511
						Aggregate Ratio:	0.500
						Standard Deviation:	0.041
						Coefficient of Dispersion :	6.53%
						Price Related Differential:	1.007

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	21.000%	$1,452,000	$0	$200,900	2.300	$989,930	52.14	$18,986.10
70-03-29-375-004	112 POPLAR TRL	03/06/19	$1,150,000	24.500%	$1,431,750	$0	$211,890	2.300	$944,403	57.52	$16,417.42
Unit of Comparison:	**Effective Front Foot**									Average Sale Price Per Unit:	$17,638.70
										Standard Deviation:	$1,284.34
										Coefficient of Dispersion :	7%
Land Value Was:	*16775*									**Indicated Sale Price Per Unit:**	**$17,650.00**

TIME ADJUSTMENT

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

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

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	21.000%	$1,452,000	$0	$920,266	$531,734	$200,900	2.647
70-03-29-375-004	112 POPLAR TRL	03/06/19	$1,150,000	24.500%	$1,431,750	$0	$1,015,307	$416,443	$211,890	1.965
							Totals:	**$948,177**	**$412,790**	**2.297**
									Standard Deviation:	0.482
									Coefficient of Dispersion :	14.77%
ECF Was:	*2.188*								**Adopted ECF:**	**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	21.000%	$1,452,000	$690,900	0.476
70-03-29-375-004	112 POPLAR TRL	03/06/19	$1,150,000	24.500%	$1,431,750	$751,000	0.525
						Aggregate Ratio:	0.500
						Standard Deviation:	0.034
						Coefficient of Dispersion :	4.87%
						Price Related Differential:	1.000

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
70-03-29-422-016	100 HENLEY DR	01/16/24	$470,000	0.000%	$470,000	$21,633	$200,382	1.250	$197,890	16,901.28	$11.71
70-03-29-475-008	312 VALLEY CT	09/22/23	$650,000	0.000%	$650,000	$7,322	$264,787	1.250	$311,695	38,419.92	$8.11
70-03-29-475-015	338 TERRILL AVE	02/09/23	$450,000	0.000%	$450,000	$7,758	$209,983	1.250	$179,763	16,944.84	$10.61
70-03-29-474-024	331 TERRILL AVE	12/22/22	$420,000	0.000%	$420,000	$19,076	$181,354	1.250	$174,232	11,717.64	$14.87
70-03-29-475-009	2005 VISTA PL	10/31/22	$455,000	0.000%	$455,000	$4,684	$195,267	1.250	$206,232	21,518.64	$9.58
70-03-29-422-003	1523 PINE RIDGE DR	07/21/22	$575,000	0.000%	$575,000	$24,065	$197,631	1.250	$303,897	11,543.40	$26.33
70-03-29-475-016	342 TERRILL AVE	06/02/22	$380,000	0.000%	$380,000	$4,844	$156,845	1.250	$179,100	15,420.24	$11.61

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit:

Standard Deviation:

Coefficient of Dispersion :

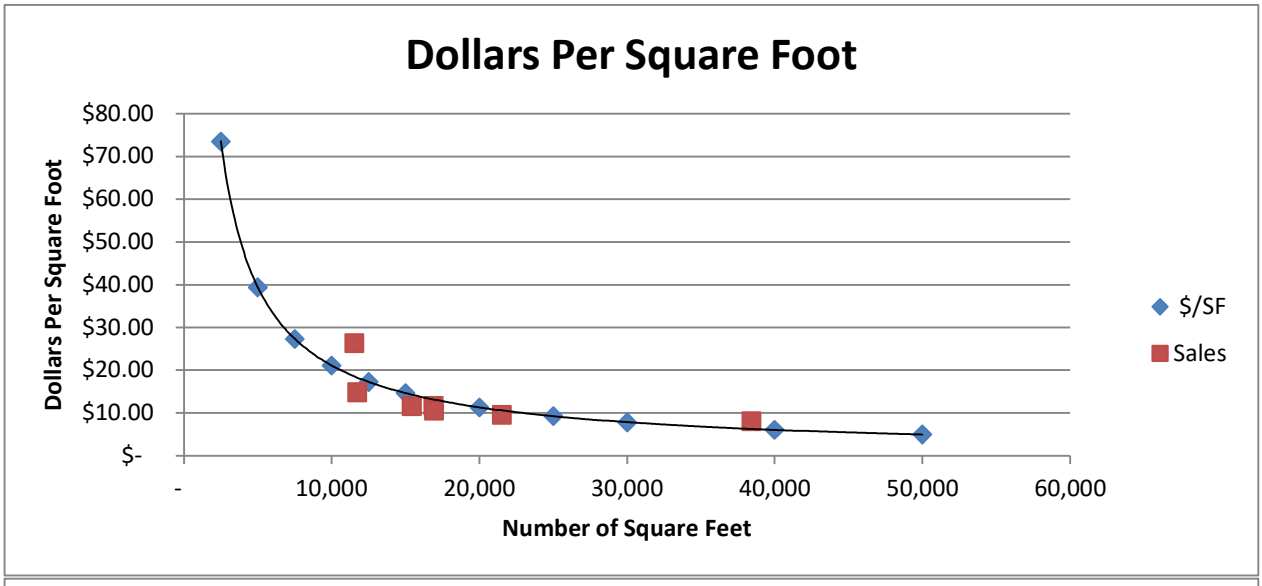
Land Rate Was:

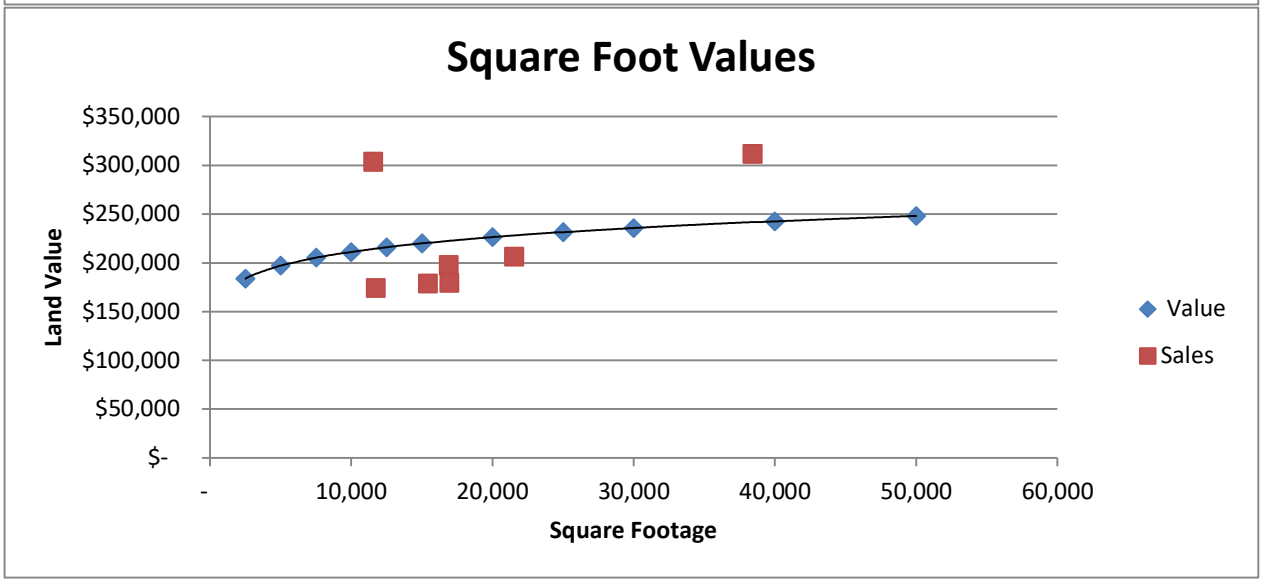
Indicated Sale Price Per Unit: **SEE ATTACHED**

CITY OF GRAND HAVEN

R2-09 RESIDENTIAL: WEST - INLAND AREAS

Square Foot	$/SF	Acres	$/Acre	Value	Note
2,500	$ 73.56	0.06	$ 3,204,464	$ 183,911	
5,000	$ 39.42	0.11	$ 1,717,230	$ 197,111	
7,500	$ 27.37	0.17	$ 1,192,192	$ 205,267	
10,000	$ 21.13	0.23	$ 920,241	$ 211,258	
12,500	$ 17.28	0.29	$ 752,805	$ 216,025	
15,000	$ 14.67	0.34	$ 638,880	$ 220,000	
20,000	$ 11.32	0.46	$ 493,145	$ 226,421	
25,000	$ 9.26	0.57	$ 403,418	$ 231,530	
30,000	$ 7.86	0.69	$ 342,367	$ 235,790	
40,000	$ 6.07	0.92	$ 264,270	$ 242,672	
50,000	$ 4.96	1.15	$ 216,186	$ 248,148	
60,000	$ 4.21	1.38	$ 183,470	$ 252,714	
87,120	$ 3.01	2.00	$ 131,158	$ 262,316	
130,680	$ 2.09	3.00	$ 91,057	$ 273,171	
174,240	$ 1.61	4.00	$ 70,286	$ 281,144	
217,800	*$ 1.32*	*5.00*	*$ 57,498*	*$ 287,488*	
435,600	*$ 0.71*	*10.00*	*$ 30,812*	*$ 308,122*	
653,400	*$ 0.49*	*15.00*	*$ 21,391*	*$ 320,872*	
871,200	*$ 0.38*	*20.00*	*$ 16,512*	*$ 330,237*	
1,089,000	*$ 0.31*	*25.00*	*$ 13,508*	*$ 337,689*	





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
70-03-29-422-016	100 HENLEY DR	1/16/2024	$470,000	0.00%	$470,000	$21,633	$222,442	$225,925	$200,382	1.127
70-03-29-475-008	312 VALLEY CT	9/22/2023	$650,000	0.00%	$650,000	$7,322	$241,585	$401,093	$264,787	1.515
70-03-29-475-015	338 TERRILL AVE	2/9/2023	$450,000	0.00%	$450,000	$7,758	$222,498	$219,744	$209,983	1.046
70-03-29-474-024	331 TERRILL AVE	12/22/2022	$420,000	0.00%	$420,000	$19,076	$214,533	$186,391	$181,354	1.028
70-03-29-475-009	2005 VISTA PL	10/31/2022	$455,000	0.00%	$455,000	$4,684	$227,973	$222,343	$195,267	1.139
70-03-29-422-003	1523 PINE RIDGE DR	7/21/2022	$575,000	0.00%	$575,000	$24,065	$214,201	$336,734	$197,631	1.704
70-03-29-475-016	342 TERRILL AVE	6/2/2022	$380,000	0.00%	$380,000	$4,844	$220,540	$154,616	$156,845	0.986
							Totals:	**$1,746,847**	**$1,406,247**	**1.242**
									Standard Deviation:	0.276
									Coefficient of Dispersion :	18%
ECF Was:	1.289								**Adopted ECF:**	**1.242**

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
70-03-29-422-016	100 HENLEY DR	01/16/24	$470,000	0.000%	$470,000	$246,500	0.524
70-03-29-475-008	312 VALLEY CT	09/22/23	$650,000	0.000%	$650,000	$288,900	0.444
70-03-29-475-015	338 TERRILL AVE	02/09/23	$450,000	0.000%	$450,000	$245,500	0.546
70-03-29-474-024	331 TERRILL AVE	12/22/22	$420,000	0.000%	$420,000	$229,400	0.546
70-03-29-475-009	2005 VISTA PL	10/31/22	$455,000	0.000%	$455,000	$237,600	0.522
70-03-29-422-003	1523 PINE RIDGE DR	07/21/22	$575,000	0.000%	$575,000	$241,900	0.421
70-03-29-475-016	342 TERRILL AVE	06/02/22	$380,000	0.000%	$380,000	$210,100	0.553
						Aggregate Ratio:	0.500
						Standard Deviation:	0.053
						Coefficient of Dispersion :	8.22%
						Price Related Differential:	1.016

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
~~70-03-20-426-012~~	~~208 N 2ND ST~~	~~08/31/22~~	~~$440,000~~	~~0.000%~~	~~$440,000~~	~~$3,851~~	~~$93,296~~	~~1.650~~	~~$282,211~~	~~38.97~~	~~$7,241.20~~
~~70-03-20-429-003~~	~~208 FULTON AVE~~	~~09/06/24~~	~~$400,000~~	~~0.000%~~	~~$400,000~~	~~$2,438~~	~~$76,056~~	~~1.650~~	~~$272,069~~	~~38.97~~	~~$6,980.97~~
70-03-21-302-016	519 MADISON AVE	09/03/24	$355,000	0.000%	$355,000	$4,251	$82,612	1.650	$214,439	38.97	$5,502.25
70-03-20-283-003	312 N 2ND ST	12/06/23	$380,000	0.000%	$380,000	$2,988	$100,767	1.650	$210,746	45.11	$4,672.03
70-03-20-281-005	219 JACKSON AVE VACANT	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	$122,254	1.650	$195,843	44.25	$4,425.89
70-03-21-354-014	729 COLUMBUS AVE	05/13/24	$349,000	0.000%	$349,000	$4,549	$100,581	1.650	$178,493	40.75	$4,379.76
70-03-21-309-015	627 FULTON AVE	04/25/22	$525,000	0.000%	$525,000	$4,621	$154,421	1.650	$265,584	66.00	$4,024.00
70-03-20-283-021	225 ELLIOTT AVE	10/14/22	$695,000	0.000%	$695,000	$11,033	$269,094	1.650	$239,962	66.00	$3,635.78
70-03-21-301-007	422 JACKSON AVE	01/25/24	$277,000	0.000%	$277,000	$1,662	$82,383	1.650	$139,406	38.97	$3,576.99
70-03-21-304-006	518 MADISON AVE	04/22/24	$453,000	0.000%	$453,000	$8,727	$133,091	1.650	$224,673	66.00	$3,404.13
70-03-20-282-003	309 JACKSON AVE	08/10/23	$210,000	0.000%	$210,000	$0	$0	-	$210,000	66.00	$3,181.82
70-03-21-303-001	602 JACKSON AVE	08/21/23	$378,600	0.000%	$378,600	$3,994	$100,910	1.650	$208,104	66.00	$3,153.09
70-03-20-282-002	301 JACKSON AVE	10/20/23	$190,000	0.000%	$190,000	$0	$0	-	$190,000	66.00	$2,878.79
70-03-20-284-011	313 ELLIOTT AVE	09/19/23	$310,000	0.000%	$310,000	$2,463	$118,824	1.650	$111,477	38.97	$2,860.37
70-03-21-157-015	519 N 5TH ST	04/29/22	$160,000	0.000%	$160,000	$0	$0	-	$160,000	61.39	$2,606.46
70-03-20-427-021	333 FULTON AVE	06/12/24	$450,000	0.000%	$450,000	$9,513	$166,710	1.650	$165,416	68.27	$2,423.01
70-03-21-158-019	507 N 6TH ST	06/14/24	$270,000	0.000%	$270,000	$4,166	$88,203	1.650	$120,299	50.16	$2,398.17
70-03-20-427-003	312 ELLIOTT AVE	04/20/22	$215,000	0.000%	$215,000	$3,461	$66,631	1.650	$101,598	43.38	$2,341.81
70-03-21-158-013	509 JACKSON AVE	12/28/22	$275,930	0.000%	$275,930	$6,712	$92,370	1.650	$116,808	50.99	$2,290.78
70-03-21-301-006	418 JACKSON AVE	06/11/24	$260,000	0.000%	$260,000	$9,376	$103,035	1.650	$80,616	38.97	$2,068.52
70-03-20-431-013	415 FULTON AVE	09/12/22	$260,000	0.000%	$260,000	$596	$63,985	1.650	$153,829	75.67	$2,032.99
70-03-21-304-014	517 ELLIOTT AVE	08/01/22	$495,000	0.000%	$495,000	$6,750	$248,978	1.650	$77,436	38.97	$1,986.91
70-03-21-301-007	422 JACKSON AVE	07/15/22	$210,000	0.000%	$210,000	$1,662	$82,383	1.650	$72,406	38.97	$1,857.85
70-03-21-302-022	405 N 6TH ST	05/26/22	$331,500	0.000%	$331,500	$3,463	$126,203	1.650	$119,802	66.00	$1,815.19
70-03-21-303-034	609 MADISON AVE	09/27/23	$300,000	0.000%	$300,000	$3,686	$107,630	1.650	$118,724	67.52	$1,758.43
70-03-21-352-003	606 COLUMBUS AVE	08/03/23	$289,900	0.000%	$289,900	$2,409	$132,739	1.650	$68,471	38.97	$1,756.89
70-03-21-303-003	606 JACKSON AVE	08/26/22	$250,000	0.000%	$250,000	$7,051	$88,898	1.650	$96,268	66.00	$1,458.60
70-03-21-301-006	418 JACKSON AVE	06/27/23	$235,000	0.000%	$235,000	$9,376	$103,035	1.650	$55,616	38.97	$1,427.05
70-03-21-313-011	609 COLUMBUS AVE	09/05/24	$198,000	0.000%	$198,000	$1,091	$78,779	1.650	$66,923	53.45	$1,252.19
70-03-21-311-006	520 FULTON AVE	10/03/22	$260,000	0.000%	$260,000	$4,426	$118,257	1.650	$60,450	48.50	$1,246.47
70-03-20-429-003	208 FULTON AVE	04/06/22	$170,000	0.000%	$170,000	$1,056	$76,056	1.650	$43,451	38.97	$1,114.91
70-03-21-304-013	511 ELLIOTT AVE	09/27/23	$341,000	0.000%	$341,000	$8,614	$169,324	1.650	$53,002	52.63	$1,007.05
70-03-21-308-006	520 ELLIOTT AVE	08/11/23	$300,000	0.000%	$300,000	$10,216	$137,026	1.650	$63,691	66.00	$965.01
70-03-21-301-019	301 N 5TH ST	05/31/24	$150,000	0.000%	$150,000	$275	$55,181	1.650	$58,676	66.00	$889.04
70-03-21-305-018	634 MADISON AVE	10/14/22	$434,900	0.000%	$434,900	$4,477	$235,033	1.650	$42,618	52.14	$817.36
70-03-21-157-008	417 JACKSON AVE	04/06/23	$176,025	0.000%	$176,025	$817	$85,788	1.650	$33,658	44.25	$760.64
70-03-21-354-013	725 COLUMBUS AVE	07/15/22	$145,000	0.000%	$145,000	$5,835	$73,875	1.650	$17,271	38.97	$443.15
70-03-20-284-013	319 ELLIOTT AVE	12/02/22	$180,000	0.000%	$180,000	$1,167	$102,849	1.650	$9,132	38.97	$234.32
70-03-21-158-019	507 N 6TH ST	10/25/23	$160,000	0.000%	$160,000	$4,166	$88,203	1.650	$10,299	50.16	$205.32
70-03-21-302-005	514 JACKSON AVE	10/20/23	$160,000	0.000%	$160,000	$2,588	$89,663	1.650	$9,468	66.00	$143.45
~~70-03-21-158-005~~	~~520 MONROE AVE~~	~~06/16/22~~	~~$140,000~~	~~0.000%~~	~~$140,000~~	~~$124~~	~~$93,873~~	~~1.650~~	~~($15,014)~~	~~66.00~~	~~($227.49)~~
~~70-03-21-354-014~~	~~729 COLUMBUS AVE~~	~~08/23/23~~	~~$155,000~~	~~0.000%~~	~~$155,000~~	~~$4,549~~	~~$100,581~~	~~1.650~~	~~($15,507)~~	~~40.75~~	~~($380.51)~~

Unit of Comparison:	**Effective Front Foot**	**Average Sale Price Per Unit:**	**$2,430.51**
		Standard Deviation:	**$1,694.37**
		2 St Dev Above Mean:	**5,819.254**
		2 St Dev Below Mean:	**(958.239)**
		Rate Without Outliers:	**2,254.202**
Land Value Was:	*$2,085.00*	**Indicated Sale Price Per Unit:**	**$2,255.00**

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
~~70-03-20-426-012~~	~~208 N 2ND ST~~	~~08/31/22~~	~~$440,000~~	~~0.000%~~	~~$440,000~~	~~$3,851~~	~~$87,884~~	~~$348,265~~	~~$93,296~~	~~3.733~~
~~70-03-20-429-003~~	~~208 FULTON AVE~~	~~09/06/24~~	~~$400,000~~	~~0.000%~~	~~$400,000~~	~~$2,438~~	~~$87,884~~	~~$309,678~~	~~$76,056~~	~~4.072~~
70-03-21-302-016	519 MADISON AVE	09/03/24	$355,000	0.000%	$355,000	$4,251	$87,884	$262,865	$82,612	3.182
70-03-20-283-003	312 N 2ND ST	12/06/23	$380,000	0.000%	$380,000	$2,988	$101,719	$275,293	$100,767	2.732
70-03-20-429-002	206 FULTON AVE	09/06/24	$400,000	0.000%	$400,000	$2,438	$99,782	$297,780	$122,254	2.436
70-03-21-354-014	729 COLUMBUS AVE	05/13/24	$349,000	0.000%	$349,000	$4,549	$91,900	$252,551	$100,581	2.511
70-03-21-309-015	627 FULTON AVE	04/25/22	$525,000	0.000%	$525,000	$4,621	$148,830	$371,549	$154,421	2.406
70-03-20-283-021	225 ELLIOTT AVE	10/14/22	$695,000	0.000%	$695,000	$11,033	$148,830	$535,137	$269,094	1.989
70-03-21-301-007	422 JACKSON AVE	01/25/24	$277,000	0.000%	$277,000	$1,662	$87,884	$187,454	$82,383	2.275
70-03-21-304-006	518 MADISON AVE	04/22/24	$453,000	0.000%	$453,000	$8,727	$148,830	$295,443	$133,091	2.220
70-03-21-303-001	602 JACKSON AVE	08/21/23	$378,600	0.000%	$378,600	$3,994	$148,830	$225,776	$100,910	2.237
70-03-20-284-011	313 ELLIOTT AVE	09/19/23	$310,000	0.000%	$310,000	$2,463	$87,884	$219,653	$118,824	1.849
70-03-20-427-021	333 FULTON AVE	06/12/24	$450,000	0.000%	$450,000	$9,513	$153,946	$286,541	$166,710	1.719
70-03-21-158-019	507 N 6TH ST	06/14/24	$270,000	0.000%	$270,000	$4,166	$113,118	$152,716	$88,203	1.731
70-03-20-427-003	312 ELLIOTT AVE	04/20/22	$215,000	0.000%	$215,000	$3,461	$97,832	$113,707	$66,631	1.707
70-03-21-158-013	509 JACKSON AVE	12/28/22	$275,930	0.000%	$275,930	$6,712	$114,983	$154,235	$92,370	1.670
70-03-21-301-006	418 JACKSON AVE	06/11/24	$260,000	0.000%	$260,000	$9,376	$87,884	$162,740	$103,035	1.579
70-03-20-431-013	415 FULTON AVE	09/12/22	$260,000	0.000%	$260,000	$596	$170,627	$88,777	$63,985	1.387
70-03-21-304-014	517 ELLIOTT AVE	08/01/22	$495,000	0.000%	$495,000	$6,750	$87,884	$400,366	$248,978	1.608
70-03-21-301-007	422 JACKSON AVE	07/15/22	$210,000	0.000%	$210,000	$1,662	$87,884	$120,454	$82,383	1.462
70-03-21-302-022	405 N 6TH ST	05/26/22	$331,500	0.000%	$331,500	$3,463	$148,830	$179,207	$126,203	1.420
70-03-21-303-034	609 MADISON AVE	09/27/23	$300,000	0.000%	$300,000	$3,686	$152,251	$144,063	$107,630	1.338
70-03-21-352-003	606 COLUMBUS AVE	08/03/23	$289,900	0.000%	$289,900	$2,409	$87,884	$199,607	$132,739	1.504
70-03-21-303-003	606 JACKSON AVE	08/26/22	$250,000	0.000%	$250,000	$7,051	$148,830	$94,119	$88,898	1.059
70-03-21-301-006	418 JACKSON AVE	06/27/23	$235,000	0.000%	$235,000	$9,376	$87,884	$137,740	$103,035	1.337
70-03-21-313-011	609 COLUMBUS AVE	09/05/24	$198,000	0.000%	$198,000	$1,091	$120,518	$76,391	$78,779	0.970
70-03-21-311-006	520 FULTON AVE	10/03/22	$260,000	0.000%	$260,000	$4,426	$109,360	$146,214	$118,257	1.236
70-03-20-429-003	208 FULTON AVE	04/06/22	$170,000	0.000%	$170,000	$1,056	$87,884	$81,060	$76,056	1.066
70-03-21-304-013	511 ELLIOTT AVE	09/27/23	$341,000	0.000%	$341,000	$8,614	$118,683	$213,703	$169,324	1.262
70-03-21-308-006	520 ELLIOTT AVE	08/11/23	$300,000	0.000%	$300,000	$10,216	$148,830	$140,954	$137,026	1.029
70-03-21-301-019	301 N 5TH ST	05/31/24	$150,000	0.000%	$150,000	$275	$148,830	$895	$55,181	0.016
70-03-21-305-018	634 MADISON AVE	10/14/22	$434,900	0.000%	$434,900	$4,477	$117,579	$312,844	$235,033	1.331
70-03-21-157-008	417 JACKSON AVE	04/06/23	$176,025	0.000%	$176,025	$817	$99,782	$75,426	$85,788	0.879
70-03-21-354-013	725 COLUMBUS AVE	07/15/22	$145,000	0.000%	$145,000	$5,835	$87,884	$51,281	$73,875	0.694
70-03-20-284-013	319 ELLIOTT AVE	12/02/22	$180,000	0.000%	$180,000	$1,167	$87,884	$90,949	$102,849	0.884
70-03-21-158-019	507 N 6TH ST	10/25/23	$160,000	0.000%	$160,000	$4,166	$113,118	$42,716	$88,203	0.484
70-03-21-302-005	514 JACKSON AVE	10/20/23	$160,000	0.000%	$160,000	$2,588	$148,830	$8,582	$89,663	0.096
~~70-03-21-158-005~~	~~520 MONROE AVE~~	~~06/16/22~~	~~$140,000~~	~~0.000%~~	~~$140,000~~	~~$124~~	~~$148,830~~	~~($8,954)~~	~~$93,873~~	~~(0.095)~~
~~70-03-21-354-014~~	~~729 COLUMBUS AVE~~	~~08/23/23~~	~~$155,000~~	~~0.000%~~	~~$155,000~~	~~$4,549~~	~~$91,900~~	~~$58,551~~	~~$100,581~~	~~0.582~~
							Totals:	**$7,056,729**	**$4,215,123**	**1.674**
									Standard Deviation:	**0.878**
									2 St Dev Above Mean:	**3.430**
									2 St Dev Below Mean:	**(0.082)**

		ECF Without Outliers:	**1.582**
ECF Was:	*1.603*	**Adopted ECF:**	**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
~~70-03-21-158-005~~	~~520 MONROE AVE~~	~~06/16/22~~	~~$140,000~~	~~0.000%~~	~~$140,000~~	~~$153,000~~	~~1.093~~
~~70-03-21-302-005~~	~~514 JACKSON AVE~~	~~10/20/23~~	~~$160,000~~	~~0.000%~~	~~$160,000~~	~~$150,800~~	~~0.943~~
~~70-03-21-354-014~~	~~729 COLUMBUS AVE~~	~~08/23/23~~	~~$155,000~~	~~0.000%~~	~~$155,000~~	~~$132,400~~	~~0.854~~
70-03-21-158-019	507 N 6TH ST	10/25/23	$160,000	0.000%	$160,000	$132,500	0.828
70-03-21-301-019	301 N 5TH ST	05/31/24	$150,000	0.000%	$150,000	$120,700	0.805
70-03-21-354-013	725 COLUMBUS AVE	07/15/22	$145,000	0.000%	$145,000	$108,700	0.750
70-03-20-284-013	319 ELLIOTT AVE	12/02/22	$180,000	0.000%	$180,000	$130,600	0.726
70-03-21-157-008	417 JACKSON AVE	04/06/23	$176,025	0.000%	$176,025	$122,100	0.694
70-03-21-308-006	520 ELLIOTT AVE	08/11/23	$300,000	0.000%	$300,000	$194,200	0.647
70-03-21-313-011	609 COLUMBUS AVE	09/05/24	$198,000	0.000%	$198,000	$126,700	0.640
70-03-20-429-003	208 FULTON AVE	04/06/22	$170,000	0.000%	$170,000	$108,100	0.636
70-03-21-303-003	606 JACKSON AVE	08/26/22	$250,000	0.000%	$250,000	$152,300	0.609
70-03-21-304-013	511 ELLIOTT AVE	09/27/23	$341,000	0.000%	$341,000	$205,400	0.602
70-03-21-311-006	520 FULTON AVE	10/03/22	$260,000	0.000%	$260,000	$155,900	0.600
70-03-21-305-018	634 MADISON AVE	10/14/22	$434,900	0.000%	$434,900	$257,800	0.593
70-03-21-301-006	418 JACKSON AVE	06/27/23	$235,000	0.000%	$235,000	$134,900	0.574
70-03-21-303-034	609 MADISON AVE	09/27/23	$300,000	0.000%	$300,000	$168,100	0.560
70-03-21-302-022	405 N 6TH ST	05/26/22	$331,500	0.000%	$331,500	$181,800	0.548
70-03-21-301-007	422 JACKSON AVE	07/15/22	$210,000	0.000%	$210,000	$113,700	0.541
70-03-21-352-003	606 COLUMBUS AVE	08/03/23	$289,900	0.000%	$289,900	$156,200	0.539
70-03-20-431-013	415 FULTON AVE	09/12/22	$260,000	0.000%	$260,000	$139,200	0.535
70-03-21-301-006	418 JACKSON AVE	06/11/24	$260,000	0.000%	$260,000	$134,900	0.519
70-03-21-304-014	517 ELLIOTT AVE	08/01/22	$495,000	0.000%	$495,000	$255,700	0.517
70-03-21-158-013	509 JACKSON AVE	12/28/22	$275,930	0.000%	$275,930	$138,200	0.501
70-03-20-427-003	312 ELLIOTT AVE	04/20/22	$215,000	0.000%	$215,000	$106,400	0.495
70-03-20-427-021	333 FULTON AVE	06/12/24	$450,000	0.000%	$450,000	$221,300	0.492
70-03-21-158-019	507 N 6TH ST	06/14/24	$270,000	0.000%	$270,000	$132,500	0.491
70-03-20-284-011	313 ELLIOTT AVE	09/19/23	$310,000	0.000%	$310,000	$144,600	0.466
70-03-20-283-021	225 ELLIOTT AVE	10/14/22	$695,000	0.000%	$695,000	$305,200	0.439
70-03-21-303-001	602 JACKSON AVE	08/21/23	$378,600	0.000%	$378,600	$160,900	0.425
70-03-21-304-006	518 MADISON AVE	04/22/24	$453,000	0.000%	$453,000	$190,200	0.420
70-03-21-301-007	422 JACKSON AVE	01/25/24	$277,000	0.000%	$277,000	$113,700	0.410
70-03-21-309-015	627 FULTON AVE	04/25/22	$525,000	0.000%	$525,000	$206,000	0.392
70-03-20-429-002	206 FULTON AVE	09/06/24	$400,000	0.000%	$400,000	$153,400	0.384
70-03-21-354-014	729 COLUMBUS AVE	05/13/24	$349,000	0.000%	$349,000	$132,400	0.379
70-03-20-283-003	312 N 2ND ST	12/06/23	$380,000	0.000%	$380,000	$136,700	0.360
70-03-21-302-016	519 MADISON AVE	09/03/24	$355,000	0.000%	$355,000	$115,200	0.325
70-03-20-426-012	208 N 2ND ST	08/31/22	$440,000	0.000%	$440,000	$124,000	0.282
70-03-20-429-003	208 FULTON AVE	09/06/24	$400,000	0.000%	$400,000	$108,800	0.272
						Aggregate Ratio:	**0.512**
						Standard Deviation:	**0.178**
						2 St Dev Above Mean:	**0.869**
						2 St Dev Below Mean:	**0.155**

Ratio Without Outliers:	**0.494**
Coefficient of Dispersion :	**20.34%**
Price Related Differential:	**1.031**

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	17.000%	$297,543	$0	$0	-	$297,543	52.86	$5,629.41
70-03-20-410-017	117 CLINTON	11/01/19	$225,000	20.500%	$271,125	$0	$0	-	$271,125	66.00	$4,107.95
70-03-20-479-005	320 CLINTON AVE VACANT	07/18/18	$210,000	28.500%	$269,850	$0	$0	-	$269,850	37.91	$7,118.72
70-03-20-480-016	419 LAFAYETTE AVE	03/16/18	$209,000	30.500%	$272,745	$0	$0	-	$272,745	52.86	$5,160.25
Unit of Comparison:	**Effective Front Foot**									Average Sale Price Per Unit:	$5,462.31
										Standard Deviation:	$1,247.56
										Coefficient of Dispersion :	20.2%
Land Rate Was:	$5,200.00									**Indicated Sale Price Per Unit:**	**$5,460.00**

TIME ADJUSTMENT

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

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	8.500%	$401,450	$0	$0	-	$401,450	66.00	$6,082.58
Unit of Comparison:	**Effective Front Foot**									Average Sale Price Per Unit:	$6,082.58
										Standard Deviation:	$0.00
										Coefficient of Dispersion :	0.0%
Land Rate Was:	$5,750.00									**Indicated Sale Price Per Unit:**	**$6,080.00**

TIME ADJUSTMENT

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

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	21.000%	$895,400	$0	$0	-	$895,400	115.71	$7,738.23
70-03-20-458-018	26 HOWARD AVE	02/25/16	$412,000	86.000%	$766,320	$0	$0	-	$766,320	81.64	$9,386.21
70-03-20-458-012	411 LEGGAT ST	12/11/15	$280,000	88.000%	$526,400	$0	$0	-	$526,400	61.42	$8,570.55
70-03-20-458-002	30 HOWARD ST	08/27/13	$182,000	116.000%	$393,120	$0	$0	-	$393,120	54.29	$7,240.79
70-03-20-458-019	400 SAND DR	06/11/12	$148,000	130.000%	$340,400	$0	$0	-	$340,400	54.39	$6,258.03
70-03-20-458-014	406 SAND DR	03/07/12	$184,250	133.000%	$429,303	$0	$0	-	$429,303	65.68	$6,535.96
70-03-20-458-020	418 SAND DR	01/30/12	$155,000	135.000%	$364,250	$0	$0	-	$364,250	65.36	$5,573.00
Unit of Comparison:	**Effective Front Foot**									Average Sale Price Per Unit:	$7,452.69
										Standard Deviation:	$1,242.59
										Coefficient of Dispersion :	14.2%
Land Rate Was:	$7,070.00									**Indicated Sale Price Per Unit:**	**$7,453.00**

TIME ADJUSTMENT

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

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:	$16,335.00									**Indicated Sale Price Per Unit:**	**$17,150.00**

TIME ADJUSTMENT

Diffference:	-	#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
70-03-20-459-005	118 HOWARD AVE	08/22/23	$560,000	0.000%	$560,000	$8,623	$209,447	$341,930	$139,961	2.443
70-03-20-484-005	526 LAFAYETTE AVE	04/12/23	$790,000	0.000%	$790,000	$10,157	$373,405	$406,438	$216,632	1.876
70-03-20-453-017	119 S 3RD ST	06/21/24	$313,000	0.000%	$313,000	$1,819	$174,042	$137,139	$73,249	1.872
70-03-20-480-016	419 LAFAYETTE AVE	06/21/23	$960,000	0.000%	$960,000	$16,846	$288,587	$654,567	$394,873	1.658
70-03-20-483-003	506 CLINTON AVE	06/27/24	$520,000	0.000%	$520,000	$4,179	$251,016	$264,805	$169,865	1.559
70-03-20-459-004	116 HOWARD AVE	05/18/23	$670,000	0.000%	$670,000	$12,055	$389,492	$268,453	$189,032	1.420
70-03-20-484-007	538 LAFAYETTE AVE	05/19/23	$549,900	0.000%	$549,900	$4,825	$332,783	$212,292	$210,943	1.006
70-03-20-483-005	520 CLINTON AVE	09/16/22	$600,000	0.000%	$600,000	$10,353	$360,360	$229,287	$244,937	0.936
70-03-20-454-003	309 S 1ST ST	08/08/22	$650,000	0.000%	$650,000	$5,475	$490,710	$153,815	$174,742	0.880
70-03-20-483-013	626 CLINTON AVE	09/16/24	$450,000	0.000%	$450,000	$4,183	$360,360	$85,457	$164,633	0.519
70-03-20-481-009	323 HOWARD AVE	10/28/22	$407,000	0.000%	$483,000	$10,561	$411,886	$60,553	$166,514	0.364
70-03-20-459-012	411 LAKE AVE	11/11/22	$610,000	0.000%	$610,000	$14,320	$462,644	$133,036	$410,189	0.324
							Totals:	**$2,947,772**	**$2,555,570**	**1.153**
									Standard Deviation:	**0.672**
									St Dev Multiplier:	**2.000**
									St Dev Above Mean:	**2.497**
									St Dev Below Mean:	**(0.190)**
									ECF Without Outliers:	**1.153**
ECF Was:	1.245								**Adopted ECF:**	**1.153**

CITY OF GRAND HAVEN

R3-03 RESIDENTIAL: CENTRAL - SOUTHTOWN							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale $	Proposed AV	Sale Ratio
70-03-20-459-005	118 HOWARD AVE	08/22/23	$560,000	0.000%	$560,000	$189,700	0.339
70-03-20-484-005	526 LAFAYETTE AVE	04/12/23	$790,000	0.000%	$790,000	$316,700	0.401
70-03-20-453-017	119 S 3RD ST	06/21/24	$313,000	0.000%	$313,000	$130,200	0.416
70-03-20-480-016	419 LAFAYETTE AVE	06/21/23	$960,000	0.000%	$960,000	$380,400	0.396
70-03-20-483-003	506 CLINTON AVE	06/27/24	$520,000	0.000%	$520,000	$225,500	0.434
70-03-20-459-004	116 HOWARD AVE	05/18/23	$670,000	0.000%	$670,000	$309,800	0.462
70-03-20-484-007	538 LAFAYETTE AVE	05/19/23	$549,900	0.000%	$549,900	$290,400	0.528
70-03-20-483-005	520 CLINTON AVE	09/16/22	$600,000	0.000%	$600,000	$326,600	0.544
70-03-20-454-003	309 S 1ST ST	08/08/22	$650,000	0.000%	$650,000	$348,800	0.537
70-03-20-483-013	626 CLINTON AVE	09/16/24	$450,000	0.000%	$450,000	$277,200	0.616
70-03-20-481-009	323 HOWARD AVE	10/28/22	$407,000	0.000%	$483,000	$307,200	0.636
70-03-20-459-012	411 LAKE AVE	11/11/22	$610,000	0.000%	$610,000	$475,000	0.779
						Aggregate Ratio:	0.500
						Standard Deviation:	0.125
						Coefficient of Dispersion :	20.06%
						Price Related Differential:	1.015

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**
70-03-28-152-003	824 WAVERLY AVE	06/27/24	$140,000	0.000%	$140,000	$3,681	$65,328	1.270	$53,352	52.86	$1,009.40
70-03-28-153-005	820 WOODLAWN AVE	05/31/22	$275,000	0.000%	$275,000	$320	$91,265	1.270	$158,773	57.04	$2,783.51
Unit of Comparison:	**Effective Front Foot**									Average Sale Price Per Unit:	$1,930.24
										Standard Deviation:	$887.06
										Coefficient of Dispersion :	47%
Land Value Was:	*$1,909*									**Indicated Sale Price Per Unit:**	**$1,930.00**

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**
70-03-28-152-003	824 WAVERLY AVE	06/27/24	$140,000	0.000%	$140,000	$3,681	$102,010	$34,309	$65,328	0.525
70-03-28-153-005	820 WOODLAWN AVE	05/31/22	$275,000	0.000%	$275,000	$320	$110,088	$164,592	$91,265	1.803
							Totals:	**$198,901**	**$156,594**	**1.270**
									Standard Deviation:	0.904
									Coefficient of Dispersion :	54.89%
ECF Was:	*1.27*								**Adopted ECF:**	**1.270**

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
70-03-28-152-003	824 WAVERLY AVE	06/27/24	$140,000	0.000%	$140,000	$94,300	0.674
70-03-28-153-005	820 WOODLAWN AVE	05/31/22	$275,000	0.000%	$275,000	$113,200	0.412
						Aggregate Ratio:	0.500
						Standard Deviation:	0.185
						Coefficient of Dispersion :	31.82%
						Price Related Differential:	1.085

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
70-03-29-202-016	115 WILLIAMS AVE	02/02/24	$360,000	0.000%	$360,000	$2,007	$102,193	1.250	$230,252	64.45	$3,572.62
70-03-29-203-002	506 LAKE AVE	01/29/24	$479,000	0.000%	$479,000	$4,751	$175,153	1.250	$255,308	66.00	$3,868.30
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
70-03-29-228-031	608 HILLOCK CT	07/28/23	$485,000	0.000%	$485,000	$5,861	$176,350	1.250	$258,702	58.61	$4,414.32
70-03-29-209-013	803 LAKE AVE	09/30/22	$545,000	0.000%	$545,000	$16,445	$215,804	1.250	$258,800	63.30	$4,088.24
70-03-29-207-010	606 LAKE AVE	08/23/22	$415,000	0.000%	$415,000	$4,975	$135,375	1.250	$240,806	62.05	$3,881.06
~~70-03-29-202-005~~	~~507 LAKE AVE~~	~~05/27/22~~	~~$1,000,000~~	~~0.000%~~	~~$1,000,000~~	~~$10,417~~	~~$401,469~~	~~1.250~~	~~$487,747~~	~~66.00~~	~~$7,390.10~~
Unit of Comparison:	**Effective Front Foot**									Average Sale Price Per Unit:	$3,972.47
										Standard Deviation:	$1,217.31
										Coefficient of Dispersion :	21.0%
Land Rate Was:	$2,908.00									**Indicated Sale Price Per Unit:**	**$3,975.00**

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**
70-03-29-202-016	115 WILLIAMS AVE	02/02/24	$360,000	0.000%	$360,000	$2,007	$256,185	$101,808	$102,193	0.996
70-03-29-203-002	506 LAKE AVE	01/29/24	$479,000	0.000%	$479,000	$4,751	$262,350	$211,899	$175,153	1.210
70-03-29-228-031	608 HILLOCK CT	07/28/23	$485,000	0.000%	$485,000	$5,861	$232,955	$246,184	$176,350	1.396
70-03-29-209-013	803 LAKE AVE	09/30/22	$545,000	0.000%	$545,000	$16,445	$251,632	$276,923	$215,804	1.283
70-03-29-207-010	606 LAKE AVE	08/23/22	$415,000	0.000%	$415,000	$4,975	$246,635	$163,390	$135,375	1.207
~~70-03-29-202-005~~	~~507 LAKE AVE~~	~~05/27/22~~	~~$1,000,000~~	~~0.000%~~	~~$1,000,000~~	~~$10,417~~	~~$262,350~~	~~$727,233~~	~~$401,469~~	~~1.811~~
							Totals:	**$1,000,205**	**$804,875**	**1.243**
									Standard Deviation:	0.146
									Coefficient of Dispersion :	7.96%
ECF Was:		1.3							**Adopted ECF:**	**1.243**

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
70-03-29-202-016	115 WILLIAMS AVE	02/02/24	$360,000	0.000%	$360,000	$192,600	0.535
70-03-29-203-002	506 LAKE AVE	01/29/24	$479,000	0.000%	$479,000	$242,400	0.506
70-03-29-228-031	608 HILLOCK CT	07/28/23	$485,000	0.000%	$485,000	$229,000	0.472
70-03-29-209-013	803 LAKE AVE	09/30/22	$545,000	0.000%	$545,000	$268,200	0.492
70-03-29-207-010	606 LAKE AVE	08/23/22	$415,000	0.000%	$415,000	$209,900	0.506
~~70-03-29-202-005~~	~~507 LAKE AVE~~	~~05/27/22~~	~~$1,000,000~~	~~0.000%~~	~~$1,000,000~~	~~$385,900~~	~~0.386~~
						Aggregate Ratio:	50.00%
						Standard Deviation:	0.023
						Coefficient of Dispersion :	3.18%
						Price Related Differential:	1.004

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
70-03-29-228-011	450 SLAYTON AVE	01/16/24	$317,000	0.000%	$317,000	$537	$102,984	1.300	$182,584	38.57	$4,734.31
70-03-29-227-004	526 PENNOYER AVE	11/22/23	$435,000	0.000%	$435,000	$7,159	$137,706	1.300	$248,824	66.00	$3,770.05
70-03-29-230-022	807 SHELDON RD	11/09/23	$405,000	0.000%	$405,000	$4,258	$111,721	1.300	$255,504	52.71	$4,847.36
70-03-29-228-009	442 SLAYTON AVE	10/24/23	$730,000	0.000%	$730,000	$11,389	$286,426	1.300	$346,257	66.00	$5,246.32
70-03-29-281-024	524 WOODLAWN AVE	10/18/23	$535,000	0.000%	$535,000	$11,997	$264,467	1.300	$179,196	57.99	$3,089.86
70-03-29-232-008	544 COLFAX AVE	10/16/23	$325,000	0.000%	$325,000	$5,826	$132,146	1.300	$147,384	66.00	$2,233.09
70-03-29-227-015	535 SLAYTON AVE	09/12/23	$510,000	0.000%	$510,000	$5,500	$196,651	1.300	$248,854	63.56	$3,915.22
70-03-29-231-009	536 GRANT AVE	06/19/23	$259,000	0.000%	$259,000	$0	$0	-	$259,000	66.00	$3,924.24
70-03-29-229-004	508 SLAYTON AVE	05/15/23	$775,000	0.000%	$775,000	$9,380	$219,851	1.300	$479,814	56.10	$8,552.74
70-03-28-105-007	609 GRANT AVE	12/02/22	$280,000	0.000%	$280,000	$12,094	$98,918	1.300	$139,313	54.30	$2,565.42
70-03-29-231-019	535 COLFAX AVE	10/04/22	$450,000	0.000%	$450,000	$9,417	$139,980	1.300	$258,609	66.00	$3,918.32
70-03-29-229-005	514 SLAYTON AVE	04/25/22	$300,000	0.000%	$300,000	$9,559	$111,013	1.300	$146,124	66.00	$2,213.99
70-03-28-105-005	509 S 7TH ST	04/22/22	$325,000	0.000%	$325,000	$2,026	$115,861	1.300	$172,355	48.85	$3,528.28
Unit of Comparison:	**Effective Front Foot**									Average Sale Price Per Unit:	$3,988.90
										Standard Deviation:	$1,593.47
										Coefficient of Dispersion :	27.8%
Land Rate Was:	$2,400.00									**Indicated Sale Price Per Unit:**	**$3,989.00**

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
70-03-29-228-011	450 SLAYTON AVE	01/16/24	$317,000	0.000%	$317,000	$537	$153,841	$162,622	$102,984	1.579
70-03-29-227-004	526 PENNOYER AVE	11/22/23	$435,000	0.000%	$435,000	$7,159	$263,274	$164,567	$137,706	1.195
70-03-29-230-022	807 SHELDON RD	11/09/23	$405,000	0.000%	$405,000	$4,258	$210,260	$190,482	$111,721	1.705
70-03-29-228-009	442 SLAYTON AVE	10/24/23	$730,000	0.000%	$730,000	$11,389	$263,274	$455,337	$286,426	1.590
70-03-29-281-024	524 WOODLAWN AVE	10/18/23	$535,000	0.000%	$535,000	$11,997	$231,341	$291,662	$264,467	1.103
70-03-29-232-008	544 COLFAX AVE	10/16/23	$325,000	0.000%	$325,000	$5,826	$263,274	$55,900	$132,146	0.423
70-03-29-227-015	535 SLAYTON AVE	09/12/23	$510,000	0.000%	$510,000	$5,500	$253,544	$250,956	$196,651	1.276
70-03-29-229-004	508 SLAYTON AVE	05/15/23	$775,000	0.000%	$775,000	$9,380	$223,785	$541,835	$219,851	2.465
70-03-28-105-007	609 GRANT AVE	12/02/22	$280,000	0.000%	$280,000	$12,094	$216,620	$51,286	$98,918	0.518
70-03-29-231-019	535 COLFAX AVE	10/04/22	$450,000	0.000%	$450,000	$9,417	$263,274	$177,309	$139,980	1.267
70-03-29-229-005	514 SLAYTON AVE	04/25/22	$300,000	0.000%	$300,000	$9,559	$263,274	$27,167	$111,013	0.245
70-03-28-105-005	509 S 7TH ST	04/22/22	$325,000	0.000%	$325,000	$2,026	$194,861	$128,113	$115,861	1.106
							Totals:	**$2,497,237**	**$1,917,724**	**1.302**
									Standard Deviation:	0.615
									Coefficient of Dispersion :	36.565%
ECF Was:	1.302								**Adopted ECF:**	**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
70-03-29-228-011	450 SLAYTON AVE	01/16/24	$317,000	0.000%	$317,000	$144,200	0.455
70-03-29-227-004	526 PENNOYER AVE	11/22/23	$435,000	0.000%	$435,000	$224,900	0.517
70-03-29-230-022	807 SHELDON RD	11/09/23	$405,000	0.000%	$405,000	$180,000	0.444
70-03-29-228-009	442 SLAYTON AVE	10/24/23	$730,000	0.000%	$730,000	$323,800	0.444
70-03-29-281-024	524 WOODLAWN AVE	10/18/23	$535,000	0.000%	$535,000	$293,800	0.549
70-03-29-232-008	544 COLFAX AVE	10/16/23	$325,000	0.000%	$325,000	$220,600	0.679
70-03-29-227-015	535 SLAYTON AVE	09/12/23	$510,000	0.000%	$510,000	$257,500	0.505
70-03-29-229-004	508 SLAYTON AVE	05/15/23	$775,000	0.000%	$775,000	$259,700	0.335
70-03-28-105-007	609 GRANT AVE	12/02/22	$280,000	0.000%	$280,000	$178,800	0.639
70-03-29-231-019	535 COLFAX AVE	10/04/22	$450,000	0.000%	$450,000	$227,500	0.506
70-03-29-229-005	514 SLAYTON AVE	04/25/22	$300,000	0.000%	$300,000	$208,700	0.696
70-03-28-105-005	509 S 7TH ST	04/22/22	$325,000	0.000%	$325,000	$173,900	0.535
						Aggregate Ratio:	50.00%
						Standard Deviation:	0.105
						Coefficient of Dispersion :	15.36%
						Price Related Differential:	1.050

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
70-03-29-432-018	1617 SHELDON RD	05/24/22	$599,000	0.000%	$599,000	$11,245	$195,295	1.350	$324,107	77.75	$4,168.55
70-03-29-422-022	317 GRAND AVE	03/05/24	$480,000	0.000%	$480,000	$9,744	$173,575	1.350	$235,930	67.17	$3,512.39
70-03-29-478-013	1714 HILLCREST ST	03/03/23	$575,000	0.000%	$575,000	$29,951	$234,999	1.350	$227,800	71.02	$3,207.43
70-03-29-432-002	1610 WISCONSIN ST	10/07/22	$340,000	0.000%	$340,000	$5,202	$95,548	1.350	$205,808	66.78	$3,081.86
70-03-29-284-001	500 MARION AVE	07/17/23	$350,000	0.000%	$350,000	$7,575	$120,547	1.350	$179,686	63.48	$2,830.64
70-03-28-351-001	1803 PINE CT	12/02/22	$762,500	0.000%	$762,500	$30,350	$364,318	1.350	$240,320	91.56	$2,624.64
70-03-29-484-001	600 OHIO AVE	10/10/23	$375,000	0.000%	$375,000	$5,022	$145,176	1.350	$173,990	67.71	$2,569.58
70-03-29-430-002	1510 WISCONSIN ST	05/10/23	$400,000	0.000%	$400,000	$6,502	$147,509	1.350	$194,361	76.97	$2,525.08
70-03-29-422-021	315 GRAND AVE	11/14/22	$350,000	0.000%	$350,000	$4,491	$131,204	1.350	$168,384	69.70	$2,415.73
70-03-29-480-006	1808 SHELDON RD	05/20/22	$330,000	0.000%	$330,000	$8,234	$116,150	1.350	$164,964	71.17	$2,317.78
70-03-29-422-012	330 OTTAWA AVE	12/15/23	$300,000	0.000%	$300,000	$4,649	$121,617	1.350	$131,168	61.78	$2,123.03
70-03-29-476-013	421 ARLINGTON AVE	08/16/22	$273,000	0.000%	$273,000	$4,213	$108,162	1.350	$122,768	67.71	$1,813.10
70-03-29-476-012	415 ARLINGTON AVE	04/20/23	$290,000	0.000%	$290,000	$5,573	$124,772	1.350	$115,985	67.71	$1,712.93
70-03-29-477-014	529 ARLINGTON AVE	10/07/22	$309,900	0.000%	$309,900	$23,524	$145,033	1.350	$90,581	70.09	$1,292.36
~~70-03-29-480-003~~	~~514 ARLINGTON AVE~~	~~11/29/23~~	~~$225,000~~	~~0.000%~~	~~$225,000~~	~~$4,001~~	~~$157,009~~	~~1.350~~	~~$9,037~~	~~79.98~~	~~$112.98~~
Unit of Comparison:	**Effective Front Foot**									**Average Sale Price Per Unit:**	**$2,414.42**
										Standard Deviation:	**$935.01**
										2 St Dev Above Mean:	**4,284.435**
										2 St Dev Below Mean:	**544.405**
										Rate Without Outliers:	**2,600.23**
Land Rate Was:	$1,865.00									**Indicated Sale Price Per Unit:**	**$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
70-03-29-432-018	1617 SHELDON RD	05/24/22	$599,000	0.000%	$599,000	$11,245	$202,151	$385,604	$195,295	1.974
70-03-29-422-022	317 GRAND AVE	03/05/24	$480,000	0.000%	$480,000	$9,744	$174,644	$295,612	$173,575	1.703
70-03-29-478-013	1714 HILLCREST ST	03/03/23	$575,000	0.000%	$575,000	$29,951	$184,659	$360,390	$234,999	1.534
70-03-29-432-002	1610 WISCONSIN ST	10/07/22	$340,000	0.000%	$340,000	$5,202	$173,629	$161,169	$95,548	1.687
70-03-29-284-001	500 MARION AVE	07/17/23	$350,000	0.000%	$350,000	$7,575	$165,045	$177,380	$120,547	1.471
70-03-28-351-001	1803 PINE CT	12/02/22	$762,500	0.000%	$762,500	$30,350	$238,065	$494,085	$364,318	1.356
70-03-29-484-001	600 OHIO AVE	10/10/23	$375,000	0.000%	$375,000	$5,022	$176,050	$193,928	$145,176	1.336
70-03-29-430-002	1510 WISCONSIN ST	05/10/23	$400,000	0.000%	$400,000	$6,502	$200,128	$193,370	$147,509	1.311
70-03-29-422-021	315 GRAND AVE	11/14/22	$350,000	0.000%	$350,000	$4,491	$181,228	$164,281	$131,204	1.252
70-03-29-480-006	1808 SHELDON RD	05/20/22	$330,000	0.000%	$330,000	$8,234	$185,050	$136,716	$116,150	1.177
70-03-29-422-012	330 OTTAWA AVE	12/15/23	$300,000	0.000%	$300,000	$4,649	$160,637	$134,714	$121,617	1.108
70-03-29-476-013	421 ARLINGTON AVE	08/16/22	$273,000	0.000%	$273,000	$4,213	$176,050	$92,737	$108,162	0.857
70-03-29-476-012	415 ARLINGTON AVE	04/20/23	$290,000	0.000%	$290,000	$5,573	$176,050	$108,377	$124,772	0.869
70-03-29-477-014	529 ARLINGTON AVE	10/07/22	$309,900	0.000%	$309,900	$23,524	$182,234	$104,142	$145,033	0.718
~~70-03-29-480-003~~	~~514 ARLINGTON AVE~~	~~11/29/23~~	~~$225,000~~	~~0.000%~~	~~$225,000~~	~~$4,001~~	~~$207,950~~	~~$13,049~~	~~$157,009~~	~~0.083~~
							Totals:	**$3,015,552**	**$2,380,915**	**1.267**
									Standard Deviation:	**0.466**
									2 St Dev Above Mean:	**2.198**
									2 St Dev Below Mean:	**0.335**
									ECF Without Outliers:	**1.350**
ECF Was:	*1.301*								**Adopted ECF:**	**1.350**

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
70-03-29-432-018	1617 SHELDON RD	05/24/22	$599,000	0.000%	$599,000	$238,500	0.398
70-03-29-422-022	317 GRAND AVE	03/05/24	$480,000	0.000%	$480,000	$209,400	0.436
70-03-29-478-013	1714 HILLCREST ST	03/03/23	$575,000	0.000%	$575,000	$265,900	0.462
70-03-29-432-002	1610 WISCONSIN ST	10/07/22	$340,000	0.000%	$340,000	$153,900	0.453
70-03-29-284-001	500 MARION AVE	07/17/23	$350,000	0.000%	$350,000	$167,700	0.479
70-03-28-351-001	1803 PINE CT	12/02/22	$762,500	0.000%	$762,500	$380,100	0.498
70-03-29-484-001	600 OHIO AVE	10/10/23	$375,000	0.000%	$375,000	$188,500	0.503
70-03-29-430-002	1510 WISCONSIN ST	05/10/23	$400,000	0.000%	$400,000	$202,900	0.507
70-03-29-422-021	315 GRAND AVE	11/14/22	$350,000	0.000%	$350,000	$181,400	0.518
70-03-29-480-006	1808 SHELDON RD	05/20/22	$330,000	0.000%	$330,000	$175,000	0.530
70-03-29-422-012	330 OTTAWA AVE	12/15/23	$300,000	0.000%	$300,000	$164,700	0.549
70-03-29-476-013	421 ARLINGTON AVE	08/16/22	$273,000	0.000%	$273,000	$163,100	0.597
70-03-29-476-012	415 ARLINGTON AVE	04/20/23	$290,000	0.000%	$290,000	$175,000	0.603
70-03-29-477-014	529 ARLINGTON AVE	10/07/22	$309,900	0.000%	$309,900	$200,800	0.648
~~70-03-29-480-003~~	~~514 ARLINGTON AVE~~	~~11/29/23~~	~~$225,000~~	~~0.000%~~	~~$225,000~~	~~$212,000~~	~~0.942~~
						Aggregate Ratio:	0.500
						Standard Deviation:	0.069
						Coefficient of Dispersion :	10.41%
						Price Related Differential:	1.026

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	-8.500%	$329,400	$8,840	$148,830	$171,730	$161,461	1.064
70-03-21-301-018	313 N 5TH ST	06/04/24	$260,000	-7.000%	$241,800	$87	$148,830	$92,883	$97,223	0.955
70-03-20-431-015	423 FULTON AVE	04/24/24	$230,000	-6.000%	$216,200	$5,933	$97,830	$112,437	$64,739	1.737
~~70-03-21-304-011~~	~~503 ELLIOTT AVE~~	~~11/16/22~~	~~$106,000~~	~~2.500%~~	~~$108,650~~	~~$5,280~~	~~$148,830~~	~~($45,460)~~	~~$106,482~~	~~(0.427)~~
							Totals:	**$377,050**	**$323,422**	**1.166**
									Standard Deviation:	**0.423**
									2 St Dev Above Mean:	**2.013**
									2 St Dev Below Mean:	**0.319**
									ECF Without Outliers:	**1.166**
ECF Was:	*0.966*								**Adopted ECF:**	**1.166**

TIME ADJUSTMENT

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

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	-8.500%	$329,400	$173,000	0.525
70-03-21-301-018	313 N 5TH ST	06/04/24	$260,000	-7.000%	$241,800	$131,100	0.542
70-03-20-431-015	423 FULTON AVE	04/24/24	$230,000	-6.000%	$216,200	$89,600	0.414
~~70-03-21-304-011~~	~~503 ELLIOTT AVE~~	~~11/16/22~~	~~$106,000~~	~~2.500%~~	~~$108,650~~	~~$139,100~~	~~1.280~~
						Aggregate Ratio:	0.500
						Standard Deviation:	0.069
						Coefficient of Dispersion :	10.09%
						Price Related Differential:	0.988

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**
70-03-21-356-007	609 FRANKLIN AVE	08/09/23	$395,000	0.000%	$395,000	$5,959	$250,407	$138,634	$82,327	1.684
70-03-20-451-012	215 S 1ST ST	04/28/23	$800,000	0.000%	$800,000	$4,796	$490,710	$304,494	$258,004	1.180
70-03-20-480-018	425 LAFAYETTE AVE	09/15/22	$474,900	0.000%	$474,900	$5,223	$206,972	$262,705	$159,993	1.642
70-03-20-410-014	107 CLINTON AVE	05/27/22	$500,000	0.000%	$500,000	$2,406	$299,291	$198,303	$117,394	1.689
							Totals:	**$904,136**	**$617,718**	**1.464**
									Standard Deviation:	**0.247**
									2 St Dev Above Mean:	**1.957**
									2 St Dev Below Mean:	**0.970**
									ECF Without Outliers:	**1.464**
ECF Was:	*1.337*								**Adopted ECF:**	**1.464**

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
70-03-21-356-007	609 FRANKLIN AVE	08/09/23	$395,000	0.000%	$395,000	$188,400	0.477
70-03-20-451-012	215 S 1ST ST	04/28/23	$800,000	0.000%	$800,000	$436,600	0.546
70-03-20-480-018	425 LAFAYETTE AVE	09/15/22	$474,900	0.000%	$474,900	$223,200	0.470
70-03-20-410-014	107 CLINTON AVE	05/27/22	$500,000	0.000%	$500,000	$236,800	0.474
						Aggregate Ratio:	0.500
						Standard Deviation:	0.036
						Coefficient of Dispersion :	5.70%
						Price Related Differential:	0.983

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	-18.000%	$50,840	$0	$0	-	$50,840	54.32	$935.91
70-03-28-497-006	BARBARA CT	09/06/24	$78,000	-17.000%	$64,740	$0	$0	-	$64,740	116.64	$555.03
70-03-27-129-027+	411 GIDLEY CIR	04/04/23	$250,000	0.000%	$250,000	$0	$0	-	$250,000	169.71	$1,473.11
70-03-28-208-001	COLFAX	08/05/21	$40,000	20.000%	$48,000	$0	$0	-	$48,000	55.70	$861.80
70-03-28-278-020	1320 S HOPKINS	02/11/21	$110,000	26.000%	$138,600	$0	$0	-	$138,600	237.68	$583.13
Unit of Comparison:	**Eff Front Foot**									Average Sale Price Per Unit:	$870.87
										Standard Deviation:	$331.35
										Coefficient of Dispersion :	29.6%
Land Rate Was:	*$725.00*									**Indicated Sale Price Per Unit:**	**$870.00**

TIME ADJUSTMENT

Diffference:	-	#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	16.000%	$29,000	$0	$0	-	$29,000	73.39	$395.16
70-03-21-380-021	WASHINGTON	04/12/19	$39,000	48.000%	$57,720	$0	$0	-	$57,720	92.76	$622.26
Unit of Comparison:	**Eff Front Foot**									Average Sale Price Per Unit:	$508.71
										Standard Deviation:	$113.55
										Coefficient of Dispersion :	22.3%
Land Rate Was:	*$400.00*									**Indicated Sale Price Per Unit:**	**$510.00**

TIME ADJUSTMENT

Diffference:	-	#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**
70-03-27-129-026	1912 GRANT AVE	09/01/23	$478,000	-5.000%	$454,100	$2,813	$64,500	1.600	$348,087	129.15	$2,695.30
70-03-27-128-021	1875 PENNOYER AVE	06/17/22	$732,000	10.000%	$805,200	$8,525	$409,417	1.600	$141,608	83.83	$1,689.27
70-03-27-128-011	1857 PENNOYER AVE	03/31/20	$233,250	37.000%	$319,553	$2,526	$127,497	1.600	$113,031	55.10	$2,051.57
70-03-22-354-034	1713 PENNOYER AVE	04/23/19	$65,000	48.000%	$96,200	$0	$0	-	$96,200	96.74	$994.41
70-03-27-128-020	1909 GRANT AVE	08/31/18	$256,000	56.000%	$399,360	$4,767	$164,300	1.600	$131,713	142.73	$922.82
70-03-27-179-010	529 GIDLEY CIR	06/16/17	$199,900	70.000%	$339,830	$1,401	$139,394	1.600	$115,399	62.58	$1,844.11
70-03-27-128-013	1865 PENNOYER AVE	11/21/16	$284,900	77.000%	$504,273	$7,879	$180,609	1.600	$207,420	98.72	$2,101.15
70-03-27-179-010	529 GIDLEY CIR	08/19/16	$197,500	80.000%	$355,500	$1,401	$139,394	1.600	$131,069	62.58	$2,094.53
Unit of Comparison:	**Eff Front Foot**									Average Sale Price Per Unit:	$1,799.15
										Standard Deviation:	$556.20
										Coefficient of Dispersion :	24.9%
Land Rate Was:	*$850.00*									**Indicated Sale Price Per Unit:**	**$1,800.00**

TIME ADJUSTMENT

Diffference:	-	#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
~~70-03-21-480-024~~	~~1320 WASHINGTON AVE~~	~~09/30/22~~	~~$425,000~~	~~0.000%~~	~~$425,000~~	~~$0~~	~~$17,528~~	~~$407,472~~	~~$74,309~~	~~5.483~~
~~70-03-28-276-019~~	~~1331 WOODLAWN AVE~~	~~09/29/23~~	~~$357,000~~	~~0.000%~~	~~$357,000~~	~~$3,821~~	~~$43,686~~	~~$309,493~~	~~$80,035~~	~~3.867~~
~~70-03-28-230-022~~	~~1343 COLFAX AVE~~	~~05/24/22~~	~~$217,500~~	~~0.000%~~	~~$217,500~~	~~$2,002~~	~~$43,686~~	~~$171,812~~	~~$56,843~~	~~3.023~~
70-03-21-327-021	919 ELLIOTT AVE	06/23/22	$220,000	0.000%	$220,000	$2,107	$18,219	$199,674	$70,252	2.842
70-03-28-130-020	1035 COLFAX AVE	03/11/24	$290,000	0.000%	$290,000	$2,890	$44,391	$242,719	$86,435	2.808
70-03-27-103-015	1527 GRANT AVE	08/05/22	$260,000	0.000%	$260,000	$3,754	$48,277	$207,969	$75,351	2.760
70-03-28-201-024	1143 SLAYTON AVE	07/21/23	$252,000	0.000%	$252,000	$1,191	$43,686	$207,123	$79,713	2.598
70-03-27-127-005	214 FRIANT ST VACANT	09/19/23	$273,000	0.000%	$273,000	$0	$49,386	$223,614	$87,528	2.555
70-03-28-208-007	1230 COLFAX AVE	08/24/23	$254,900	0.000%	$254,900	$223	$44,566	$210,111	$83,712	2.510
70-03-27-104-011	1603 GRANT AVE	07/18/23	$339,900	0.000%	$339,900	$14,448	$58,986	$266,466	$107,571	2.477
70-03-28-230-002	1306 GRANT AVE	04/07/23	$215,000	0.000%	$215,000	$2,123	$43,686	$169,191	$69,147	2.447
70-03-28-181-003	1010 MARION AVE	09/08/23	$285,000	0.000%	$285,000	$4,221	$49,995	$230,784	$94,622	2.439
70-03-28-232-019	1319 WAVERLY AVE	01/04/24	$200,000	0.000%	$200,000	$3,167	$44,098	$152,735	$63,128	2.419
70-03-28-131-022	937 WAVERLY AVE	07/11/23	$245,650	0.000%	$245,650	$2,702	$44,398	$198,550	$82,734	2.400
70-03-27-127-023	210 FRIANT ST	09/19/23	$273,000	0.000%	$273,000	$7,219	$57,578	$208,203	$87,528	2.379
70-03-28-252-019	1235 WOODLAWN AVE	02/20/24	$219,900	0.000%	$219,900	$2,984	$43,686	$173,230	$73,307	2.363
70-03-21-451-016	1121 COLUMBUS AVE	06/24/22	$275,000	0.000%	$275,000	$3,826	$29,370	$241,804	$102,706	2.354
70-03-21-476-017	1327 COLUMBUS AVE	12/14/23	$245,000	0.000%	$245,000	$2,621	$27,426	$214,953	$92,867	2.315
70-03-21-328-024	206 N DESPELDER ST	03/31/23	$191,000	0.000%	$191,000	$3,003	$11,928	$176,069	$76,421	2.304
70-03-28-202-018	1235 SLAYTON AVE	03/02/23	$284,900	0.000%	$284,900	$6,192	$47,916	$230,792	$101,315	2.278
70-03-21-482-021	1339 PENNOYER AVE	09/15/23	$255,000	0.000%	$255,000	$4,666	$36,715	$213,619	$94,261	2.266
70-03-28-226-018	1333 SLAYTON AVE	05/15/23	$299,500	0.000%	$299,500	$5,112	$49,519	$244,869	$108,385	2.259
70-03-28-208-012	514 S ALBEE ST	04/18/22	$195,000	0.000%	$195,000	$4,198	$46,784	$144,018	$63,951	2.252
70-03-21-425-009	1153 FULTON AVE	05/02/22	$180,000	0.000%	$180,000	$0	$22,003	$157,997	$70,758	2.233
70-03-21-379-020	1037 WASHINGTON AVE	06/06/23	$295,000	0.000%	$295,000	$1,510	$21,234	$272,256	$123,391	2.206
70-03-28-204-014	1213 GRANT AVE	03/23/23	$249,000	0.000%	$249,000	$4,762	$44,398	$199,840	$90,929	2.198
70-03-27-103-007	1540 SLAYTON AVE	03/18/24	$216,250	0.000%	$216,250	$3,401	$48,277	$164,572	$75,695	2.174
70-03-21-476-020	1333 COLUMBUS AVE	05/10/22	$283,000	0.000%	$283,000	$2,403	$22,064	$258,533	$118,937	2.174
70-03-28-208-006	1220 COLFAX AVE	03/01/23	$185,200	0.000%	$185,200	$3,698	$44,398	$137,104	$63,258	2.167
70-03-21-482-019	1331 PENNOYER AVE	03/27/23	$247,500	0.000%	$247,500	$2,767	$36,715	$208,018	$96,569	2.154
70-03-27-104-013	1613 GRANT AVE	06/30/23	$333,000	0.000%	$333,000	$4,849	$61,667	$266,484	$124,530	2.140
70-03-28-231-016	1427 COLFAX AVE	06/15/22	$200,000	0.000%	$200,000	$6,765	$45,107	$148,128	$69,536	2.130
70-03-28-127-002	1004 PENNOYER AVE	07/28/23	$330,000	0.000%	$330,000	$14,243	$41,984	$273,773	$128,757	2.126
70-03-27-104-001	1600 SLAYTON AVE	08/17/23	$270,500	0.000%	$270,500	$4,621	$54,767	$211,112	$99,320	2.126
70-03-28-228-012	316 S GRIFFIN ST	09/26/22	$225,000	0.000%	$225,000	$2,420	$41,978	$180,602	$85,488	2.113
70-03-28-130-017	1025 COLFAX AVE	11/18/22	$217,000	0.000%	$217,000	$3,092	$44,380	$169,528	$80,812	2.098
70-03-28-228-009	1342 SLAYTON AVE	10/20/22	$290,000	0.000%	$290,000	$5,329	$50,684	$233,987	$112,111	2.087
70-03-28-177-003	1036 WAVERLY AVE	04/25/23	$224,500	0.000%	$224,500	$2,440	$49,995	$172,065	$82,549	2.084
70-03-28-228-005	1322 SLAYTON AVE	04/06/22	$225,000	0.000%	$225,000	$2,429	$50,684	$171,887	$82,918	2.073
70-03-28-131-016	915 WAVERLY AVE	06/13/23	$165,000	0.000%	$165,000	$3,528	$44,230	$117,242	$56,965	2.058
70-03-28-229-012	1415 GRANT AVE	03/10/23	$260,000	0.000%	$260,000	$4,649	$51,361	$203,990	$99,907	2.042
70-03-21-380-019	949 FRANKLIN AVE	06/05/23	$328,000	0.000%	$328,000	$2,105	$45,107	$280,788	$137,765	2.038
70-03-28-204-009	1246 SLAYTON AVE	08/31/22	$285,000	0.000%	$285,000	$4,450	$74,474	$206,076	$101,537	2.030

70-03-21-482-023	111 S HOPKINS ST	12/09/22	$269,900	0.000%	$269,900	$1,017	$32,971	$235,912	$116,246	2.029
70-03-21-452-008	1236 FULTON AVE	03/08/23	$286,000	0.000%	$286,000	$7,159	$34,194	$244,647	$121,549	2.013
70-03-28-251-005	1130 WAVERLY AVE	08/31/23	$355,000	0.000%	$355,000	$5,767	$61,410	$287,823	$143,825	2.001
70-03-28-229-014	1427 GRANT AVE	08/18/23	$245,000	0.000%	$245,000	$6,143	$51,387	$187,470	$93,747	2.000
70-03-28-203-022	1151 GRANT AVE	04/28/23	$144,200	0.000%	$144,200	$2,463	$45,933	$95,804	$47,960	1.998
70-03-21-482-002	1306 FRANKLIN AVE	08/12/22	$264,000	0.000%	$264,000	$1,796	$53,734	$208,470	$104,594	1.993
70-03-21-381-004	1024 WASHINGTON AVE	05/13/22	$267,500	0.000%	$267,500	$2,261	$16,869	$248,370	$125,162	1.984
70-03-21-476-022	1347 COLUMBUS AVE	10/27/23	$123,500	0.000%	$123,500	$526	$12,672	$110,302	$55,882	1.974
70-03-28-203-003	1110 SLAYTON AVE	10/31/22	$250,000	0.000%	$250,000	$2,576	$43,686	$203,738	$103,272	1.973
70-03-28-231-006	1420 GRANT AVE	10/19/22	$224,000	0.000%	$224,000	$4,562	$61,410	$158,028	$80,159	1.971
70-03-28-132-016	1015 WAVERLY AVE	12/18/23	$273,000	0.000%	$273,000	$5,299	$42,332	$225,369	$115,674	1.948
70-03-21-452-017	1233 COLUMBUS AVE	10/25/22	$245,000	0.000%	$245,000	$5,820	$28,466	$210,714	$108,621	1.940
70-03-27-129-001	400 FRIANT ST	10/25/23	$270,000	0.000%	$270,000	$3,702	$46,049	$220,249	$113,881	1.934
70-03-28-226-019	1337 SLAYTON AVE	08/01/22	$217,500	0.000%	$217,500	$3,605	$49,519	$164,376	$85,056	1.933
70-03-28-207-005	1150 COLFAX AVE	06/23/23	$350,000	0.000%	$350,000	$5,717	$61,410	$282,873	$147,162	1.922
70-03-28-251-014	1131 WOODLAWN AVE	07/28/23	$255,000	0.000%	$255,000	$4,308	$61,410	$189,282	$99,243	1.907
70-03-21-476-002	1308 FULTON AVE	11/10/22	$214,000	0.000%	$214,000	$765	$20,580	$192,655	$101,687	1.895
70-03-28-281-013	1315 TAYLOR AVE	10/23/23	$279,000	0.000%	$279,000	$10,355	$55,440	$213,205	$113,759	1.874
70-03-28-230-017	1315 COLFAX AVE	07/06/23	$295,000	0.000%	$295,000	$7,612	$57,447	$229,941	$122,763	1.873
70-03-21-380-017	941 FRANKLIN AVE	09/30/22	$352,500	0.000%	$352,500	$8,819	$44,398	$299,283	$161,305	1.855
70-03-28-254-001	1202 WOODLAWN AVE	10/06/23	$375,000	0.000%	$375,000	$4,745	$77,919	$292,336	$157,870	1.852
70-03-21-479-013	1448 COLUMBUS AVE	05/04/22	$195,000	0.000%	$195,000	$887	$20,746	$173,367	$93,937	1.846
70-03-21-483-006	1420 FRANKLIN AVE	07/22/22	$234,900	0.000%	$234,900	$3,748	$43,377	$187,775	$101,775	1.845
70-03-27-104-012	1607 GRANT AVE	06/30/23	$255,000	0.000%	$255,000	$3,187	$61,667	$190,146	$103,276	1.841
70-03-22-354-003	1616 FRANKLIN AVE	08/01/22	$165,000	0.000%	$165,000	$2,505	$46,211	$116,284	$63,462	1.832
70-03-27-101-011	1537 SLAYTON AVE	02/23/24	$219,000	0.000%	$219,000	$3,347	$59,437	$156,216	$85,528	1.826
70-03-27-108-017	1631 WAVERLY AVE	01/03/24	$224,900	0.000%	$224,900	$3,733	$44,343	$176,824	$97,498	1.814
70-03-28-208-018	1225 WAVERLY AVE	08/10/22	$265,000	0.000%	$265,000	$2,989	$44,566	$217,445	$119,900	1.814
70-03-28-257-018	919 S ALBEE ST	06/29/23	$355,000	0.000%	$355,000	$2,400	$78,365	$274,235	$152,152	1.802
70-03-28-201-008	1130 PENNOYER AVE	10/14/22	$329,900	0.000%	$329,900	$5,863	$43,686	$280,351	$156,108	1.796
70-03-28-203-013	1107 GRANT AVE	06/06/22	$225,000	0.000%	$225,000	$6,810	$43,693	$174,497	$97,361	1.792
70-03-28-201-021	1127 SLAYTON AVE	11/03/22	$245,000	0.000%	$245,000	$18,878	$43,686	$182,436	$102,844	1.774
70-03-21-483-011	1440 FRANKLIN AVE	05/12/22	$220,000	0.000%	$220,000	$4,219	$43,377	$172,404	$97,203	1.774
70-03-27-104-015	1625 GRANT AVE	02/29/24	$290,000	0.000%	$290,000	$2,367	$61,667	$225,966	$128,814	1.754
70-03-27-102-020	210 EASTERN AVE	10/21/22	$230,000	0.000%	$230,000	$20,441	$49,210	$160,349	$91,742	1.748
70-03-21-328-040	300 N DESPELDER ST	11/29/23	$205,000	0.000%	$205,000	$2,143	$28,249	$174,608	$102,194	1.709
70-03-21-380-012	925 FRANKLIN AVE	09/02/22	$274,500	0.000%	$274,500	$4,206	$44,398	$225,896	$133,220	1.696
70-03-28-180-003	1010 PARK AVE	01/17/24	$252,500	0.000%	$252,500	$3,317	$56,780	$192,403	$114,141	1.686
70-03-28-180-008	1050 PARK AVE	05/23/22	$300,000	0.000%	$300,000	$8,772	$66,452	$224,776	$134,051	1.677
70-03-28-180-004	1020 PARK AVE	04/06/23	$282,500	0.000%	$282,500	$5,365	$64,664	$212,471	$126,859	1.675
70-03-28-202-003	1214 PENNOYER AVE	02/15/24	$261,000	0.000%	$261,000	$6,030	$47,916	$207,054	$123,740	1.673
70-03-28-278-019	1320 PARK AVE	10/11/23	$453,000	0.000%	$453,000	$7,160	$93,816	$352,024	$211,068	1.668
70-03-27-106-003	1612 GRANT AVE	11/13/23	$280,000	0.000%	$280,000	$15,263	$60,754	$203,983	$122,411	1.666
70-03-21-458-009	1250 FRANKLIN AVE	02/16/24	$299,900	0.000%	$299,900	$2,346	$55,440	$242,114	$146,766	1.650
70-03-28-202-004	1222 PENNOYER AVE	05/12/23	$277,000	0.000%	$277,000	$5,666	$47,218	$224,116	$136,605	1.641
70-03-28-252-001	1200 WAVERLY AVE	02/01/23	$265,000	0.000%	$265,000	$1,578	$77,919	$185,503	$114,111	1.626

70-03-28-128-024	912 SLAYTON AVE	04/01/22	$316,000	0.000%	$316,000	$5,467	$71,053	$239,480	$147,693	1.621
70-03-28-257-017	1149 TAYLOR AVE	08/08/23	$289,000	0.000%	$289,000	$5,029	$55,440	$228,531	$140,958	1.621
70-03-27-130-005	1850 COLFAX AVE	09/20/22	$273,000	0.000%	$273,000	$3,032	$60,396	$209,572	$129,620	1.617
70-03-21-453-011	1144 COLUMBUS AVE	11/21/22	$212,000	0.000%	$212,000	$794	$29,370	$181,836	$113,440	1.603
70-03-28-131-011	503 S DESPELDER ST	09/15/23	$220,100	0.000%	$220,100	$1,613	$41,943	$176,544	$110,376	1.599
70-03-27-108-001	506 EASTERN AVE	02/28/23	$239,000	0.000%	$239,000	$5,939	$61,410	$171,651	$107,352	1.599
70-03-21-383-012	101 S FERRY ST	04/15/22	$230,000	0.000%	$230,000	$2,210	$39,202	$188,588	$118,938	1.586
70-03-21-452-011	1252 FULTON AVE	08/11/23	$280,000	0.000%	$280,000	$576	$25,671	$253,753	$160,181	1.584
70-03-27-103-016	1531 GRANT AVE	01/06/23	$218,000	0.000%	$218,000	$4,711	$48,277	$165,012	$105,087	1.570
70-03-28-228-019	1335 GRANT AVE	11/01/23	$231,000	0.000%	$231,000	$11,296	$51,262	$168,442	$108,612	1.551
70-03-27-106-003	1612 GRANT AVE	08/26/22	$265,000	0.000%	$265,000	$15,263	$60,754	$188,983	$122,411	1.544
70-03-28-401-002	1110 TAYLOR AVE	04/26/23	$300,500	0.000%	$300,500	$5,387	$56,066	$239,047	$155,075	1.541
70-03-27-127-009	1844 PENNOYER AVE	11/14/22	$240,000	0.000%	$240,000	$1,761	$61,956	$176,283	$114,999	1.533
70-03-27-130-010	530 GIDLEY CIR	05/31/23	$290,000	0.000%	$290,000	$3,839	$76,138	$210,023	$137,442	1.528
70-03-21-456-006	1232 WASHINGTON AVE	10/26/23	$301,500	0.000%	$301,500	$14,026	$29,370	$258,104	$170,008	1.518
70-03-28-132-018	1031 WAVERLY AVE	02/13/23	$246,500	0.000%	$246,500	$14,933	$42,332	$189,235	$128,326	1.475
70-03-28-207-009	1133 WAVERLY AVE	09/07/22	$289,900	0.000%	$289,900	$4,921	$60,323	$224,656	$156,808	1.433
70-03-27-126-032	401 FRIANT ST	11/01/22	$280,000	0.000%	$280,000	$3,678	$79,290	$197,032	$138,523	1.422
70-03-28-278-021	805 S HOPKINS ST	05/25/22	$500,000	0.000%	$500,000	$9,213	$110,601	$380,186	$279,910	1.358
70-03-28-253-006	1130 WOODLAWN AVE	07/29/22	$185,000	0.000%	$185,000	$2,637	$55,440	$126,923	$97,255	1.305
70-03-21-455-019	1135 FRANKLIN AVE	07/14/23	$175,000	0.000%	$175,000	$2,334	$43,032	$129,634	$99,567	1.302
70-03-21-380-013	927 FRANKLIN AVE	11/18/22	$249,900	0.000%	$249,900	$7,539	$44,398	$197,963	$153,979	1.286
70-03-21-452-009	1240 FULTON AVE	02/10/23	$175,000	0.000%	$175,000	$7,913	$28,466	$138,621	$108,437	1.278
70-03-21-452-006	1220 FULTON AVE	03/27/24	$258,000	0.000%	$258,000	$9,898	$28,466	$219,636	$173,881	1.263
70-03-21-452-006	1220 FULTON AVE	08/25/22	$258,000	0.000%	$258,000	$9,898	$28,466	$219,636	$173,881	1.263
70-03-28-401-013	1220 TAYLOR AVE	12/16/22	$228,000	0.000%	$228,000	$5,545	$55,858	$166,597	$140,074	1.189
70-03-27-126-062	1728 PENNOYER AVE	07/11/22	$225,000	0.000%	$225,000	$3,488	$84,765	$136,747	$116,382	1.175
70-03-28-129-003	410 S BEACON BLVD	07/31/23	$190,000	0.000%	$190,000	$3,571	$93,975	$92,454	$80,626	1.147
70-03-21-380-019	949 FRANKLIN AVE	11/15/22	$201,270	0.000%	$201,270	$2,105	$45,107	$154,058	$137,765	1.118
70-03-28-258-016	1253 TAYLOR AVE	07/29/22	$292,000	0.000%	$292,000	$7,059	$61,410	$223,531	$205,085	1.090
70-03-21-381-030	1027 FRANKLIN AVE -1031	09/12/22	$247,500	0.000%	$247,500	$6,251	$83,426	$157,823	$151,536	1.041
70-03-28-129-013	417 S DESPELDER ST	04/20/22	$96,500	0.000%	$96,500	$1,705	$37,466	$57,329	$62,837	0.912
70-03-28-252-018	1231 WOODLAWN AVE	12/19/22	$105,000	0.000%	$105,000	$3,967	$43,686	$57,347	$64,303	0.892
~~70-03-28-129-016~~	~~420 S BEACON BLVD~~	~~07/07/22~~	~~$117,000~~	~~0.000%~~	~~$117,000~~	~~$395~~	~~$100,410~~	~~$16,195~~	~~$78,975~~	~~0.205~~
							Totals:	**$24,854,794**	**$13,580,379**	**1.830**
									Standard Deviation:	**0.571**
									2 St Dev Above Mean:	**2.973**
									2 St Dev Below Mean:	**0.687**
									ECF Without Outliers:	**1.802**
ECF Was:	*1.653*								**Adopted ECF:**	**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
~~70-03-21-480-024~~	~~1320 WASHINGTON AVE~~	~~09/30/22~~	~~$425,000~~	~~0.000%~~	~~$425,000~~	~~$75,700~~	~~0.178~~
~~70-03-28-276-019~~	~~1331 WOODLAWN AVE~~	~~09/29/23~~	~~$357,000~~	~~0.000%~~	~~$357,000~~	~~$95,900~~	~~0.269~~
~~70-03-28-230-022~~	~~1343 COLFAX AVE~~	~~05/24/22~~	~~$217,500~~	~~0.000%~~	~~$217,500~~	~~$74,100~~	~~0.341~~
70-03-21-327-021	919 ELLIOTT AVE	06/23/22	$220,000	0.000%	$220,000	$73,500	0.334
70-03-28-130-020	1035 COLFAX AVE	03/11/24	$290,000	0.000%	$290,000	$101,500	0.350
70-03-27-103-015	1527 GRANT AVE	08/05/22	$260,000	0.000%	$260,000	$93,900	0.361
70-03-28-201-024	1143 SLAYTON AVE	07/21/23	$252,000	0.000%	$252,000	$94,300	0.374
70-03-27-127-005	214 FRIANT ST VACANT	09/19/23	$273,000	0.000%	$273,000	$103,600	0.379
70-03-28-208-007	1230 COLFAX AVE	08/24/23	$254,900	0.000%	$254,900	$97,800	0.384
70-03-27-104-011	1603 GRANT AVE	07/18/23	$339,900	0.000%	$339,900	$133,600	0.393
70-03-28-230-002	1306 GRANT AVE	04/07/23	$215,000	0.000%	$215,000	$85,200	0.396
70-03-28-181-003	1010 MARION AVE	09/08/23	$285,000	0.000%	$285,000	$112,400	0.394
70-03-28-232-019	1319 WAVERLY AVE	01/04/24	$200,000	0.000%	$200,000	$80,500	0.403
70-03-28-131-022	937 WAVERLY AVE	07/11/23	$245,650	0.000%	$245,650	$98,100	0.399
70-03-27-127-023	210 FRIANT ST	09/19/23	$273,000	0.000%	$273,000	$111,300	0.408
70-03-28-252-019	1235 WOODLAWN AVE	02/20/24	$219,900	0.000%	$219,900	$89,400	0.407
70-03-21-451-016	1121 COLUMBUS AVE	06/24/22	$275,000	0.000%	$275,000	$109,100	0.397
70-03-21-476-017	1327 COLUMBUS AVE	12/14/23	$245,000	0.000%	$245,000	$98,700	0.403
70-03-21-328-024	206 N DESPELDER ST	03/31/23	$191,000	0.000%	$191,000	$76,300	0.399
70-03-28-202-018	1235 SLAYTON AVE	03/02/23	$284,900	0.000%	$284,900	$118,300	0.415
70-03-21-482-021	1339 PENNOYER AVE	09/15/23	$255,000	0.000%	$255,000	$105,600	0.414
70-03-28-226-018	1333 SLAYTON AVE	05/15/23	$299,500	0.000%	$299,500	$125,000	0.417
70-03-28-208-012	514 S ALBEE ST	04/18/22	$195,000	0.000%	$195,000	$83,100	0.426
70-03-21-425-009	1153 FULTON AVE	05/02/22	$180,000	0.000%	$180,000	$74,800	0.416
70-03-21-379-020	1037 WASHINGTON AVE	06/06/23	$295,000	0.000%	$295,000	$122,500	0.415
70-03-28-204-014	1213 GRANT AVE	03/23/23	$249,000	0.000%	$249,000	$106,500	0.428
70-03-27-103-007	1540 SLAYTON AVE	03/18/24	$216,250	0.000%	$216,250	$94,000	0.435
70-03-21-476-020	1333 COLUMBUS AVE	05/10/22	$283,000	0.000%	$283,000	$119,400	0.422
70-03-28-208-006	1220 COLFAX AVE	03/01/23	$185,200	0.000%	$185,200	$81,000	0.437
70-03-21-482-019	1331 PENNOYER AVE	03/27/23	$247,500	0.000%	$247,500	$106,700	0.431
70-03-27-104-013	1613 GRANT AVE	06/30/23	$333,000	0.000%	$333,000	$145,500	0.437
70-03-28-231-016	1427 COLFAX AVE	06/15/22	$200,000	0.000%	$200,000	$88,600	0.443
70-03-28-127-002	1004 PENNOYER AVE	07/28/23	$330,000	0.000%	$330,000	$144,100	0.437
70-03-27-104-001	1600 SLAYTON AVE	08/17/23	$270,500	0.000%	$270,500	$119,200	0.441
70-03-28-228-012	316 S GRIFFIN ST	09/26/22	$225,000	0.000%	$225,000	$99,200	0.441
70-03-28-130-017	1025 COLFAX AVE	11/18/22	$217,000	0.000%	$217,000	$96,500	0.445
70-03-28-228-009	1342 SLAYTON AVE	10/20/22	$290,000	0.000%	$290,000	$129,000	0.445
70-03-28-177-003	1036 WAVERLY AVE	04/25/23	$224,500	0.000%	$224,500	$100,600	0.448
70-03-28-228-005	1322 SLAYTON AVE	04/06/22	$225,000	0.000%	$225,000	$101,300	0.450
70-03-28-131-016	915 WAVERLY AVE	06/13/23	$165,000	0.000%	$165,000	$75,200	0.456
70-03-28-229-012	1415 GRANT AVE	03/10/23	$260,000	0.000%	$260,000	$118,000	0.454
70-03-21-380-019	949 FRANKLIN AVE	06/05/23	$328,000	0.000%	$328,000	$147,700	0.450
70-03-28-204-009	1246 SLAYTON AVE	08/31/22	$285,000	0.000%	$285,000	$130,900	0.459

70-03-21-482-023	111 S HOPKINS ST	12/09/22	$269,900	0.000%	$269,900	$121,700	0.451
70-03-21-452-008	1236 FULTON AVE	03/08/23	$286,000	0.000%	$286,000	$130,200	0.455
70-03-28-251-005	1130 WAVERLY AVE	08/31/23	$355,000	0.000%	$355,000	$163,200	0.460
70-03-28-229-014	1427 GRANT AVE	08/18/23	$245,000	0.000%	$245,000	$113,200	0.462
70-03-28-203-022	1151 GRANT AVE	04/28/23	$144,200	0.000%	$144,200	$67,400	0.467
70-03-21-482-002	1306 FRANKLIN AVE	08/12/22	$264,000	0.000%	$264,000	$122,000	0.462
70-03-21-381-004	1024 WASHINGTON AVE	05/13/22	$267,500	0.000%	$267,500	$122,300	0.457
70-03-21-476-022	1347 COLUMBUS AVE	10/27/23	$123,500	0.000%	$123,500	$56,900	0.461
70-03-28-203-003	1110 SLAYTON AVE	10/31/22	$250,000	0.000%	$250,000	$116,200	0.465
70-03-28-231-006	1420 GRANT AVE	10/19/22	$224,000	0.000%	$224,000	$105,200	0.470
70-03-28-132-016	1015 WAVERLY AVE	12/18/23	$273,000	0.000%	$273,000	$128,000	0.469
70-03-21-452-017	1233 COLUMBUS AVE	10/25/22	$245,000	0.000%	$245,000	$115,000	0.469
70-03-27-129-001	400 FRIANT ST	10/25/23	$270,000	0.000%	$270,000	$127,500	0.472
70-03-28-226-019	1337 SLAYTON AVE	08/01/22	$217,500	0.000%	$217,500	$103,200	0.474
70-03-28-207-005	1150 COLFAX AVE	06/23/23	$350,000	0.000%	$350,000	$166,200	0.475
70-03-28-251-014	1131 WOODLAWN AVE	07/28/23	$255,000	0.000%	$255,000	$122,300	0.480
70-03-21-476-002	1308 FULTON AVE	11/10/22	$214,000	0.000%	$214,000	$102,300	0.478
70-03-28-281-013	1315 TAYLOR AVE	10/23/23	$279,000	0.000%	$279,000	$135,400	0.485
70-03-28-230-017	1315 COLFAX AVE	07/06/23	$295,000	0.000%	$295,000	$143,100	0.485
70-03-21-380-017	941 FRANKLIN AVE	09/30/22	$352,500	0.000%	$352,500	$171,900	0.488
70-03-28-254-001	1202 WOODLAWN AVE	10/06/23	$375,000	0.000%	$375,000	$183,600	0.490
70-03-21-479-013	1448 COLUMBUS AVE	05/04/22	$195,000	0.000%	$195,000	$95,500	0.490
70-03-21-483-006	1420 FRANKLIN AVE	07/22/22	$234,900	0.000%	$234,900	$115,300	0.491
70-03-27-104-012	1607 GRANT AVE	06/30/23	$255,000	0.000%	$255,000	$125,500	0.492
70-03-22-354-003	1616 FRANKLIN AVE	08/01/22	$165,000	0.000%	$165,000	$81,500	0.494
70-03-27-101-011	1537 SLAYTON AVE	02/23/24	$219,000	0.000%	$219,000	$108,500	0.495
70-03-27-108-017	1631 WAVERLY AVE	01/03/24	$224,900	0.000%	$224,900	$111,900	0.498
70-03-28-208-018	1225 WAVERLY AVE	08/10/22	$265,000	0.000%	$265,000	$131,800	0.497
70-03-28-257-018	919 S ALBEE ST	06/29/23	$355,000	0.000%	$355,000	$177,500	0.500
70-03-28-201-008	1130 PENNOYER AVE	10/14/22	$329,900	0.000%	$329,900	$165,400	0.501
70-03-28-203-013	1107 GRANT AVE	06/06/22	$225,000	0.000%	$225,000	$113,000	0.502
70-03-28-201-021	1127 SLAYTON AVE	11/03/22	$245,000	0.000%	$245,000	$123,900	0.506
70-03-21-483-011	1440 FRANKLIN AVE	05/12/22	$220,000	0.000%	$220,000	$111,400	0.506
70-03-27-104-015	1625 GRANT AVE	02/29/24	$290,000	0.000%	$290,000	$148,100	0.511
70-03-27-102-020	210 EASTERN AVE	10/21/22	$230,000	0.000%	$230,000	$117,500	0.511
70-03-21-328-040	300 N DESPELDER ST	11/29/23	$205,000	0.000%	$205,000	$107,300	0.523
70-03-21-380-012	925 FRANKLIN AVE	09/02/22	$274,500	0.000%	$274,500	$144,300	0.526
70-03-28-180-003	1010 PARK AVE	01/17/24	$252,500	0.000%	$252,500	$132,900	0.526
70-03-28-180-008	1050 PARK AVE	05/23/22	$300,000	0.000%	$300,000	$158,400	0.528
70-03-28-180-004	1020 PARK AVE	04/06/23	$282,500	0.000%	$282,500	$149,300	0.528
70-03-28-202-003	1214 PENNOYER AVE	02/15/24	$261,000	0.000%	$261,000	$138,500	0.531
70-03-28-278-019	1320 PARK AVE	10/11/23	$453,000	0.000%	$453,000	$240,700	0.531
70-03-27-106-003	1612 GRANT AVE	11/13/23	$280,000	0.000%	$280,000	$148,300	0.530
70-03-21-458-009	1250 FRANKLIN AVE	02/16/24	$299,900	0.000%	$299,900	$161,100	0.537
70-03-28-202-004	1222 PENNOYER AVE	05/12/23	$277,000	0.000%	$277,000	$149,500	0.540
70-03-28-252-001	1200 WAVERLY AVE	02/01/23	$265,000	0.000%	$265,000	$142,600	0.538

70-03-28-128-024	912 SLAYTON AVE	04/01/22	$316,000	0.000%	$316,000	$171,300	0.542
70-03-28-257-017	1149 TAYLOR AVE	08/08/23	$289,000	0.000%	$289,000	$157,200	0.544
70-03-27-130-005	1850 COLFAX AVE	09/20/22	$273,000	0.000%	$273,000	$148,500	0.544
70-03-21-453-011	1144 COLUMBUS AVE	11/21/22	$212,000	0.000%	$212,000	$117,300	0.553
70-03-28-131-011	503 S DESPELDER ST	09/15/23	$220,100	0.000%	$220,100	$121,200	0.551
70-03-27-108-001	506 EASTERN AVE	02/28/23	$239,000	0.000%	$239,000	$130,400	0.546
70-03-21-383-012	101 S FERRY ST	04/15/22	$230,000	0.000%	$230,000	$127,900	0.556
70-03-21-452-011	1252 FULTON AVE	08/11/23	$280,000	0.000%	$280,000	$157,400	0.562
70-03-27-103-016	1531 GRANT AVE	01/06/23	$218,000	0.000%	$218,000	$121,200	0.556
70-03-28-228-019	1335 GRANT AVE	11/01/23	$231,000	0.000%	$231,000	$129,100	0.559
70-03-27-106-003	1612 GRANT AVE	08/26/22	$265,000	0.000%	$265,000	$148,300	0.560
70-03-28-401-002	1110 TAYLOR AVE	04/26/23	$300,500	0.000%	$300,500	$170,400	0.567
70-03-27-127-009	1844 PENNOYER AVE	11/14/22	$240,000	0.000%	$240,000	$135,500	0.565
70-03-27-130-010	530 GIDLEY CIR	05/31/23	$290,000	0.000%	$290,000	$163,800	0.565
70-03-21-456-006	1232 WASHINGTON AVE	10/26/23	$301,500	0.000%	$301,500	$174,900	0.580
70-03-28-132-018	1031 WAVERLY AVE	02/13/23	$246,500	0.000%	$246,500	$144,300	0.585
70-03-28-207-009	1133 WAVERLY AVE	09/07/22	$289,900	0.000%	$289,900	$173,900	0.600
70-03-27-126-032	401 FRIANT ST	11/01/22	$280,000	0.000%	$280,000	$166,300	0.594
70-03-28-278-021	805 S HOPKINS ST	05/25/22	$500,000	0.000%	$500,000	$312,100	0.624
70-03-28-253-006	1130 WOODLAWN AVE	07/29/22	$185,000	0.000%	$185,000	$116,700	0.631
70-03-21-455-019	1135 FRANKLIN AVE	07/14/23	$175,000	0.000%	$175,000	$112,400	0.642
70-03-21-380-013	927 FRANKLIN AVE	11/18/22	$249,900	0.000%	$249,900	$164,700	0.659
70-03-21-452-009	1240 FULTON AVE	02/10/23	$175,000	0.000%	$175,000	$115,900	0.662
70-03-21-452-006	1220 FULTON AVE	03/27/24	$258,000	0.000%	$258,000	$175,800	0.681
70-03-21-452-006	1220 FULTON AVE	08/25/22	$258,000	0.000%	$258,000	$175,800	0.681
70-03-28-401-013	1220 TAYLOR AVE	12/16/22	$228,000	0.000%	$228,000	$156,900	0.688
70-03-27-126-062	1728 PENNOYER AVE	07/11/22	$225,000	0.000%	$225,000	$149,000	0.662
70-03-28-129-003	410 S BEACON BLVD	07/31/23	$190,000	0.000%	$190,000	$121,400	0.639
70-03-21-380-019	949 FRANKLIN AVE	11/15/22	$201,270	0.000%	$201,270	$147,700	0.734
70-03-28-258-016	1253 TAYLOR AVE	07/29/22	$292,000	0.000%	$292,000	$219,000	0.750
70-03-21-381-030	1027 FRANKLIN AVE -1031	09/12/22	$247,500	0.000%	$247,500	$181,400	0.733
70-03-28-129-013	417 S DESPELDER ST	04/20/22	$96,500	0.000%	$96,500	$76,200	0.790
70-03-28-252-018	1231 WOODLAWN AVE	12/19/22	$105,000	0.000%	$105,000	$81,800	0.779
~~70-03-28-129-016~~	~~420 S BEACON BLVD~~	~~07/07/22~~	~~$117,000~~	~~0.000%~~	~~$117,000~~	~~$121,600~~	~~1.039~~
						Aggregate Ratio:	0.500
						Standard Deviation:	0.092
						Coefficient of Dispersion :	14.55%
						Price Related Differential:	1.006

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
~~70-03-27-360-008~~	~~1611 ROBBINS RD~~	~~07/28/23~~	~~$295,000~~	~~0.000%~~	~~$295,000~~	~~$5,843~~	~~$36,872~~	~~$252,285~~	~~$103,537~~	~~2.437~~
70-03-28-402-004	1120 OAKES AVE	10/16/23	$300,000	0.000%	$300,000	$1,887	$61,873	$236,240	$112,663	2.097
70-03-28-400-033	1523 S GRIFFIN ST	10/20/22	$231,900	0.000%	$231,900	$4,820	$44,398	$182,682	$92,574	1.973
70-03-27-383-029	1745 ROBBINS RD	04/18/22	$299,900	0.000%	$299,900	$1,304	$37,783	$260,813	$137,419	1.898
70-03-28-403-004	1116 OTTAWA AVE	04/04/22	$368,000	0.000%	$368,000	$8,828	$69,032	$290,140	$153,851	1.886
70-03-28-498-015	1615 BARBARA CT	04/24/23	$315,000	0.000%	$315,000	$6,287	$71,053	$237,660	$126,596	1.877
70-03-27-360-025	1601 ROBBINS RD	07/18/23	$450,000	0.000%	$450,000	$13,631	$53,740	$382,629	$204,123	1.875
70-03-28-377-002	1010 ORCHARD AVE	07/29/22	$312,500	0.000%	$312,500	$5,281	$62,104	$245,115	$132,652	1.848
70-03-28-401-037	1235 OAKES AVE	07/07/23	$335,000	0.000%	$335,000	$7,559	$55,858	$271,583	$147,021	1.847
70-03-28-403-005	1132 OTTAWA AVE	01/29/24	$301,000	0.000%	$301,000	$6,630	$61,873	$232,497	$126,257	1.841
70-03-28-327-032	1201 S FERRY ST	11/23/22	$308,000	0.000%	$308,000	$4,303	$60,816	$242,881	$132,439	1.834
70-03-28-404-002	1136 GRAND AVE	08/04/23	$365,000	0.000%	$365,000	$6,818	$71,322	$286,860	$168,378	1.704
70-03-28-400-046	1423 S GRIFFIN ST	06/06/22	$170,000	0.000%	$170,000	$3,093	$55,440	$111,467	$65,619	1.699
70-03-28-402-030	1225 OTTAWA AVE	11/01/23	$265,000	0.000%	$265,000	$1,856	$61,873	$201,271	$125,500	1.604
70-03-28-377-002	1010 ORCHARD AVE	05/03/22	$280,000	0.000%	$280,000	$5,281	$62,104	$212,615	$132,652	1.603
70-03-28-402-018	1120 S FERRY ST	07/15/22	$340,000	0.000%	$340,000	$5,226	$62,104	$272,670	$172,433	1.581
70-03-28-327-022	1007 S FERRY ST	02/16/23	$224,000	0.000%	$224,000	$5,430	$73,298	$145,272	$93,398	1.555
70-03-28-401-031	1225 OAKES AVE	11/03/22	$299,000	0.000%	$299,000	$15,154	$55,858	$227,988	$152,157	1.498
70-03-34-177-011	16421 COMSTOCK ST	06/09/23	$298,000	0.000%	$298,000	$4,532	$102,002	$191,466	$128,960	1.485
70-03-27-382-019	1815 DYKHOUSE AVE	08/09/22	$286,000	0.000%	$286,000	$9,282	$83,742	$192,976	$130,569	1.478
70-03-27-181-008	941 MORELAND ST	08/15/22	$350,000	0.000%	$350,000	$9,075	$69,152	$271,773	$184,094	1.476
70-03-28-498-009	1700 S HOPKINS ST	10/24/22	$240,000	0.000%	$240,000	$3,642	$55,440	$180,918	$125,475	1.442
70-03-28-426-011	1335 OAKES AVE	12/20/22	$319,000	0.000%	$319,000	$5,250	$71,589	$242,161	$168,410	1.438
70-03-27-380-003	1519 MORELAND ST	05/05/23	$299,900	0.000%	$299,900	$3,528	$77,443	$218,929	$153,694	1.424
70-03-28-377-009	1015 ARLINGTON AVE	08/18/22	$299,000	0.000%	$299,000	$6,544	$74,123	$218,333	$155,497	1.404
70-03-28-400-075	1308 S GRIFFIN ST	02/01/23	$269,500	0.000%	$269,500	$4,983	$92,559	$171,958	$122,773	1.401
70-03-28-400-076	1324 S GRIFFIN ST	04/07/23	$357,000	0.000%	$357,000	$7,094	$73,676	$276,230	$206,820	1.336
70-03-28-328-010	1015 ORCHARD AVE	07/28/23	$275,000	0.000%	$275,000	$5,757	$72,794	$196,449	$147,556	1.331
70-03-28-473-007	1621 STUART ST	06/24/22	$260,000	0.000%	$260,000	$3,712	$69,210	$187,078	$152,331	1.228
~~70-03-28-377-005~~	~~1026 ORCHARD AVE~~	~~06/30/22~~	~~$160,000~~	~~0.000%~~	~~$160,000~~	~~$5,179~~	~~$65,152~~	~~$89,669~~	~~$116,457~~	~~0.770~~
							Totals:	**$6,730,608**	**$4,171,904**	**1.613**
									Standard Deviation:	**0.312**
									2 St Dev Above Mean:	**2.238**
									2 St Dev Below Mean:	**0.989**
									ECF Without Outliers:	**1.617**
ECF Was:	*1.546*								**Adopted ECF:**	**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
~~70-03-27-360-008~~	~~1611 ROBBINS RD~~	~~07/28/23~~	~~$295,000~~	~~0.000%~~	~~$295,000~~	~~$105,100~~	~~0.356~~
70-03-28-402-004	1120 OAKES AVE	10/16/23	$300,000	0.000%	$300,000	$123,000	0.410
70-03-28-400-033	1523 S GRIFFIN ST	10/20/22	$231,900	0.000%	$231,900	$99,500	0.429
70-03-27-383-029	1745 ROBBINS RD	04/18/22	$299,900	0.000%	$299,900	$130,600	0.435
70-03-28-403-004	1116 OTTAWA AVE	04/04/22	$368,000	0.000%	$368,000	$163,300	0.444
70-03-28-498-015	1615 BARBARA CT	04/24/23	$315,000	0.000%	$315,000	$141,000	0.448
70-03-27-360-025	1601 ROBBINS RD	07/18/23	$450,000	0.000%	$450,000	$198,700	0.442
70-03-28-377-002	1010 ORCHARD AVE	07/29/22	$312,500	0.000%	$312,500	$140,900	0.451
70-03-28-401-037	1235 OAKES AVE	07/07/23	$335,000	0.000%	$335,000	$150,600	0.450
70-03-28-403-005	1132 OTTAWA AVE	01/29/24	$301,000	0.000%	$301,000	$136,300	0.453
70-03-28-327-032	1201 S FERRY ST	11/23/22	$308,000	0.000%	$308,000	$139,600	0.453
70-03-28-404-002	1136 GRAND AVE	08/04/23	$365,000	0.000%	$365,000	$175,200	0.480
70-03-28-400-046	1423 S GRIFFIN ST	06/06/22	$170,000	0.000%	$170,000	$82,300	0.484
70-03-28-402-030	1225 OTTAWA AVE	11/01/23	$265,000	0.000%	$265,000	$133,300	0.503
70-03-28-377-002	1010 ORCHARD AVE	05/03/22	$280,000	0.000%	$280,000	$140,900	0.503
70-03-28-402-018	1120 S FERRY ST	07/15/22	$340,000	0.000%	$340,000	$173,100	0.509
70-03-28-327-022	1007 S FERRY ST	02/16/23	$224,000	0.000%	$224,000	$114,900	0.513
70-03-28-401-031	1225 OAKES AVE	11/03/22	$299,000	0.000%	$299,000	$158,500	0.530
70-03-34-177-011	16421 COMSTOCK ST	06/09/23	$298,000	0.000%	$298,000	$157,500	0.529
70-03-27-382-019	1815 DYKHOUSE AVE	08/09/22	$286,000	0.000%	$286,000	$152,100	0.532
70-03-27-181-008	941 MORELAND ST	08/15/22	$350,000	0.000%	$350,000	$188,000	0.537
70-03-28-498-009	1700 S HOPKINS ST	10/24/22	$240,000	0.000%	$240,000	$131,000	0.546
70-03-28-426-011	1335 OAKES AVE	12/20/22	$319,000	0.000%	$319,000	$174,600	0.547
70-03-27-380-003	1519 MORELAND ST	05/05/23	$299,900	0.000%	$299,900	$164,700	0.549
70-03-28-377-009	1015 ARLINGTON AVE	08/18/22	$299,000	0.000%	$299,000	$166,100	0.556
70-03-28-400-075	1308 S GRIFFIN ST	02/01/23	$269,500	0.000%	$269,500	$148,000	0.549
70-03-28-400-076	1324 S GRIFFIN ST	04/07/23	$357,000	0.000%	$357,000	$207,600	0.582
70-03-28-328-010	1015 ORCHARD AVE	07/28/23	$275,000	0.000%	$275,000	$158,600	0.577
70-03-28-473-007	1621 STUART ST	06/24/22	$260,000	0.000%	$260,000	$159,600	0.614
~~70-03-28-377-005~~	~~1026 ORCHARD AVE~~	~~06/30/22~~	~~$160,000~~	~~0.000%~~	~~$160,000~~	~~$129,300~~	~~0.808~~
						Aggregate Ratio:	0.500
						Standard Deviation:	0.054
						Coefficient of Dispersion :	9.10%
						Price Related Differential:	1.004

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**
70-03-27-129-026	1912 GRANT AVE	09/01/23	$478,000	0.000%	$478,000	$2,717	$147,332	$327,951	$62,793	5.223
70-03-27-128-021	1875 PENNOYER AVE	06/17/22	$732,000	0.000%	$732,000	$10,603	$95,561	$625,836	$402,101	1.556
70-03-27-128-011	1857 PENNOYER AVE	03/31/20	$233,250	18.000%	$275,235	$6,261	$62,811	$206,163	$139,620	1.477
							Totals:	**$1,159,950**	**$604,514**	**1.919**
									Standard Deviation:	**2.140**
									2 St Dev Above Mean:	**6.199**
									2 St Dev Below Mean:	**(2.362)**
									ECF Without Outliers:	**1.919**
ECF Was:	*1.906*								**Adopted ECF:**	**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
70-03-27-129-026	1912 GRANT AVE	09/01/23	$478,000	0.000%	$478,000	$135,300	0.283
70-03-27-128-021	1875 PENNOYER AVE	06/17/22	$732,000	0.000%	$732,000	$438,900	0.600
70-03-27-128-011	1857 PENNOYER AVE	03/31/20	$233,250	18.000%	$275,235	$168,500	0.612
						Aggregate Ratio:	0.500
						Standard Deviation:	0.187
						Coefficient of Dispersion :	23.93%
						Price Related Differential:	0.996

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
70-03-21-477-010	1403 COLUMBUS AVE	03/10/23	$285,000	0.000%	$285,000	$1,467	$19,988	$263,545	$121,932	2.161
70-03-21-451-010	1142 FULTON AVE	07/25/22	$277,400	0.000%	$277,400	$3,254	$29,370	$244,776	$114,947	2.129
70-03-21-328-001	1002 MADISON AVE	04/11/22	$220,000	0.000%	$220,000	$6,132	$20,740	$193,128	$97,587	1.979
70-03-21-381-003	1022 WASHINGTON AVE	04/29/22	$232,000	0.000%	$232,000	$1,726	$16,869	$213,405	$127,215	1.678
70-03-21-451-007	1126 FULTON AVE	03/13/23	$155,000	0.000%	$155,000	$236	$18,884	$135,880	$85,484	1.590
							Totals:	**$1,050,734**	**$547,165**	**1.920**
									Standard Deviation:	**0.261**
									2 St Dev Above Mean:	**2.443**
									2 St Dev Below Mean:	**1.398**
									ECF Without Outliers:	**1.920**
ECF Was:	*1.918*								**Adopted ECF:**	**1.920**

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
70-03-21-477-010	1403 COLUMBUS AVE	03/10/23	$285,000	0.000%	$285,000	$127,800	0.448
70-03-21-451-010	1142 FULTON AVE	07/25/22	$277,400	0.000%	$277,400	$126,700	0.457
70-03-21-328-001	1002 MADISON AVE	04/11/22	$220,000	0.000%	$220,000	$107,100	0.487
70-03-21-381-003	1022 WASHINGTON AVE	04/29/22	$232,000	0.000%	$232,000	$131,400	0.566
70-03-21-451-007	1126 FULTON AVE	03/13/23	$155,000	0.000%	$155,000	$91,600	0.591
						Aggregate Ratio:	0.500
						Standard Deviation:	0.065
						Coefficient of Dispersion :	11.31%
						Price Related Differential:	1.020

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
70-03-22-354-013	1623 PENNOYER AVE	05/31/24	$293,500	0.000%	$293,500	$7,201	$55,009	$231,290	$123,856	1.867
70-03-27-102-009	1642 PENNOYER AVE	02/10/23	$305,000	0.000%	$305,000	$2,341	$52,054	$250,605	$135,720	1.846
70-03-22-354-011+	1615 PENNOYER AVE	01/17/23	$500,000	0.000%	$500,000	$5,880	$110,018	$384,102	$261,504	1.469
							Totals:	**$481,895**	**$259,576**	**1.856**
									Standard Deviation:	**0.267**
									2 St Dev Above Mean:	**2.391**
									2 St Dev Below Mean:	**1.322**
									ECF Without Outliers:	**1.856**
ECF Was:	*1.693*								**Adopted ECF:**	**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
70-03-22-354-013	1623 PENNOYER AVE	05/31/24	$293,500	0.000%	$293,500	$146,000	0.497
70-03-27-102-009	1642 PENNOYER AVE	02/10/23	$305,000	0.000%	$305,000	$153,100	0.502
70-03-22-354-011+	1615 PENNOYER AVE	01/17/23	$500,000	0.000%	$500,000	$300,600	0.601
						Aggregate Ratio:	0.500
						Standard Deviation:	0.059
						Coefficient of Dispersion :	8.99%
						Price Related Differential:	1.068

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**
70-03-29-319-009	1159 S HARBOR DR B-4	07/14/23	$625,000	0.000%	$625,000	$0	$107,511	1.240	$491,687	997.00	$493.17
70-03-29-319-019	1159 S HARBOR DR C-2	07/14/23	$485,000	0.000%	$485,000	$0	$84,220	1.240	$380,567	780.00	$487.91
70-03-29-319-018	1159 S HARBOR DR C-3	07/15/22	$429,900	0.000%	$429,900	$0	$77,200	1.240	$334,172	700.00	$477.39
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$487.05
										Standard Deviation:	$6.56
										Coefficient of Dispersion :	1.20%
Land Value Was:	*$484.97*									**Indicated Sale Price Per Unit:**	**$487.00**

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**
70-03-29-319-009	1159 S HARBOR DR B-4	7/14/2023	$ 625,000	0.000%	$ 625,000	$0	$485,539	$139,461	$107,511	1.297
70-03-29-319-019	1159 S HARBOR DR C-2	7/14/2023	$ 485,000	0.000%	$ 485,000	$0	$379,860	$105,140	$84,220	1.248
70-03-29-319-018	1159 S HARBOR DR C-3	7/15/2022	$ 429,900	0.000%	$ 429,900	$0	$340,900	$ 89,000	$77,200	1.153
							Totals:	**$333,601**	**$268,931**	**1.240**
									Standard Deviation:	0.073
									Coefficient of Dispersion :	4.27%
ECF Was:	*1.2*								**Adopted ECF:**	**1.240**

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
70-03-29-319-009	1159 S HARBOR DR B-4	7/14/2023	$ 625,000	0.00%	$ 625,000	$309,400	0.495
70-03-29-319-019	1159 S HARBOR DR C-2	7/14/2023	$ 485,000	0.00%	$ 485,000	$242,100	0.499
70-03-29-319-018	1159 S HARBOR DR C-3	7/15/2022	$ 429,900	0.00%	$ 429,900	$218,300	0.508
						Aggregate Ratio:	0.500
						Standard Deviation:	0.007
						Coefficient of Dispersion :	0.95%
						Price Related Differential:	1.002

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**
70-03-20-398-006	411 SANDPIPER DR	01/18/24	$662,500	0.000%	$662,500	$0	$197,252	1.200	$425,798	1.00	$425,798
70-03-20-398-039	417 SAND DR	07/14/23	$664,900	0.000%	$664,900	$0	$159,104	1.200	$473,976	1.00	$473,976
70-03-20-398-028	27 SHERMAN AVE	05/25/22	$599,000	0.000%	$599,000	$0	$224,892	1.200	$329,130	1.00	$329,130
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$409,634
										Standard Deviation:	$60,227
										Coefficient of Dispersion :	13.1%
Land Value Was:	*$353,621*									**Indicated Sale Price Per Unit:**	$ 410,000

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
70-03-20-398-006	411 SANDPIPER DR	1/18/2024	$ 662,500	0	$ 662,500	0	$410,000	$252,500	$197,252	1.280
70-03-20-398-039	417 SAND DR	7/14/2023	$ 664,900	0	$ 664,900	0	$410,000	$254,900	$159,104	1.602
70-03-20-398-028	27 SHERMAN AVE	5/25/2022	$ 599,000	0	$ 599,000	0	$410,000	$189,000	$224,892	0.840
							Totals:	**$696,400**	**$581,247**	**1.198**
									Standard Deviation:	0.382
									Coefficient of Dispersion :	21.52%
Ecf Was:	*1.1*								**Adopted ECF:**	**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**
70-03-20-398-006	411 SANDPIPER DR	01/18/24	$662,500	0.000%	$662,500	$323,200	0.488
70-03-20-398-039	417 SAND DR	07/14/23	$664,900	0.000%	$664,900	$300,300	0.452
70-03-20-398-028	27 SHERMAN AVE	05/25/22	$599,000	0.000%	$599,000	$339,700	0.567
					$1,926,400	**$963,200**	**0.500**
						Standard Deviation:	0.059
						Coefficient of Dispersion :	8.62%
						Price Related Differential:	1.004

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**
70-03-20-370-012	20031 BERWYCK ST B-12	2/2/2023	$385,000	0.000%	$385,000	$0	$152,692	1.500	$155,962	1.00	$155,961.79
70-03-20-370-009	20051 BERWYCK ST A-9	12/13/2022	$350,000	0.000%	$350,000	$0	$139,217	1.500	$141,174	1.00	$141,174.29
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$148,568.04
										Standard Deviation:	$7,393.75
										Coefficient of Dispersion :	4.98%
Land Value Was:	*$135,135*									**Indicated Sale Price Per Unit:**	**$148,600.00**

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**
70-03-20-370-012	20031 BERWYCK ST B-12	02/02/23	$385,000	0.000%	$385,000	$0	$148,600	$236,400	$152,692	1.548
70-03-20-370-009	20051 BERWYCK ST A-9	12/13/22	$350,000	0.000%	$350,000	$0	$148,600	$201,400	$139,217	1.447
							Totals:	**$437,800**	**$291,909**	**1.500**
									Standard Deviation:	0.072
									Coefficient of Dispersion :	3.39%
ECF Was:	*1.4*								**Adopted ECF:**	1.500

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
70-03-20-370-012	20031 BERWYCK ST B-12	2/2/2023	$385,000	0.000%	$385,000	$188,800	0.490
70-03-20-370-009	20051 BERWYCK ST A-9	12/13/2022	$350,000	0.000%	$350,000	$178,700	0.511
						Aggregate Ratio:	0.500
						Standard Deviation:	0.014
						Coefficient of Dispersion :	2.02%
						Price Related Differential:	1.001

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**
70-03-27-225-015	553 GIDLEY CIR C	10/06/23	$250,000	0.000%	$250,000	$0	$73,209	1.400	$147,507	1.00	$147,507
70-03-27-225-024	555 GIDLEY CIR D UNIT 24	01/04/23	$215,000	0.000%	$215,000	$0	$79,142	1.400	$104,201	1.00	$104,201
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$125,854
										Standard Deviation:	$21,653
										Coefficient of Dispersion :	17.20%
Land Value Was:	*$116,439*									**Indicated Sale Price Per Unit:**	**$125,900**

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
70-03-27-225-015	553 GIDLEY CIR C	10/6/2023	$ 250,000.00	0	$250,000	$0	$125,900	$124,100	$73,209	1.695
70-03-27-225-024	555 GIDLEY CIR D UNIT 24	1/4/2023	$ 215,000.00	0	$215,000	$0	$125,900	$89,100	$79,142	1.126
							Totals:	**$213,200**	**$152,351**	**1.399**
									Standard Deviation:	0.403
									Coefficient of Dispersion :	20.18%
ECF Was:	*1.33*								**Adopted ECF:**	**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
70-03-27-225-015	553 GIDLEY CIR C	10/06/23	$250,000	0.000%	$250,000	$114,200	0.457
70-03-27-225-020	553 GIDLEY CIR H	03/29/22	$267,500	0.000%	$215,000	$118,300	0.550
						Aggregate Ratio:	0.500
						Standard Deviation:	0.066
						Coefficient of Dispersion :	9.28%
						Price Related Differential:	1.007

CITY OF GRAND HAVEN

R5-05 RESIDENTIAL: CONDO - BOARDWALK - 1st & 2nd FLOORS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale $	Land Imp $	Bldg $	Est. ECF	Land Residual	# of Units or %	$/Unit
70-03-29-111-019	810 S HARBOR DR #19	01/12/24	$ 585,000	0.000%	$585,000	$0	$165,570	1.250	$378,038	1,262.00	$299.55
70-03-29-111-017	810 S HARBOR DR #17	12/22/22	$ 500,000	4.000%	$520,000	$0	$163,348	1.250	$315,816	1,205.00	$262.09
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$281.25
										Standard Deviation:	$18.73
										Coefficient of Dispersion :	7%
Land Value Was:	*$268.00*									**Indicated Sale Price Per Unit:**	**$281.00**

TIME ADJUSTMENT

70-03-29-111-017	810 S HARBOR DR #17	12/22/22	$500,000
70-03-29-111-017	810 S HARBOR DR #17	11/11/20	$415,000
	Diffference:	25.00	20.48%
	Difference in Months:		0.82%
		USE:	1.00%

CITY OF GRAND HAVEN

R5-05 RESIDENTIAL: CONDO - BOARDWALK -3rd Floor											
Parcel Number	**Street Address**	**Sale Date**	**Sale Price**	**Adj.**	**Adj. Sale $**	**Land Imp $**	**Bldg $**	**Est. ECF**	**Land Residual**	**# of Units or %**	**$/Unit**
70-03-29-111-011	820 S HARBOR DR #11	05/31/24	$1,000,000	-1.000%	$990,000	$0	$216,414	1.250	$719,483	1,736.00	$414.45
70-03-29-111-009	820 S HARBOR DR #9	12/14/23	$1,300,000	-1.000%	$1,287,000	$0	$224,488	1.250	$1,006,390	1,820.00	$552.96
70-03-29-111-012	820 S HARBOR DR #12	08/11/23	$927,500	0.000%	$927,500	$0	$224,488	1.250	$646,890	1,820.00	$355.43
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$441.36
										Standard Deviation:	$82.79
										Coefficient of Dispersion :	18%
Land Value Was:	*$315.00*									**Indicated Sale Price Per Unit:**	**$441.00**

TIME ADJUSTMENT

70-03-29-111-012	820 S HARBOR DR #12	08/11/23	$927,500
70-03-29-111-012	820 S HARBOR DR #12	06/11/21	$715,000
	Diffference:	26.00	29.72%
	Difference in Months:		1.14%
		USE:	1.00%

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
70-03-29-111-019	810 S HARBOR DR #19	01/12/24	$585,000	0.000%	$585,000	$0	$354,622	$230,378	$165,570	1.391
70-03-29-111-017	810 S HARBOR DR #17	12/22/22	$500,000	4.000%	$520,000	$0	$338,605	$181,395	$163,348	1.110
70-03-29-111-011	820 S HARBOR DR #11	05/31/24	$1,000,000	-1.000%	$990,000	$0	$765,576	$224,424	$216,414	1.037
70-03-29-111-009	820 S HARBOR DR #9	12/14/23	$1,300,000	-1.000%	$1,287,000	$0	$802,620	$484,380	$224,488	2.158
70-03-29-111-012	820 S HARBOR DR #12	08/11/23	$927,500	0.000%	$927,500	$0	$802,620	$124,880	$224,488	0.556
							Totals:	**$1,245,457**	**$994,307**	**1.253**
									Standard Deviation:	0.589
									Coefficient of Dispersion :	38%
ECF Was:	*1.093*								**Adopted ECF:**	**1.253**

CITY OF GRAND HAVEN

R5-05 RESIDENTIAL: CONDO - BOARDWALK - 1st & 2nd FLOORS							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale $	Proposed AV	Sale Ratio
70-03-29-111-019	810 S HARBOR DR #19	01/12/24	$585,000	0.000%	$585,000	$281,000	0.480
70-03-29-111-017	810 S HARBOR DR #17	12/22/22	$500,000	4.000%	$520,000	$271,600	0.522
70-03-29-111-011	820 S HARBOR DR #11	05/31/24	$1,000,000	-1.000%	$990,000	$518,400	0.524
70-03-29-111-009	820 S HARBOR DR #9	12/14/23	$1,300,000	-1.000%	$1,287,000	$542,000	0.421
70-03-29-111-012	820 S HARBOR DR #12	08/11/23	$927,500	0.000%	$927,500	$542,000	0.584
						Aggregate Ratio:	0.500
						Standard Deviation:	0.060
						Coefficient of Dispersion :	8.52%
						Price Related Differential:	1.013

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**
70-03-21-378-021	914 COLUMBUS AVE	06/30/23	$157,550	0.000%	$157,550	$0	$68,202	1.250	$72,298	1.00	$72,297.92
70-03-21-378-017	906 COLUMBUS AVE	09/01/22	$159,000	0.000%	$159,000	$397	$68,610	1.250	$72,841	1.00	$72,840.50
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$72,569.21
										Standard Deviation:	$271.29
										Coefficient of Dispersion :	0.37%
Land Value Was:	*$70,815*									**Indicated Sale Price Per Unit:**	**$72,570.00**

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
70-03-21-378-021	914 COLUMBUS AVE	06/30/23	$157,550	0.000%	$157,550	$0	$72,570	$84,980	$68,202	1.246
70-03-21-378-017	906 COLUMBUS AVE	09/01/22	$159,000	0.000%	$159,000	$397	$72,570	$86,033	$68,610	1.254
							Totals:	**$171,013**	**$136,812**	**1.250**
									Standard Deviation:	0.006
									Coefficient of Dispersion :	0.32%
ECF Was:	*1.2*								**Adopted ECF:**	**1.25**

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
70-03-21-378-021	914 COLUMBUS AVE	06/30/23	$157,550	0.000%	$157,550	$78,900	0.501
70-03-21-378-017	906 COLUMBUS AVE	09/01/22	$159,000	0.000%	$159,000	$79,400	0.499
						Aggregate Ratio:	0.500
						Standard Deviation:	0.001
						Coefficient of Dispersion :	0%
						Price Related Differential:	0.353

CITY OF GRAND HAVEN

R5-07 RESIDENTIAL: CONDOMINIUM - KLEMPEL FARMS											
Parcel Number	**Street Address**	**Sale Date**	**Sale Price**	**Adj.**	**Adj. Sale $**	**Land Imp $**	**Bldg $**	**Est. ECF**	**Land Residual**	**# of Units or %**	**$/Unit**
70-03-34-105-030	1814 DAIRY LN	12/22/23	$234,900	0.000%	$234,900	$1,062	$107,189	1.400	$83,773	801.00	$104.59
70-03-34-105-043	1824 DAIRY LN	11/07/23	$225,000	0.000%	$225,000	$1,062	$107,189	1.400	$73,873	801.00	$92.23
70-03-34-105-007	1505 KLEMPEL FARM DR	09/25/23	$210,000	0.000%	$210,000	$1,062	$107,189	1.400	$58,873	801.00	$73.50
70-03-34-105-042	1822 DAIRY LN	09/08/23	$245,000	0.000%	$245,000	$1,062	$107,189	1.400	$93,873	801.00	$117.20
70-03-34-105-020	1519 KLEMPEL FARM DR	06/09/23	$235,000	0.000%	$235,000	$1,062	$107,189	1.400	$83,873	801.00	$104.71
70-03-34-105-063	1522 MEADOW LN	04/07/23	$200,000	0.000%	$200,000	$1,062	$119,152	1.400	$32,125	878.00	$36.59
70-03-34-105-074	1500 MEADOW LN	03/31/23	$270,000	0.000%	$270,000	$1,062	$119,152	1.400	$102,125	878.00	$116.32
70-03-34-105-071	1506 MEADOW LN	03/03/23	$201,500	0.000%	$201,500	$1,062	$107,189	1.400	$50,373	801.00	$62.89
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$88.50
										Standard Deviation:	$26.71
										Coefficient of Dispersion :	24%
Land Value Was:	*$63.58*									**Indicated Sale Price Per Unit:**	**$88.50**

CITY OF GRAND HAVEN

R5-07 RESIDENTIAL: CONDOMINIUM - KLEMPEL FARMS										
Parcel Number	**Street Address**	**Sale Date**	**Sale Price**	**Adj.**	**Adj. Sale $**	**Land Imp $**	**Land Value**	**Bldg Residual**	**Bldg Cost Manual**	**E.C.F**
70-03-34-105-030	1814 DAIRY LN	12/22/23	$234,900	0.000%	$234,900	$1,062	$70,889	$162,950	$107,189	1.520
70-03-34-105-043	1824 DAIRY LN	11/07/23	$225,000	0.000%	$225,000	$1,062	$70,889	$153,050	$107,189	1.428
70-03-34-105-007	1505 KLEMPEL FARM DR	09/25/23	$210,000	0.000%	$210,000	$1,062	$70,889	$138,050	$107,189	1.288
70-03-34-105-042	1822 DAIRY LN	09/08/23	$245,000	0.000%	$245,000	$1,062	$70,889	$173,050	$107,189	1.614
70-03-34-105-020	1519 KLEMPEL FARM DR	06/09/23	$235,000	0.000%	$235,000	$1,062	$70,889	$163,050	$107,189	1.521
70-03-34-105-063	1522 MEADOW LN	04/07/23	$200,000	0.000%	$200,000	$1,062	$77,703	$121,235	$119,152	1.017
70-03-34-105-074	1500 MEADOW LN	03/31/23	$270,000	0.000%	$270,000	$1,062	$77,703	$191,235	$119,152	1.605
70-03-34-105-071	1506 MEADOW LN	03/03/23	$201,500	0.000%	$201,500	$1,062	$70,889	$129,550	$107,189	1.209
							Totals:	**$1,232,167**	**$881,439**	**1.398**
									Standard Deviation:	0.212
									Coefficient of Dispersion :	11.65%
ECF Was:	*1.171*								**Adopted ECF:**	**1.398**

CITY OF GRAND HAVEN

R5-07 RESIDENTIAL: CONDOMINIUM - KLEMPEL FARMS							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale $	Proposed AV	Sale Ratio
70-03-34-105-030	1814 DAIRY LN	12/22/23	$234,900	0.000%	$234,900	$110,900	0.472
70-03-34-105-043	1824 DAIRY LN	11/07/23	$225,000	0.000%	$225,000	$110,900	0.493
70-03-34-105-007	1505 KLEMPEL FARM DR	09/25/23	$210,000	0.000%	$210,000	$110,900	0.528
70-03-34-105-042	1822 DAIRY LN	09/08/23	$245,000	0.000%	$245,000	$110,900	0.453
70-03-34-105-020	1519 KLEMPEL FARM DR	06/09/23	$235,000	0.000%	$235,000	$110,900	0.472
70-03-34-105-063	1522 MEADOW LN	04/07/23	$200,000	0.000%	$200,000	$122,700	0.614
70-03-34-105-074	1500 MEADOW LN	03/31/23	$270,000	0.000%	$270,000	$122,700	0.454
70-03-34-105-071	1506 MEADOW LN	03/03/23	$201,500	0.000%	$201,500	$110,900	0.550
						Aggregate Ratio:	0.500
						Standard Deviation:	0.056
						Coefficient of Dispersion :	9.25%
						Price Related Differential:	1.009

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**
											$341.91
70-03-20-277-008	202 N HARBOR DR	11/22/23	$510,000	-7.000%	$474,300	$0	$49,093	1.300	$410,480	952.00	$431.18
70-03-20-277-006	206 N HARBOR DR	12/08/20	$375,000	28.000%	$480,000	$0	$46,234	1.300	$419,896	952.00	$441.07
70-03-20-277-009	200 N HARBOR DR	02/28/20	$350,000	38.000%	$483,000	$0	$52,727	1.300	$414,455	926.00	$447.58
70-03-20-277-008	202 N HARBOR DR	01/13/20	$318,250	39.000%	$442,368	$0	$46,234	1.300	$382,264	952.00	$401.54
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$412.65
Top line of Sales Redacted: Real Property Statement										Standard Deviation:	$38.72
										Coefficient of Dispersion :	7.9%
Land Value Was:	*$388.00*									**Indicated Sale Price Per Unit:**	**$413.00**
	Time adj 1%										

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	20.000%	$438,000	$0	$101,201	1.300	$306,439	1,001.00	$306.13
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$306.13
										Standard Deviation:	$0.00
										Coefficient of Dispersion :	0.0%
Land Value Was:	*$267.00*									**Indicated Sale Price Per Unit:**	**$306.00**
	Time adj 1%										

CITY OF GRAND HAVEN

R5-08 RESIDENTIAL: CONDOMINIUM - HARBOURFRONT - BUILDING 2 REAR UNITS											
Parcel Number	**Street Address**	**Sale Date**	**Sale Price**	**Adj.**	**Adj. Sale $**	**Land Imp $**	**Bldg $**	**Est. ECF**	**Land Residual**	**# of Units or %**	**$/Unit**
70-03-20-277-012	140 N HARBOR DR	11/28/22	$485,000	5.000%	$509,250	$0	$59,936	1.300	$431,333	1,094.00	$394.27
70-03-20-277-011	144 N HARBOR DR #11	2/18/22	$460,750	14.000%	$525,255	$0	$63,480	1.300	$442,731	1,210.00	$365.89
70-03-20-277-011	144 N HARBOR DR #11	3/24/20	$349,900	37.000%	$479,363	$0	$58,849	1.300	$402,860	1,210.00	$332.94
70-03-20-277-022	125 N 1ST ST	4/17/20	$400,000	36.000%	$544,000	$0	$59,121	1.300	$467,143	1,377.00	$339.25
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$358.09
										Standard Deviation:	$24.28
										Coefficient of Dispersion :	6%
Land Value Was:	*$303.00*									**Indicated Sale Price Per Unit:**	**$358.00**
	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	95.000%	$742,950	$0	$80,988	1.300	$637,666	1,768.00	$360.67
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$360.67
										Standard Deviation:	$0.00
										Coefficient of Dispersion :	0.0%
Land Value Was:	*$337.00*									**Indicated Sale Price Per Unit:**	**$361.00**
	Time adj 1%										

CITY OF GRAND HAVEN

R5-08 RESIDENTIAL: CONDOMINIUM - HARBOURFRONT - BUILDING 3 REAR UNITS											
Parcel Number	**Street Address**	**Sale Date**	**Sale Price**	**Adj.**	**Adj. Sale $**	**Land Imp $**	**Bldg $**	**Est. ECF**	**Land Residual**	**# of Units or %**	**$/Unit**
70-03-20-277-012	140 N HARBOR DR	11/28/22	$485,000	5.000%	$509,250	$0	$59,936	1.300	$431,333	1,094.00	$394.27
70-03-20-277-011	144 N HARBOR DR #11	02/18/22	$460,750	14.000%	$525,255	$0	$63,480	1.300	$442,731	1,210.00	$365.89
70-03-20-277-011	144 N HARBOR DR #11	03/24/20	$349,900	37.000%	$479,363	$0	$58,849	1.300	$402,860	1,210.00	$332.94
70-03-20-277-022	125 N 1ST ST	04/17/20	$400,000	36.000%	$544,000	$0	$59,121	1.300	$467,143	1,377.00	$339.25
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$358.09
										Standard Deviation:	$24.28
										Coefficient of Dispersion :	6.1%
Land Value Was:	*$318.00*									**Indicated Sale Price Per Unit:**	**$358.00**
	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**
70-03-20-277-030	114 N HARBOR DR	01/31/20	$427,500	39.000%	$594,225	$0	$68,192	1.300	$505,576	1,306.00	$387.12
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$387.12
										Standard Deviation:	$0.00
										Coefficient of Dispersion :	0.0%
Land Value Was:	*$350.00*									**Indicated Sale Price Per Unit:**	**$387.00**
	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	-13.000%	$467,625	$0	$96,137	1.300	$342,646	1,009.00	$339.59
70-03-20-277-058	110 N HARBOR DR #311	08/22/23	$400,000	-4.000%	$384,000	$0	$82,956	1.300	$276,157	842.00	$327.98
70-03-20-277-038	110 N HARBOR DR #109	06/23/23	$390,000	-2.000%	$382,200	$0	$87,142	1.300	$268,916	905.00	$297.14
70-03-20-277-037	110 N HARBOR DR #104	06/28/22	$435,000	10.000%	$478,500	$0	$98,459	1.300	$350,503	1,009.00	$347.38
70-03-20-277-054	110 N HARBOR DR #213	02/25/22	$250,000	14.000%	$285,000	$0	$57,761	1.300	$209,910	530.00	$396.06
70-03-20-277-036	110 N HARBOR DR #101	01/21/22	$332,500	15.000%	$382,375	$0	$64,686	1.300	$298,283	655.00	$455.39
70-03-20-277-058	110 N HARBOR DR #311	09/09/21	$300,000	19.000%	$357,000	$0	$82,956	1.300	$249,157	842.00	$295.91
70-03-20-277-059	110 N HARBOR DR #313	08/27/21	$269,900	20.000%	$323,880	$0	$55,344	1.300	$251,933	524.00	$480.79
70-03-20-277-040	110 N HARBOR DR #113	06/22/21	$252,000	22.000%	$307,440	$0	$55,436	1.300	$235,373	538.00	$437.50
70-03-20-277-050	110 N HARBOR DR #201	02/26/21	$305,000	26.000%	$384,300	$0	$68,612	1.300	$295,105	732.00	$403.15
70-03-20-277-072	110 N HARBOR DR #111	01/19/21	$237,500	27.000%	$301,625	$0	$62,537	1.300	$220,327	673.00	$327.38
70-03-20-277-040	110 N HARBOR DR #113	07/24/20	$220,000	33.000%	$292,600	$0	$51,394	1.300	$225,787	538.00	$419.68
70-03-20-277-057	110 N HARBOR DR #309	01/31/20	$275,450	39.000%	$382,876	$0	$83,095	1.300	$274,852	887.00	$309.87
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$372.14
										Standard Deviation:	$60.60
										Coefficient of Dispersion :	14.9%
Land Value Was:	*$328.00*									**Indicated Sale Price Per Unit:**	**$372.00**
	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	-13.000%	$404,550	$0	$82,349	1.300	$297,497	843.00	$352.90
70-03-20-277-047	110 N HARBOR DR #205	08/07/23	$550,000	-4.000%	$528,000	$0	$91,348	1.300	$409,247	1,420.00	$288.20
70-03-20-277-043	110 N HARBOR DR #210	10/28/22	$400,000	6.000%	$424,000	$0	$123,704	1.300	$263,185	1,244.00	$211.56
70-03-20-277-046	110 N HARBOR DR #206	09/09/22	$488,000	7.000%	$522,160	$0	$122,707	1.300	$362,641	1,232.00	$294.35
70-03-20-277-047	110 N HARBOR DR #205	08/06/21	$463,595	20.000%	$556,314	$0	$91,348	1.300	$437,561	1,420.00	$308.14
70-03-20-277-077	110 N HARBOR DR #308	10/12/20	$319,900	30.000%	$415,870	$0	$78,186	1.300	$314,228	843.00	$372.75
70-03-20-277-074	110 N HARBOR DR #303	06/24/20	$145,000	34.000%	$194,300	$0	$44,912	1.300	$135,914	454.00	$299.37
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$303.90
										Standard Deviation:	$47.87
										Coefficient of Dispersion :	11.5%
Land Value Was:	*$257.00*									**Indicated Sale Price Per Unit:**	**$304.00**
	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**
70-03-20-277-061	110 N HARBOR DR #312	09/08/23	$1,020,000	-5.000%	$969,000	$0	$161,634	1.300	$758,875	1,905.00	$398.36
70-03-20-277-066	110 N HARBOR DR #305	02/23/24	$975,000	-10.000%	$877,500	$0	$136,917	1.300	$699,508	1,679.00	$416.62
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$407.49
										Standard Deviation:	$9.13
										Coefficient of Dispersion :	2.2%
Land Value Was:	*$338.00*									**Indicated Sale Price Per Unit:**	**$407.00**
	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
70-03-20-277-009	200 N HARBOR DR	06/26/24	$451,399	-14.000%	$388,203	$0	$382,438	$5,765	$55,072	0.105
70-03-20-277-008	202 N HARBOR DR	11/22/23	$510,000	-7.000%	$474,300	$0	$393,176	$81,124	$49,093	1.652
70-03-20-277-006	206 N HARBOR DR	12/08/20	$375,000	28.000%	$480,000	$0	$393,176	$86,824	$46,234	1.878
70-03-20-277-009	200 N HARBOR DR	02/28/20	$350,000	38.000%	$483,000	$0	$382,438	$100,562	$52,727	1.907
70-03-20-277-008	202 N HARBOR DR	01/13/20	$318,250	39.000%	$442,368	$0	$393,176	$49,192	$46,234	1.064
70-03-20-277-016	138 N HARBOR DR	08/20/21	$365,000	20.000%	$438,000	$0	$306,306	$131,694	$101,201	1.301
70-03-20-277-012	140 N HARBOR DR	11/28/22	$485,000	5.000%	$509,250	$0	$391,652	$117,598	$59,936	1.962
70-03-20-277-011	144 N HARBOR DR #11	02/18/22	$460,750	14.000%	$525,255	$0	$433,180	$92,075	$63,480	1.450
70-03-20-277-011	144 N HARBOR DR #11	03/24/20	$349,900	37.000%	$479,363	$0	$433,180	$46,183	$58,849	0.785
70-03-20-277-022	125 N 1ST ST	04/17/20	$400,000	36.000%	$544,000	$0	$492,966	$51,034	$59,121	0.863
70-03-20-277-024	124 N HARBOR DR	05/29/15	$381,000	95.000%	$742,950	$0	$638,248	$104,702	$80,988	1.293
70-03-20-277-012	140 N HARBOR DR	11/28/22	$485,000	5.000%	$509,250	$0	$391,652	$117,598	$59,936	1.962
70-03-20-277-011	144 N HARBOR DR #11	02/18/22	$460,750	14.000%	$525,255	$0	$433,180	$92,075	$63,480	1.450
70-03-20-277-011	144 N HARBOR DR #11	03/24/20	$349,900	37.000%	$479,363	$0	$433,180	$46,183	$58,849	0.785
70-03-20-277-022	125 N 1ST ST	04/17/20	$400,000	36.000%	$544,000	$0	$492,966	$51,034	$59,121	0.863
70-03-20-277-030	114 N HARBOR DR	01/31/20	$427,500	39.000%	$594,225	$0	$505,422	$88,803	$68,192	1.302
70-03-20-277-037	110 N HARBOR DR #104	05/10/24	$537,500	-13.000%	$467,625	$0	$375,348	$92,277	$96,137	0.960
70-03-20-277-058	110 N HARBOR DR #311	08/22/23	$400,000	-4.000%	$384,000	$0	$313,224	$70,776	$82,956	0.853
70-03-20-277-038	110 N HARBOR DR #109	06/23/23	$390,000	-2.000%	$382,200	$0	$336,660	$45,540	$87,142	0.523
70-03-20-277-037	110 N HARBOR DR #104	06/28/22	$435,000	10.000%	$478,500	$0	$375,348	$103,152	$98,459	1.048
70-03-20-277-054	110 N HARBOR DR #213	02/25/22	$250,000	14.000%	$285,000	$0	$197,160	$87,840	$57,761	1.521
70-03-20-277-036	110 N HARBOR DR #101	01/21/22	$332,500	15.000%	$382,375	$0	$243,660	$138,715	$64,686	2.144
70-03-20-277-058	110 N HARBOR DR #311	09/09/21	$300,000	19.000%	$357,000	$0	$313,224	$43,776	$82,956	0.528
70-03-20-277-059	110 N HARBOR DR #313	08/27/21	$269,900	20.000%	$323,880	$0	$194,928	$128,952	$55,344	2.330
70-03-20-277-040	110 N HARBOR DR #113	06/22/21	$252,000	22.000%	$307,440	$0	$200,136	$107,304	$55,436	1.936
70-03-20-277-050	110 N HARBOR DR #201	02/26/21	$305,000	26.000%	$384,300	$0	$272,304	$111,996	$68,612	1.632
70-03-20-277-072	110 N HARBOR DR #111	01/19/21	$237,500	27.000%	$301,625	$0	$250,356	$51,269	$62,537	0.820
70-03-20-277-040	110 N HARBOR DR #113	07/24/20	$220,000	33.000%	$292,600	$0	$200,136	$92,464	$51,394	1.799
70-03-20-277-057	110 N HARBOR DR #309	01/31/20	$275,450	39.000%	$382,876	$0	$329,964	$52,912	$83,095	0.637
70-03-20-277-077	110 N HARBOR DR #308	05/20/24	$465,000	-13.000%	$404,550	$0	$256,272	$148,278	$82,349	1.801
70-03-20-277-047	110 N HARBOR DR #205	08/07/23	$550,000	-4.000%	$528,000	$0	$431,680	$96,320	$91,348	1.054
70-03-20-277-043	110 N HARBOR DR #210	10/28/22	$400,000	6.000%	$424,000	$0	$378,176	$45,824	$123,704	0.370
70-03-20-277-046	110 N HARBOR DR #206	09/09/22	$488,000	7.000%	$522,160	$0	$374,528	$147,632	$122,707	1.203
70-03-20-277-047	110 N HARBOR DR #205	08/06/21	$463,595	20.000%	$556,314	$0	$431,680	$124,634	$91,348	1.364
70-03-20-277-077	110 N HARBOR DR #308	10/12/20	$319,900	30.000%	$415,870	$0	$256,272	$159,598	$78,186	2.041
70-03-20-277-074	110 N HARBOR DR #303	06/24/20	$145,000	34.000%	$194,300	$0	$138,016	$56,284	$44,912	1.253
70-03-20-277-061	110 N HARBOR DR #312	09/08/23	$1,020,000	-5.000%	$969,000	$0	$775,335	$193,665	$161,634	1.198
70-03-20-277-066	110 N HARBOR DR #305	02/23/24	$975,000	-10.000%	$877,500	$0	$683,353	$194,147	$136,917	1.418
							Totals:	**$3,555,800**	**$2,862,133**	**1.242**
									Standard Deviation:	0.546
									Coefficient of Dispersion :	36.0%
ECF Was: 1.23									**Adopted ECF:**	**1.242**

CITY OF GRAND HAVEN

R5-08 RESIDENTIAL: CONDOMINIUM - HARBORFRONT							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale $	Proposed AV	Sale Ratio
							0.581
70-03-20-277-008	202 N HARBOR DR	11/22/23	$510,000	-7.000%	$474,300	$227,100	0.479
70-03-20-277-006	206 N HARBOR DR	12/08/20	$375,000	28.000%	$480,000	$225,300	0.469
70-03-20-277-009	200 N HARBOR DR	02/28/20	$350,000	38.000%	$483,000	$224,000	0.464
70-03-20-277-008	202 N HARBOR DR	01/13/20	$318,250	39.000%	$442,368	$225,300	0.509
70-03-20-277-016	138 N HARBOR DR	08/20/21	$365,000	20.000%	$438,000	$216,000	0.493
70-03-20-277-012	140 N HARBOR DR	11/28/22	$485,000	5.000%	$509,250	$233,000	0.458
70-03-20-277-011	144 N HARBOR DR #11	02/18/22	$460,750	14.000%	$525,255	$256,000	0.487
70-03-20-277-011	144 N HARBOR DR #11	03/24/20	$349,900	37.000%	$479,363	$253,100	0.528
70-03-20-277-022	125 N 1ST ST	04/17/20	$400,000	36.000%	$544,000	$283,200	0.521
70-03-20-277-024	124 N HARBOR DR	05/29/15	$381,000	95.000%	$742,950	$369,400	0.497
70-03-20-277-012	140 N HARBOR DR	11/28/22	$485,000	5.000%	$509,250	$233,000	0.458
70-03-20-277-011	144 N HARBOR DR #11	02/18/22	$460,750	14.000%	$525,255	$256,000	0.487
70-03-20-277-011	144 N HARBOR DR #11	03/24/20	$349,900	37.000%	$479,363	$253,100	0.528
70-03-20-277-022	125 N 1ST ST	04/17/20	$400,000	36.000%	$544,000	$283,200	0.521
70-03-20-277-030	114 N HARBOR DR	01/31/20	$427,500	39.000%	$594,225	$295,100	0.497
70-03-20-277-037	110 N HARBOR DR #104	05/10/24	$537,500	-13.000%	$467,625	$247,400	0.529
70-03-20-277-038	110 N HARBOR DR #109	06/23/23	$390,000	-2.000%	$382,200	$222,400	0.582
70-03-20-277-037	110 N HARBOR DR #104	06/28/22	$435,000	10.000%	$478,500	$248,800	0.520
70-03-20-277-054	110 N HARBOR DR #213	02/25/22	$250,000	14.000%	$285,000	$134,400	0.472
70-03-20-277-036	110 N HARBOR DR #101	01/21/22	$332,500	15.000%	$382,375	$162,000	0.424
70-03-20-277-058	110 N HARBOR DR #311	09/09/21	$300,000	19.000%	$357,000	$208,100	0.583
70-03-20-277-059	110 N HARBOR DR #313	08/27/21	$269,900	20.000%	$323,880	$131,800	0.407
70-03-20-277-040	110 N HARBOR DR #113	06/22/21	$252,000	22.000%	$307,440	$134,500	0.437
70-03-20-277-050	110 N HARBOR DR #201	02/26/21	$305,000	26.000%	$384,300	$178,800	0.465
70-03-20-277-072	110 N HARBOR DR #111	01/19/21	$237,500	27.000%	$301,625	$164,000	0.544
70-03-20-277-040	110 N HARBOR DR #113	07/24/20	$220,000	33.000%	$292,600	$132,000	0.451
70-03-20-277-057	110 N HARBOR DR #309	01/31/20	$275,450	39.000%	$382,876	$216,600	0.566
70-03-20-277-077	110 N HARBOR DR #308	05/20/24	$465,000	-13.000%	$404,550	$179,300	0.443
70-03-20-277-047	110 N HARBOR DR #205	08/07/23	$550,000	-4.000%	$528,000	$272,600	0.516
70-03-20-277-043	110 N HARBOR DR #210	10/28/22	$400,000	6.000%	$424,000	$265,900	0.627
70-03-20-277-047	110 N HARBOR DR #205	08/06/21	$463,595	20.000%	$556,314	$272,600	0.490
70-03-20-277-077	110 N HARBOR DR #308	10/12/20	$319,900	30.000%	$415,870	$176,700	0.425
70-03-20-277-074	110 N HARBOR DR #303	06/24/20	$145,000	34.000%	$194,300	$96,900	0.499
70-03-20-277-061	110 N HARBOR DR #312	09/08/23	$1,020,000	-5.000%	$969,000	$488,000	0.504
70-03-20-277-066	110 N HARBOR DR #305	02/23/24	$975,000	-10.000%	$877,500	$426,700	0.486
						Aggregate Ratio:	0.500
						Standard Deviation:	0.050
						Coefficient of Dispersion :	7.79%
						Price Related Differential:	1.00

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	$3,169	$179,276	1.250	$97,736	1.00	$97,735.71
70-03-28-285-011	1436 WOODLAWN CMNS	08/25/23	$320,000	0.000%	$320,000	$3,236	$180,475	1.250	$91,171	1.00	$91,170.50
70-03-28-285-005	1435 WOODLAWN CMNS	08/15/22	$300,000	0.000%	$300,000	$2,555	$170,471	1.250	$84,357	1.00	$84,356.54
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$91,087.58
										Standard Deviation:	$5,462.34
										Coefficient of Dispersion :	4.92%
Land Value Was:	*$81,212*									**Indicated Sale Price Per Unit:**	**$91,087.00**

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	$3,169	$91,087	$230,744	$179,276	1.287
70-03-28-285-011	1436 WOODLAWN CMNS	08/25/23	$320,000	0.000%	$320,000	$3,236	$91,087	$225,677	$180,475	1.250
70-03-28-285-005	1435 WOODLAWN CMNS	08/15/22	$300,000	0.000%	$300,000	$2,555	$91,087	$206,358	$170,471	1.211
							Totals:	**$662,779**	**$530,222**	**1.250**
									Standard Deviation:	0.038
									Coefficient of Dispersion :	2.07%
ECF Was:	*1.22*								**Adopted ECF:**	**1.250**

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	$159,200	0.490
70-03-28-285-011	1436 WOODLAWN CMNS	8/25/2023	$320,000	0.00%	$320,000	$160,000	0.500
70-03-28-285-005	1435 WOODLAWN CMNS	8/15/2022	$300,000	0.00%	$300,000	$153,400	0.511
						Aggregate Ratio:	0.500
						Standard Deviation:	0.011
						Coefficient of Dispersion :	1.46%
						Price Related Differential:	1.001

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~~	~~2.000%~~	~~$81,600~~	~~$1,467~~	~~$70,664~~	~~1.100~~	~~$2,403~~	~~800.00~~	~~$3.00~~
70-03-28-375-004	1023 OHIO AVE	12/28/15	$68,000	44.000%	$97,920	$1,302	$62,673	1.100	$27,678	800.00	$34.60
70-03-28-375-001	1017 OHIO AVE	07/31/14	$73,000	52.500%	$111,325	$1,412	$69,892	1.100	$33,032	968.00	$34.12
Unit of Comparison:	**Square Foot**					**Average Sale Price Per Unit:**	**$34.36**			**Indicated Sale Price Per Unit:**	**$29.50**
						Standard Deviation:	$14.78				
						Coefficient of Dispersion :	40.6%				

28.8

TIME ADJUSTMENT

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

CITY OF GRAND HAVEN

R5-10: RESIDENTIAL: CONDO - MINNEMA CONDOS - INTERIOR UNIT											
Parcel Number	**Street Address**	**Sale Date**	**Sale Price**	**Adj.**	**Adj. Sale $**	**Land Imp $**	**Bldg $**	**Est. ECF**	**Land Residual**	**# of Units or %**	**$/Unit**
70-03-28-375-002	1019 OHIO AVE	11/10/17	$110,000	32.500%	$145,750	$953	$90,745	1.110	$44,070	1,242.00	$35.48
70-03-28-375-002	1019 OHIO AVE	09/16/13	$98,500	57.500%	$155,138	$953	$90,745	1.110	$53,458	1,242.00	$43.04
Unit of Comparison:	**Square Foot**					**Average Sale Price Per Unit:**	**$39.26**			**Indicated Sale Price Per Unit:**	**$35.50**
						Standard Deviation:	$3.78				
34.23						Coefficient of Dispersion :	9.6%				

TIME ADJUSTMENT

Diffference:	-	#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~~	~~2.000%~~	~~$81,600~~	~~$1,467~~	~~$23,600~~	~~$56,533~~	~~$70,664~~	~~0.800~~
70-03-28-375-001	1017 OHIO AVE	07/31/14	$73,000	52.500%	$111,325	$1,412	$28,556	$81,357	$69,892	1.164
70-03-28-375-002	1019 OHIO AVE	11/10/17	$110,000	32.500%	$145,750	$953	$44,091	$100,706	$90,745	1.110
70-03-28-375-002	1019 OHIO AVE	09/16/13	$98,500	57.500%	$155,138	$953	$44,091	$110,094	$90,745	1.213
							Totals:	**$292,157**	**$251,381**	**1.162**
									Standard Deviation:	0.052
									Coefficient of Dispersion :	3.01%
ECF Was:	*1.029*								**Adopted ECF:**	**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~~	~~2.000%~~	~~$81,600~~	~~$53,600~~	~~0.657~~
70-03-28-375-001	1017 OHIO AVE	07/31/14	$73,000	52.500%	$111,325	$55,600	0.499
70-03-28-375-002	1019 OHIO AVE	11/10/17	$110,000	32.500%	$145,750	$75,200	0.516
70-03-28-375-002	1019 OHIO AVE	09/16/13	$98,500	57.500%	$155,138	$75,200	0.485
						Aggregate Ratio:	0.500
						Standard Deviation:	0.079
						Coefficient of Dispersion :	2.12%
						Price Related Differential:	1.08

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**
70-03-20-450-001	120 CLINTON AVE	01/25/19	$350,000	40.516%	$491,807	$0	$181,936	1.210	$271,665	1,808.00	$150.26
70-03-20-450-002	130 CLINTON AVE	08/08/14	$179,900	82.622%	$328,536	$0	$120,572	1.210	$182,644	1,456.00	$125.44
70-03-20-450-005	160 CLINTON AVE	11/28/11	$159,000	108.838%	$332,053	$0	$120,572	1.210	$186,161	1,456.00	$127.86
70-03-20-450-001	120 CLINTON AVE	03/17/10	$190,000	124.727%	$426,981	$0	$168,039	1.210	$223,654	1,808.00	$123.70
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$131.81
										Standard Deviation:	$10.75
										Coefficient of Dispersion :	7.0%
TIME ADJUSTMENT	120.05									**Indicated Sale Price Per Unit:**	**$131.00**

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
	Diffference:	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
70-03-20-450-001	120 CLINTON AVE	01/25/19	$350,000	40.516%	$491,807	$0	$236,848	$181,936	$181,936	1.000
70-03-20-450-002	130 CLINTON AVE	08/08/14	$179,900	82.622%	$328,536	$0	$190,736	$137,800	$120,572	1.143
70-03-20-450-005	160 CLINTON AVE	11/28/11	$159,000	108.838%	$332,053	$0	$190,736	$141,317	$120,572	1.172
70-03-20-450-001	120 CLINTON AVE	03/17/10	$190,000	124.727%	$426,981	$0	$236,848	$190,133	$168,039	1.131
							Totals:	**$651,186**	**$591,119**	**1.102**
									Standard Deviation:	0.076
									Coefficient of Dispersion :	5.02%
1.104									**Adopted ECF:**	**1.102**

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	12.500%	$450,000	$1,796	$81,365	1.150	$354,634	1.00	$354,634.25
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$354,634.25
										Standard Deviation:	$0.00
										Coefficient of Dispersion :	0%
Land Value Was:	*$320,262*									**Indicated Sale Price Per Unit:**	**$354,634.00**

TIME ADJUSTMENT

Diffference:	-	#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	12.500%	$450,000	$1,796	$354,634	$93,570	$81,365	1.150
							Totals:	**$93,570**	**$81,365**	**1.150**
									Standard Deviation:	#DIV/0!
									Coefficient of Dispersion :	0
ECF Was:	*1.04*								**Adopted ECF:**	**1.150**

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	12.500%	$450,000	$225,000	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	$3,227	$117,606	1.210	$97,619	1,152.00	$84.74
70-03-27-157-004	1511 BEECHWOOD CT	07/23/21	$215,000	10.500%	$237,575	$3,295	$119,400	1.210	$89,806	1,144.00	$78.50
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$81.62
										Standard Deviation:	$3.12
										Coefficient of Dispersion :	3.82%
Land Value Was:	*Recalc From Site Value*									**Indicated Sale Price Per Unit:**	**$81.62**

TIME ADJUSTMENT

Diffference:	-	#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	$3,227	$94,026	$145,897	$117,606	1.241
70-03-27-157-004	1511 BEECHWOOD CT	07/23/21	$215,000	10.500%	$237,575	$3,295	$93,373	$140,907	$119,400	1.180
							Totals:	**$286,803**	**$237,006**	**1.210**
									Standard Deviation:	0.043
									Coefficient of Dispersion :	2.50%
ECF Was:	*1.161*								**Adopted ECF:**	**1.210**

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	$119,800	0.493
70-03-27-157-004	1511 BEECHWOOD CT	07/23/21	$215,000	10.500%	$237,575	$120,600	0.508
						Aggregate Ratio:	0.500
						Standard Deviation:	0.011
						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**
70-03-27-155-015	1534 BEECHTREE CMNS	02/28/23	$375,000	0.000%	$375,000	$4,468	$192,634	1.210	$137,445	1.00	$137,445
70-03-27-155-003	1527 BEECHTREE CMNS	11/29/22	$320,000	0.000%	$320,000	$4,119	$171,504	1.210	$108,361	1.00	$108,361
70-03-27-155-013	1538 BEECHTREE CMNS	10/31/22	$375,000	0.000%	$375,000	$8,804	$194,355	1.210	$131,026	1.00	$131,026
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$125,611
										Standard Deviation:	$12,476
										Coefficient of Dispersion :	9.2%
Land Rate Was:	$122,752									**Indicated Sale Price Per Unit:**	**$125,611**

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
70-03-27-155-015	1534 BEECHTREE CMNS	02/28/23	$375,000	0.000%	$375,000	$4,468	$125,611	$244,921	$192,634	1.271
70-03-27-155-003	1527 BEECHTREE CMNS	11/29/22	$320,000	0.000%	$320,000	$4,203	$125,611	$190,186	$171,504	1.109
70-03-27-155-013	1538 BEECHTREE CMNS	10/31/22	$375,000	0.000%	$375,000	$8,987	$125,611	$240,402	$194,355	1.237
							Totals:	**$675,509**	**$558,493**	**1.210**
									Standard Deviation:	0.086
									Coefficient of Dispersion :	5.08%
ECF was:	1.2								**Adopted ECF:**	**1.210**

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**
70-03-27-155-015	1534 BEECHTREE CMNS	02/28/23	$375,000	0.000%	$375,000	$181,600	0.484
70-03-27-155-003	1527 BEECHTREE CMNS	11/29/22	$320,000	0.000%	$320,000	$168,700	0.527
70-03-27-155-013	1538 BEECHTREE CMNS	10/31/22	$375,000	0.000%	$375,000	$184,900	0.493
					$1,070,000	**$535,200**	**0.500**
						Standard Deviation:	0.023
						Coefficient of Dispersion :	3.47%
						Price Related Differential:	1.003

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	$4,933	$169,792	1.200	$126,316	1.00	$126,316.09
70-03-27-190-001	854 BLUFF CREEK DR	07/07/23	$319,900	0.000%	$319,900	$3,254	$165,439	1.200	$118,120	1.00	$118,119.65
70-03-27-190-018	913 BLUFF CREEK DR	03/22/23	$299,900	0.000%	$299,900	$4,600	$173,926	1.200	$86,589	1.00	$86,588.80
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$110,341.51
										Standard Deviation:	$17,125.79
										Coefficient of Dispersion :	14.4%
Land Value Was:	*$73,650*									**Indicated Sale Price Per Unit:**	**$110,341.00**

TIME ADJUSTMENT

Diffference:	-	#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	$ 4,933	$110,341	$219,726	$169,792	1.294
70-03-27-190-001	854 BLUFF CREEK DR	7/7/2023	$ 319,900	0.000%	$ 319,900	$ 3,254	$110,341	$206,305	$165,439	1.247
70-03-27-190-018	913 BLUFF CREEK DR	3/22/2023	$ 299,900	0.000%	$ 299,900	$ 4,600	$110,341	$184,959	$173,926	1.063
							Totals:	**$610,990**	**$509,157**	**1.200**
									Standard Deviation:	0.122
									Coefficient of Dispersion :	7.66%
ECF Was:	*1.108*								**Adopted ECF:**	**1.200**

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	$159,500	0.476
70-03-27-190-001	854 BLUFF CREEK DR	07/07/23	$319,900	0.000%	$319,900	$156,100	0.488
70-03-27-190-018	913 BLUFF CREEK DR	03/22/23	$299,900	0.000%	$299,900	$161,800	0.540
					$954,800	**$477,400**	**0.500**
						Standard Deviation:	0.034
						Coefficient of Dispersion :	5.23%
						Price Related Differential:	1.002

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**
70-03-27-345-006	1311 MORELAND ST	10/31/22	$225,000	3.000%	$231,750	$2,292	$177,751	1.030	$46,374	1.00	$46,374.47
70-03-27-345-013	1205 MORELAND ST	09/22/21	$225,000	9.500%	$246,375	$3,215	$174,394	1.030	$63,534	1.00	$63,534.18
70-03-27-345-002	1335 MORELAND ST	05/21/21	$199,990	11.500%	$222,989	$2,292	$180,766	1.030	$34,508	1.00	$34,507.87
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$48,138.84
										Standard Deviation:	$11,915.44
										Coefficient of Dispersion :	21.3%
Land Rate Was:	$45,000									**Indicated Sale Price Per Unit:**	**$48,140.00**

TIME ADJUSTMENT

Diffference:	-	#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
70-03-27-345-006	1311 MORELAND ST	10/31/2022	$ 225,000	3.000%	$ 231,750	$ 2,292	$48,140	$181,318	$177,751	1.020
70-03-27-345-013	1205 MORELAND ST	9/22/2021	$ 225,000	9.500%	$ 246,375	$ 3,215	$48,140	$195,020	$174,394	1.118
70-03-27-345-002	1335 MORELAND ST	5/21/2021	$ 199,990	11.500%	$ 222,989	$ 2,292	$48,140	$172,557	$180,766	0.955
							Totals:	**$548,895**	**$532,911**	**1.030**
									Standard Deviation:	0.082
									Coefficient of Dispersion :	5.64%
ECF Was:	1.0								**Adopted ECF:**	**1.030**

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**
70-03-27-345-006	1311 MORELAND ST	10/31/2022	$ 225,000	3.000%	$ 231,750	$116,800	0.504
70-03-27-345-013	1205 MORELAND ST	9/22/2021	$ 225,000	9.500%	$ 246,375	$115,500	0.469
70-03-27-345-002	1335 MORELAND ST	5/21/2021	$ 199,990	11.500%	$ 222,989	$118,300	0.531
					$701,114	**$350,600**	**0.500**
						Standard Deviation:	0.031
						Coefficient of Dispersion :	4.30%
						Price Related Differential:	1.002

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	12/27/12	$210,000	93.000%	$405,300	~~$0~~	~~$143,399~~	~~1.200~~	~~$233,221~~	0.50	$202,650
70-03-20-412-003	117 WASHINGTON AVE #3	07/30/12	$210,000	96.750%	$413,175	~~$0~~	~~$161,287~~	~~1.200~~	~~$219,631~~	0.50	$206,588
Unit of Comparison:	**Allocation**									Average Sale Price Per Unit:	$204,619
										Standard Deviation:	$1,969
										Coefficient of Dispersion :	0.96%
Land Rate Was:	*$195,169*									**Indicated Sale Price Per Unit:**	**$204,619**

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
	Diffference:	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	12/27/12	$210,000	93.000%	$405,300	$0	$204,619	$200,681	$151,220	1.327
70-03-20-412-003	117 WASHINGTON AVE #3	07/30/12	$210,000	96.750%	$413,175	$0	$204,619	$208,556	$170,085	1.226
							Totals:	**$409,237**	**$321,305**	**1.274**
									Standard Deviation:	0.071
									Coefficient of Dispersion :	3.95%
ECF Was:	1.281								**Adopted ECF:**	**1.274**

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	19.000%	$16,065	$0	$4,777	1.300	$9,855	1.00	$9,855.33
70-03-28-175-101	HAWTHORNE SQ GARAGE	10/25/23	$15,000	-3.000%	$14,550	$0	$5,021	1.300	$8,023	1.00	$8,022.96
70-03-28-175-095	HAWTHORNE SQ GARAGE	05/03/24	$17,000	-6.500%	$15,895	$0	$5,021	1.300	$9,368	1.00	$9,367.96
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$9,082.08
										Standard Deviation:	$774.89
										Coefficient of Dispersion :	7.8%
	was: 8228									**Indicated Sale Price Per Unit:**	**$9,082.00**

TIME ADJUSTMENT

Diffference:	-	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**
70-03-28-175-079	704 S BEACON BLVD APT 8	11/30/23	$212,000	0.000%	$212,000	$0	$91,350	1.300	$93,246	1.00	$93,246
70-03-28-175-067	714 S BEACON BLVD APT 7	11/21/23	$184,900	0.000%	$169,291	$0	$78,130	1.300	$67,721	1.00	$67,721
70-03-28-175-050	816 S BEACON BLVD APT 5	11/06/23	$199,900	0.000%	$184,291	$0	$76,047	1.300	$85,430	1.00	$85,430
70-03-28-175-015	805 S DESPELDER ST APT 1	08/02/23	$169,500	0.000%	$153,891	$0	$76,527	1.300	$54,406	1.00	$54,406
70-03-28-175-011	805 S DESPELDER ST APT 1	03/09/23	$176,000	0.000%	$160,391	$0	$76,527	1.300	$60,906	1.00	$60,906
70-03-28-175-050	816 S BEACON BLVD APT 5	12/16/22	$180,000	0.000%	$164,391	$0	$76,047	1.300	$65,530	1.00	$65,530
70-03-28-175-064	714 S BEACON BLVD APT 7	10/07/22	$229,900	0.000%	$214,291	$0	$94,568	1.300	$91,353	1.00	$91,353
70-03-28-175-027	717 S DESPELDER ST APT 3	05/16/22	$129,000	0.000%	$129,000	$0	$74,791	1.300	$31,771	1.00	$31,771
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$68,795
										Standard Deviation:	$19,478
										Coefficient of Dispersion :	23.1%
Garage Adj:	*$15,609.00*			Was:	$53,289					**Indicated Sale Price Per Unit:**	**$68,795**

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**
70-03-28-175-055	816 S BEACON BLVD APT 5	12/01/23	$165,000	0.000%	$165,000	$0	$76,047	1.300	$66,139	1.00	$66,139
70-03-28-175-017	805 S DESPELDER ST APT 1	10/04/23	$152,000	0.000%	$136,391	$0	$76,527	1.300	$36,906	1.00	$36,906
70-03-28-175-007	815 S DESPELDER ST APT 4	06/28/23	$150,000	0.000%	$134,391	$0	$57,186	1.300	$60,049	1.00	$60,049
70-03-28-175-056	816 S BEACON BLVD APT 5	06/09/23	$152,000	0.000%	$152,000	$0	$76,047	1.300	$53,139	1.00	$53,139
70-03-28-175-010	815 S DESPELDER ST APT 1	05/26/23	$152,000	0.000%	$136,391	$0	$75,004	1.300	$38,886	1.00	$38,886
70-03-28-175-082	704 S BEACON BLVD APT 8	04/21/23	$160,000	0.000%	$144,391	$0	$76,047	1.300	$45,530	1.00	$45,530
70-03-28-175-022	805 S DESPELDER ST APT 2	01/04/23	$160,000	0.000%	$144,391	$0	$78,610	1.300	$42,197	1.00	$42,197
70-03-28-175-057	816 S BEACON BLVD APT 5	11/15/22	$165,000	0.000%	$149,391	$0	$79,608	1.300	$45,901	1.00	$45,901
70-03-28-175-060	816 S BEACON BLVD APT 5	07/07/22	$130,000	0.000%	$130,000	$0	$44,527	1.300	$72,115	1.00	$72,115
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$51,207
										Standard Deviation:	$11,737
										Coefficient of Dispersion :	20.2%
Garage Adj:	*$15,609.00*			Was: $56,865						**Indicated Sale Price Per Unit:**	**$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	16.000%	$148,480	$0	$69,622	1.300	$57,971	1.00	$57,970.88
70-03-28-175-148	709 S DESPELDER ST	06/25/20	$125,000	17.000%	$146,250	$0	$57,658	1.300	$71,294	1.00	$71,294.08
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$64,632.48
										Standard Deviation:	$6,661.60
										Coefficient of Dispersion :	10%
Land Value Was:	*$ 64,320*									**Indicated Sale Price Per Unit:**	**$64,630**

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	19.000%	$16,065	$0	$9,082	$6,983	$4,777	1.462
70-03-28-175-101	HAWTHORNE SQ GARAGE	10/25/23	$15,000	-3.000%	$14,550	$0	$9,082	$5,468	$5,021	1.089
70-03-28-175-095	HAWTHORNE SQ GARAGE	05/03/24	$17,000	-6.500%	$15,895	$0	$9,082	$6,813	$5,021	1.357
70-03-28-175-079	704 S BEACON BLVD APT 8	11/30/23	$212,000	0.000%	$212,000	$0	$68,795	$143,205	$91,350	1.568
70-03-28-175-067	714 S BEACON BLVD APT 7	11/21/23	$184,900	0.000%	$169,291	$0	$68,795	$100,496	$78,130	1.286
70-03-28-175-050	816 S BEACON BLVD APT 5	11/06/23	$199,900	0.000%	$184,291	$0	$68,795	$115,496	$76,047	1.519
70-03-28-175-015	805 S DESPELDER ST APT 1	08/02/23	$169,500	0.000%	$153,891	$0	$68,795	$85,096	$76,527	1.112
70-03-28-175-011	805 S DESPELDER ST APT 1	03/09/23	$176,000	0.000%	$160,391	$0	$68,795	$91,596	$76,527	1.197
70-03-28-175-050	816 S BEACON BLVD APT 5	12/16/22	$180,000	0.000%	$164,391	$0	$68,795	$95,596	$76,047	1.257
70-03-28-175-064	714 S BEACON BLVD APT 7	10/07/22	$229,900	0.000%	$214,291	$0	$68,795	$145,496	$94,568	1.539
70-03-28-175-027	717 S DESPELDER ST APT 3	05/16/22	$129,000	0.000%	$129,000	$0	$68,795	$60,205	$74,791	0.805
70-03-28-175-055	816 S BEACON BLVD APT 5	12/01/23	$165,000	0.000%	$165,000	$0	$51,207	$113,793	$76,047	1.496
70-03-28-175-017	805 S DESPELDER ST APT 1	10/04/23	$152,000	0.000%	$136,391	$0	$51,207	$85,184	$76,527	1.113
70-03-28-175-007	815 S DESPELDER ST APT 4	06/28/23	$150,000	0.000%	$134,391	$0	$51,207	$83,184	$57,186	1.455
70-03-28-175-056	816 S BEACON BLVD APT 5	06/09/23	$152,000	0.000%	$152,000	$0	$51,207	$100,793	$76,047	1.325
70-03-28-175-010	815 S DESPELDER ST APT 1	05/26/23	$152,000	0.000%	$136,391	$0	$51,207	$85,184	$75,004	1.136
70-03-28-175-082	704 S BEACON BLVD APT 8	04/21/23	$160,000	0.000%	$144,391	$0	$51,207	$93,184	$76,047	1.225
70-03-28-175-022	805 S DESPELDER ST APT 2	01/04/23	$160,000	0.000%	$144,391	$0	$51,207	$93,184	$78,610	1.185
70-03-28-175-057	816 S BEACON BLVD APT 5	11/15/22	$165,000	0.000%	$149,391	$0	$51,207	$98,184	$79,608	1.233
70-03-28-175-060	816 S BEACON BLVD APT 5	07/07/22	$130,000	0.000%	$130,000	$0	$51,207	$78,793	$44,527	1.770
70-03-28-175-147	707 S DESPELDER ST	08/27/20	$128,000	16.000%	$148,480	$0	$64,630	$83,850	$69,622	1.204
70-03-28-175-148	709 S DESPELDER ST	06/25/20	$125,000	17.000%	$146,250	$0	$64,630	$81,620	$57,658	1.416
							Totals:	**$1,853,403**	**$1,425,692**	**1.300**
									Standard Deviation:	0.211
									Coefficient of Dispersion :	12.78%
ECF Was: 1.25									**Adopted ECF:**	**1.300**

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	19.000%	$16,065	$7,600	0.473
70-03-28-175-101	HAWTHORNE SQ GARAGE	10/25/23	$15,000	-3.000%	$14,550	$7,800	0.536
70-03-28-175-095	HAWTHORNE SQ GARAGE	05/03/24	$17,000	-6.500%	$15,895	$7,800	0.491
70-03-28-175-079	704 S BEACON BLVD APT 8	11/30/23	$212,000	0.000%	$212,000	$93,800	0.442
70-03-28-175-067	714 S BEACON BLVD APT 7	11/21/23	$184,900	0.000%	$169,291	$85,200	0.503
70-03-28-175-050	816 S BEACON BLVD APT 5	11/06/23	$199,900	0.000%	$184,291	$83,800	0.455
70-03-28-175-015	805 S DESPELDER ST APT 1	08/02/23	$169,500	0.000%	$153,891	$84,100	0.546
70-03-28-175-011	805 S DESPELDER ST APT 1	03/09/23	$176,000	0.000%	$160,391	$84,100	0.524
70-03-28-175-050	816 S BEACON BLVD APT 5	12/16/22	$180,000	0.000%	$164,391	$83,800	0.510
70-03-28-175-064	714 S BEACON BLVD APT 7	10/07/22	$229,900	0.000%	$214,291	$95,900	0.448
70-03-28-175-027	717 S DESPELDER ST APT 3	05/16/22	$129,000	0.000%	$129,000	$83,000	0.643
70-03-28-175-055	816 S BEACON BLVD APT 5	12/01/23	$165,000	0.000%	$165,000	$75,000	0.455
70-03-28-175-017	805 S DESPELDER ST APT 1	10/04/23	$152,000	0.000%	$136,391	$75,300	0.552
70-03-28-175-007	815 S DESPELDER ST APT 4	06/28/23	$150,000	0.000%	$134,391	$62,800	0.467
70-03-28-175-056	816 S BEACON BLVD APT 5	06/09/23	$152,000	0.000%	$152,000	$75,000	0.493
70-03-28-175-010	815 S DESPELDER ST APT 1	05/26/23	$152,000	0.000%	$136,391	$74,400	0.545
70-03-28-175-082	704 S BEACON BLVD APT 8	04/21/23	$160,000	0.000%	$144,391	$75,000	0.519
70-03-28-175-022	805 S DESPELDER ST APT 2	01/04/23	$160,000	0.000%	$144,391	$76,700	0.531
70-03-28-175-057	816 S BEACON BLVD APT 5	11/15/22	$165,000	0.000%	$149,391	$77,300	0.517
70-03-28-175-060	816 S BEACON BLVD APT 5	07/07/22	$130,000	0.000%	$130,000	$54,500	0.419
70-03-28-175-147	707 S DESPELDER ST	08/27/20	$128,000	16.000%	$148,480	$77,600	0.523
70-03-28-175-148	709 S DESPELDER ST	06/25/20	$125,000	17.000%	$146,250	$69,800	0.477
					$3,021,132	**$1,510,300**	**0.500**
						Standard Deviation:	0.049
						Coefficient of Dispersion :	7.40%
						Price Related Differential:	1.007

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	5.000%	$164,850	$2,153	$76,993	1.200	$70,306	1.00	$70,306
70-03-27-158-009	608 OAK RIDGE CT	10/18/19	$115,000	21.000%	$139,150	$1,997	$71,378	1.200	$51,499	1.00	$51,499
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$60,902
										Standard Deviation:	$9,403
										Coefficient of Dispersion :	15.4%
Land Value Was:	*$52,742*									**Indicated Sale Price Per Unit:**	**$60,902**

TIME ADJUSTMENT

Diffference:	-	#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	5.000%	$164,850	$2,153	$60,902	$101,795	$76,993	1.322
70-03-27-158-009	608 OAK RIDGE CT	10/18/19	$115,000	21.000%	$139,150	$1,997	$60,902	$76,251	$71,378	1.068
							Totals:	**$178,046**	**$148,371**	**1.200**
									Standard Deviation:	0.180
									Coefficient of Dispersion :	10.62%
ECF Was:		1.2							**Adopted ECF:**	**1.200**

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	5.000%	$164,850	$77,700	0.471
70-03-27-158-009	608 OAK RIDGE CT	10/18/19	$115,000	21.000%	$139,150	$74,300	0.534
					$304,000	**$152,000**	**0.500**
						Standard Deviation:	0.044
						Coefficient of Dispersion :	6.23%
						Price Related Differential:	1.005

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**
70-03-20-439-017	9 S 3RD ST #205	01/13/23	$540,000	0.000%	$540,000	$0	$267,229	1.150	$232,686	1,600.00	$145.43
70-03-20-439-019	9 S 3RD ST #301	07/03/23	$600,000	0.000%	$600,000	$0	$326,180	1.150	$224,893	1,990.00	$113.01
70-03-20-439-018	9 S 3RD ST #206	02/29/24	$500,000	0.000%	$500,000	$0	$286,826	1.150	$170,150	1,760.00	$96.68
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$118.37
										Standard Deviation:	$20.26
										Coefficient of Dispersion :	15.2%
Land Rate Was:	*$117.00*									**Indicated Sale Price Per Unit:**	**$118.00**

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
70-03-20-439-017	9 S 3RD ST #205	1/13/2023	$ 540,000	0.000%	$ 540,000	$ -	$188,800	$351,200	$267,229	1.314
70-03-20-439-019	9 S 3RD ST #301	7/3/2023	$ 600,000	0.000%	$ 600,000	$ -	$234,820	$365,180	$326,180	1.120
70-03-20-439-018	9 S 3RD ST #206	2/29/2024	$ 500,000	0.000%	$ 500,000	$ -	$207,680	$292,320	$286,826	1.019
							Totals:	**$1,008,700**	**$880,236**	**1.146**
									Standard Deviation:	0.150
									Coefficient of Dispersion :	9.46%
ECF Was:	1.243								**Adopted ECF:**	**1.146**

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
70-03-20-439-017	9 S 3RD ST #205	1/13/2023	$ 540,000	0.000%	$ 540,000	$247,500	0.458
70-03-20-439-019	9 S 3RD ST #301	7/3/2023	$ 600,000	0.000%	$ 600,000	$304,300	0.507
70-03-20-439-018	9 S 3RD ST #206	2/29/2024	$ 500,000	0.000%	$ 500,000	$268,200	0.536
					$1,640,000	**$820,000**	**0.500**
						Standard Deviation:	0.039
						Coefficient of Dispersion :	5.63%
						Price Related Differential:	1.001

CITY OF GRAND HAVEN

R5-21 RESIDENTIAL: CONMINIUM - ARMORY BUILDING											
Parcel Number	**Street Address**	**Sale Date**	**Sale Price**	**Adj.**	**Adj. Sale $**	**Land Imp $**	**Bldg $**	**Est. ECF**	**Land Residual**	**# of Units or %**	**$/Unit**
70-03-20-414-001	17 S 2ND ST #1	06/09/21	$540,000	11.000%	$599,400	$0	$266,678	1.230	$271,386	2,065.00	$131.42
70-03-20-414-003	17 S 2ND ST #3	03/22/19	$320,000	24.500%	$398,400	$0	$185,270	1.230	$170,517	1,204.00	$141.63
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$136.52
										Standard Deviation:	$5.10
										Coefficient of Dispersion :	3.7%
Land Rate Was:	*$118.77*									**Indicated Sale Price Per Unit:**	**$137.00**

TIME ADJUSTMENT

70-03-20-414-001	17 S 2ND ST #1	06/09/21	$540,000
70-03-20-414-001	17 S 2ND ST #1	04/21/17	$375,000
	Diffference:	50.00	44.00%
	Difference in Months:		0.88%
70-03-20-414-003	17 S 2ND ST #3	03/22/19	$320,000
70-03-20-414-003	17 S 2ND ST #3	07/22/16	$242,000
	Diffference:	35.00	32.23%
	Difference in Months:		0.92%
		Use:	0.50%

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	11.000%	$599,400	$0	$282,905	$316,495	$266,678	1.187
70-03-20-414-003	17 S 2ND ST #3	03/22/19	$320,000	24.500%	$398,400	$0	$164,948	$233,452	$185,270	1.260
							Totals:	**$549,947**	**$451,949**	**1.217**
									Standard Deviation:	0.052
									Coefficient of Dispersion :	2.99%
ECF Was:	1.191								**Adopted ECF:**	**1.217**

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	11.000%	$599,400	$303,700	0.507
70-03-20-414-003	17 S 2ND ST #3	03/22/19	$320,000	24.500%	$398,400	$195,200	0.490
					$997,800	**$498,900**	**0.500**
						Standard Deviation:	0.012
						Coefficient of Dispersion :	1.68%
						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**
70-03-20-413-006	12 WASHINGTON AVE #6	10/27/20	$380,000	15.000%	$437,000	$0	$140,223	1.080	$285,560	1,092.00	$261.50
70-03-20-413-005	12 WASHINGTON AVE #5	09/21/20	$425,000	15.500%	$490,875	$0	$157,171	1.080	$321,130	1,224.00	$262.36
70-03-20-413-010	12 WASHINGTON AVE #10	01/16/20	$440,000	19.500%	$525,800	$0	$197,123	1.080	$312,907	1,497.00	$209.02
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$244.30
										Standard Deviation:	$24.94
										Coefficient of Dispersion :	9.6%
LAND RATE WAS:	*$237.50*									**Indicated Sale Price Per Unit:**	**$244.00**

TIME ADJUSTMENT

Diffference:	-	#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
70-03-20-413-006	12 WASHINGTON AVE #6	10/27/20	$380,000	15.000%	$437,000	$0	$266,448	$170,552	$140,223	1.216
70-03-20-413-005	12 WASHINGTON AVE #5	09/21/20	$425,000	15.500%	$490,875	$0	$298,656	$192,219	$157,171	1.223
70-03-20-413-010	12 WASHINGTON AVE #10	01/16/20	$440,000	19.500%	$525,800	$0	$365,268	$160,532	$197,123	0.814
							Totals:	**$523,303**	**$494,517**	**1.058**
									Standard Deviation:	0.234
									Coefficient of Dispersion :	16.61%
ECF Was:	1.074								**Adopted ECF:**	**1.058**

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**
70-03-20-413-006	12 WASHINGTON AVE #6	10/27/20	$380,000	15.000%	$437,000	$207,400	0.475
70-03-20-413-005	12 WASHINGTON AVE #5	09/21/20	$425,000	15.500%	$490,875	$232,500	0.474
70-03-20-413-010	12 WASHINGTON AVE #10	01/16/20	$440,000	19.500%	$525,800	$286,900	0.546
					$1,453,675	**$726,800**	**0.500**
						Standard Deviation:	0.041
						Coefficient of Dispersion :	6.38%
						Price Related Differential:	0.996

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**
70-03-27-341-006	1079 MORELAND ST	02/23/24	$220,000	-5.000%	$209,000	$1,441	$116,716	1.200	$67,500	1,194.00	$56.53
70-03-27-341-003	1133 MORELAND ST	02/04/22	$272,500	7.000%	$291,575	$1,317	$137,931	1.200	$124,740	1,546.00	$80.69
70-03-27-341-013	1019 MORELAND ST	10/11/21	$200,000	9.000%	$218,000	$1,441	$139,690	1.200	$48,930	1,200.00	$40.78
70-03-27-341-012	1015 MORELAND ST	09/28/21	$210,000	9.500%	$229,950	$1,441	$139,690	1.200	$60,880	1,200.00	$50.73
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$58.76
										Standard Deviation:	$14.69
										Coefficient of Dispersion :	20.0%
Land Rate Was:	*$60,750*									**Indicated Sale Price Per Unit:**	**$58.76**

TIME ADJUSTMENT

Diffference:	-	#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	-8.000%	$14,000	$1,477	$8,673	1.200	$2,115	1.00	$2,115.00
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$2,115.00
										Standard Deviation:	$0.00
										Coefficient of Dispersion :	0.0%
Land Rate Was:	*$3,200*									**Indicated Sale Price Per Unit:**	**$2,115.00**

TIME ADJUSTMENT

Diffference:	-	#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
70-03-27-341-006	1079 MORELAND ST	2/23/2024	$ 220,000	-5.000%	$ 209,000	$ 1,441	$70,159	$137,400	$116,716	1.177
70-03-27-341-003	1133 MORELAND ST	2/4/2022	$ 272,500	7.000%	$ 291,575	$ 1,317	$90,843	$199,415	$137,931	1.446
70-03-27-341-013	1019 MORELAND ST	10/11/2021	$ 200,000	9.000%	$ 218,000	$ 1,441	$70,512	$146,047	$139,690	1.046
70-03-27-341-012	1015 MORELAND ST	9/28/2021	$ 210,000	9.500%	$ 229,950	$ 1,441	$70,512	$157,997	$139,690	1.131
							Totals:	**$640,859**	**$534,029**	**1.200**
									Standard Deviation:	0.173
									Coefficient of Dispersion :	10.25%
ECF Was:	1.05								**Adopted ECF:**	**1.200**

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**
70-03-27-341-006	1079 MORELAND ST	02/23/24	$220,000	-5.000%	$209,000	$105,800	0.506
70-03-27-341-003	1133 MORELAND ST	02/04/22	$272,500	7.000%	$291,575	$128,800	0.442
70-03-27-341-013	1019 MORELAND ST	10/11/21	$200,000	9.000%	$218,000	$119,800	0.550
70-03-27-341-012	1015 MORELAND ST	09/28/21	$210,000	9.500%	$229,950	$119,800	0.521
					$948,525	**$474,200**	**0.500**
						Standard Deviation:	0.046
						Coefficient of Dispersion :	6.23%
						Price Related Differential:	1.009

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**
70-03-20-415-011	200 S HARBOR DR #11	12/29/19	$399,900	20.000%	$479,880	$0	$131,093	1.250	$316,014	913.00	$346.13
70-03-20-415-003	200 S HARBOR DR #3	12/02/21	$305,000	8.000%	$329,400	$0	$86,474	1.250	$221,308	571.00	$387.58
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$366.85
										Standard Deviation:	$20.73
										Coefficient of Dispersion :	5.6%
Land Value Was:	*$340.17*									**Indicated Sale Price Per Unit:**	**$367.00**

TIME ADJUSTMENT

Diffference:	-	#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**
70-03-20-415-011	200 S HARBOR DR #11	12/29/19	$399,900	20.000%	$479,880	$0	$335,071	$144,809	$131,093	1.105
70-03-20-415-003	200 S HARBOR DR #3	12/02/21	$305,000	8.000%	$329,400	$0	$209,557	$119,843	$86,474	1.386
							Totals:	**$264,652**	**$217,567**	**1.216**
									Standard Deviation:	0.199
									Coefficient of Dispersion :	0.00%
	was: 1.288								**Adopted ECF:**	**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**
70-03-20-415-011	200 S HARBOR DR #11	12/29/19	$399,900	20.000%	$479,880	$247,200	0.515
70-03-20-415-003	200 S HARBOR DR #3	12/02/21	$305,000	8.000%	$329,400	$157,400	0.478
					$809,280	**$404,600**	**0.500**
						Standard Deviation:	0.026
						Coefficient of Dispersion :	3.76%
						Price Related Differential:	0.993

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	8.000%	$580,500	$0	$246,508	1.300	$260,040	1,327.00	$195.96
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$195.96
										Standard Deviation:	$0.00
										Coefficient of Dispersion :	0%
Land Value Was:	*$165.00*									**Indicated Sale Price Per Unit:**	**$196.00**

TIME ADJUSTMENT

Diffference:	-	#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**
70-03-20-416-017	22 S HARBOR DR #306	05/06/22	$550,000	5.500%	$580,250	$0	$235,064	1.300	$274,667	1,346.00	$204.06
70-03-20-416-012	22 S HARBOR DR #301	09/06/24	$888,000	-8.500%	$812,520	$0	$285,227	1.300	$441,725	1,513.00	$291.95
70-03-20-416-012	22 S HARBOR DR #301	04/21/22	$600,000	6.000%	$636,000	$0	$285,227	1.300	$265,205	1,513.00	$175.28
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$223.77
										Standard Deviation:	$49.63
										Coefficient of Dispersion :	22%
Land Value Was:	*$165.00*									**Indicated Sale Price Per Unit:**	**$224.00**

TIME ADJUSTMENT

Diffference:	-	#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**
70-03-20-416-021	22 S HARBOR DR #404	05/23/22	$750,000	5.500%	$791,250	$0	$229,746	1.300	$492,581	1,213.00	$406.08
70-03-20-416-018	22 S HARBOR DR #401	02/15/22	$1,000,000	-10.000%	$900,000	$0	$279,673	1.300	$536,425	1,477.00	$363.19
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$384.63
										Standard Deviation:	$21.45
										Coefficient of Dispersion :	6%
Land Value Was:	*$370.00*									**Indicated Sale Price Per Unit:**	**$385.00**

TIME ADJUSTMENT

Diffference:	-	#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	8.000%	$ 580,500	$ -	$260,092	$320,408	$246,508	1.300
70-03-20-416-017	22 S HARBOR DR #306	5/6/2022	$ 550,000	5.500%	$ 580,250	$ -	$301,504	$278,746	$235,064	1.186
70-03-20-416-012	22 S HARBOR DR #301	9/6/2024	$ 888,000	-8.500%	$ 812,520	$ -	$338,912	$473,608	$285,227	1.660
70-03-20-416-012	22 S HARBOR DR #301	4/21/2022	$ 600,000	6.000%	$ 636,000	$ -	$338,912	$297,088	$285,227	1.042
70-03-20-416-021	22 S HARBOR DR #404	5/23/2022	$ 750,000	5.500%	$ 791,250	$ -	$467,005	$324,245	$229,746	1.411
70-03-20-416-018	22 S HARBOR DR #401	2/15/2022	$ 1,000,000	-10.000%	$ 900,000	$ -	$568,645	$331,355	$279,673	1.185
							Totals:	**$2,025,450**	**$1,561,445**	**1.297**
									Standard Deviation:	0.217
									Coefficient of Dispersion :	12.87%
ECF Was:	*1.269*								**Adopted ECF:**	**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	8.000%	$580,500	$289,900	0.499
70-03-20-416-017	22 S HARBOR DR #306	05/06/22	$550,000	5.500%	$580,250	$303,200	0.523
70-03-20-416-012	22 S HARBOR DR #301	09/06/24	$888,000	-8.500%	$812,520	$354,400	0.436
70-03-20-416-012	22 S HARBOR DR #301	04/21/22	$600,000	6.000%	$636,000	$354,400	0.557
70-03-20-416-021	22 S HARBOR DR #404	05/23/22	$750,000	5.500%	$791,250	$382,500	0.483
70-03-20-416-018	22 S HARBOR DR #401	02/15/22	$1,000,000	-10.000%	$900,000	$465,700	0.517
						Aggregate Ratio:	0.500
						Standard Deviation:	0.041
						Coefficient of Dispersion :	5.84%
						Price Related Differential:	1.005

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	42.750%	$1,070,625	$0	$302,060	1.200	$708,153	1,111.00	$637.40
70-03-20-462-004	340 S HARBOR DR	07/01/16	$630,000	60.750%	$1,012,725	$0	$302,060	1.200	$650,253	1,111.00	$585.29
70-03-20-462-001	310 S HARBOR DR	04/01/15	$590,000	72.000%	$1,014,800	$0	$302,060	1.200	$652,328	1,111.00	$587.15
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$603.28
										Standard Deviation:	$24.14
										Coefficient of Dispersion :	3.8%
Land Rate Was:	*$556.00*									**Indicated Sale Price Per Unit:**	**$603.00**

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
	Diffference:	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	$178,528	1.200	$309,366	1,066.00	$290.21
70-03-20-462-008	25 HOWARD AVE	02/15/22	$480,000	9.750%	$526,800	$0	$182,061	1.200	$308,327	1,066.00	$289.24
70-03-20-462-012	14 LAFAYETTE AVE	08/20/21	$505,000	24.000%	$626,200	$0	$204,625	1.200	$380,650	1,066.00	$357.08
70-03-20-462-010	20 LAFAYETTE AVE	06/29/21	$395,000	16.500%	$460,175	$0	$182,061	1.200	$241,702	1,066.00	$226.74
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$290.82
										Standard Deviation:	$46.10
										Coefficient of Dispersion :	11.4%
Land Rate Was:	*$233.00*									**Indicated Sale Price Per Unit:**	**$291.00**

TIME ADJUSTMENT

Diffference:	-	#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	51.000%	$755,000	$0	$291,570	1.200	$405,116	1,112.00	$364.31
70-03-20-462-007	19 HOWARD AVE	02/23/09	$425,580	85.000%	$787,323	$0	$291,570	1.200	$437,439	1,112.00	$393.38
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$378.85
										Standard Deviation:	$14.53
										Coefficient of Dispersion :	3.8%
Land Rate Was:	*$359.00*									**Indicated Sale Price Per Unit:**	**$379.00**

TIME ADJUSTMENT

Diffference:	-	#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	-9.000%	$514,150	$0	$198,193	1.200	$276,318	1,198.00	$230.65
70-03-20-462-015	333 COTTAGE LN #102	09/30/24	$640,000	-8.500%	$585,600	$0	$199,454	1.200	$346,255	1,252.00	$276.56
70-03-20-462-015	333 COTTAGE LN #102	08/16/21	$460,000	10.000%	$506,000	$0	$203,390	1.200	$261,932	1,252.00	$209.21
70-03-20-462-014	333 COTTAGE LN #101	09/30/20	$400,000	15.500%	$462,000	$0	$202,984	1.200	$218,419	1,204.00	$181.41
70-03-20-462-016	333 COTTAGE LN #103	09/30/20	$376,000	15.500%	$434,280	$0	$202,118	1.200	$191,739	1,198.00	$160.05
70-03-20-462-017	333 COTTAGE LN #201	07/06/20	$465,000	16.500%	$541,725	$0	$239,698	1.200	$254,087	1,432.00	$177.44
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$205.51
										Standard Deviation:	$39.01
										Coefficient of Dispersion :	16.0%
Land Rate Was:	*$153.00*									**Indicated Sale Price Per Unit:**	**$206.00**

TIME ADJUSTMENT

Diffference:	-	#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	16.000%	$319,000	$1,381	$116,201	1.200	$178,178	802.00	$222.17
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$222.17
										Standard Deviation:	$0.00
										Coefficient of Dispersion :	0.0%
Land Rate Was:	*$190.00*									**Indicated Sale Price Per Unit:**	**$222.00**

TIME ADJUSTMENT

Diffference:	-	#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	42.750%	$ 1,070,625	$ -	$ 669,933	$ 400,692	$ 302,060	1.327
70-03-20-462-004	340 S HARBOR DR	7/1/2016	$ 630,000	60.750%	$ 1,012,725	$ -	$ 669,933	$ 342,792	$ 302,060	1.135
70-03-20-462-001	310 S HARBOR DR	4/1/2015	$ 590,000	72.000%	$ 1,014,800	$ -	$ 669,933	$ 344,867	$ 302,060	1.142
70-03-20-462-008	25 HOWARD AVE	9/6/2023	$ 544,000	-3.750%	$ 523,600	$ -	$ 310,206	$ 213,394	$ 178,528	1.195
70-03-20-462-012	14 LAFAYETTE AVE	8/20/2021	$ 505,000	24.000%	$ 626,200	$ -	$ 310,206	$ 315,994	$ 204,625	1.544
70-03-20-462-010	20 LAFAYETTE AVE	6/29/2021	$ 395,000	16.500%	$ 460,175	$ -	$ 310,206	$ 149,969	$ 182,061	0.824
70-03-20-462-009	27 HOWARD AVE	10/29/2014	$ 500,000	51.000%	$ 755,000	$ -	$ 421,448	$ 333,552	$ 291,570	1.144
70-03-20-462-007	19 HOWARD AVE	2/23/2009	$ 425,580	85.000%	$ 787,323	$ -	$ 421,448	$ 365,875	$ 291,570	1.255
70-03-20-462-016	333 COTTAGE LN #103	10/17/2024	$ 565,000	-9.000%	$ 514,150	$ -	$ 246,788	$ 267,362	$ 198,193	1.349
70-03-20-462-015	333 COTTAGE LN #102	9/30/2024	$ 640,000	-8.500%	$ 585,600	$ -	$ 257,912	$ 327,688	$ 199,454	1.643
70-03-20-462-016	333 COTTAGE LN #103	9/30/2020	$ 376,000	15.500%	$ 434,280	$ -	$ 246,788	$ 187,492	$ 202,118	0.928
70-03-20-462-017	333 COTTAGE LN #201	7/6/2020	$ 465,000	16.500%	$ 541,725	$ -	$ 294,992	$ 246,733	$ 239,698	1.029
70-03-20-462-023	333 COTTAGE LN D	8/11/2020	$ 275,000	16.000%	$ 319,000	$ 1,381	$ 178,044	$ 139,575	$ 116,201	1.201
							Totals:	**$3,635,985**	**$3,010,198**	**1.208**
									Standard Deviation:	0.226
									Coefficient of Dispersion :	13.66%
was: 1.253									**Adopted ECF:**	**1.208**

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	42.750%	$1,070,625	$517,400	0.483
70-03-20-462-004	340 S HARBOR DR	07/01/16	$630,000	60.750%	$1,012,725	$517,400	0.511
70-03-20-462-001	310 S HARBOR DR	04/01/15	$590,000	72.000%	$1,014,800	$517,400	0.510
70-03-20-462-008	25 HOWARD AVE	09/06/23	$544,000	-3.750%	$523,600	$262,900	0.502
70-03-20-462-012	14 LAFAYETTE AVE	08/20/21	$505,000	24.000%	$626,200	$278,700	0.445
70-03-20-462-010	20 LAFAYETTE AVE	06/29/21	$395,000	16.500%	$460,175	$265,100	0.576
70-03-20-462-009	27 HOWARD AVE	10/29/14	$500,000	51.000%	$755,000	$386,800	0.512
70-03-20-462-007	19 HOWARD AVE	02/23/09	$425,580	85.000%	$787,323	$386,800	0.491
70-03-20-462-016	333 COTTAGE LN #103	10/17/24	$565,000	-9.000%	$514,150	$243,100	0.473
70-03-20-462-015	333 COTTAGE LN #102	09/30/24	$640,000	-8.500%	$585,600	$249,400	0.426
70-03-20-462-016	333 COTTAGE LN #103	09/30/20	$376,000	15.500%	$434,280	$245,500	0.565
70-03-20-462-017	333 COTTAGE LN #201	07/06/20	$465,000	16.500%	$541,725	$292,300	0.540
70-03-20-462-023	333 COTTAGE LN D	08/11/20	$275,000	16.000%	$319,000	$159,900	0.501
					$8,645,203	**$4,322,700**	**0.500**
						Standard Deviation:	0.042
						Coefficient of Dispersion :	6.05%
						Price Related Differential:	1.005

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**
70-03-20-417-010	11 S 1ST ST #305	10/08/24	$625,000	-13.500%	$540,625	$0	$233,257	1.275	$243,223	1,251.00	$194.42
70-03-20-417-012	11 S 1ST ST #402	11/13/23	$500,000	-5.250%	$473,750	$0	$224,601	1.275	$187,384	1,251.00	$149.79
70-03-20-417-026	11 S 1ST ST #405	07/28/23	$605,000	-2.250%	$591,388	$0	$237,878	1.275	$288,093	1,251.00	$230.29
70-03-20-417-005	11 S 1ST ST #205	02/19/21	$449,900	19.500%	$537,631	$0	$237,878	1.275	$234,336	1,251.00	$187.32
70-03-20-417-013	11 S 1ST ST #403	02/11/21	$445,000	19.500%	$531,775	$0	$211,539	1.275	$262,063	1,251.00	$209.48
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$194.26
										Standard Deviation:	$26.67
										Coefficient of Dispersion :	10.6%
Land Value Was:	*$165.00*									**Indicated Sale Price Per Unit:**	**$194.00**

TIME ADJUSTMENT

	Diffference:	-	0.00%
	Difference in Months:		0.00%

	Diffference:	-	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
70-03-20-417-026	11 S 1ST ST #405	7/28/2023	$ 605,000	-2.250%	$ 591,388	$ -	$ 242,694	$348,694	$237,878	1.466
70-03-20-417-010	11 S 1ST ST #305	10/8/2024	$ 625,000	-13.500%	$ 540,625	$ -	$ 242,694	$297,931	$233,257	1.277
70-03-20-417-012	11 S 1ST ST #402	11/13/2023	$ 500,000	-5.250%	$ 473,750	$ -	$ 242,694	$231,056	$224,601	1.029
70-03-20-417-005	11 S 1ST ST #205	2/19/2021	$ 449,900	19.500%	$ 537,631	$ -	$ 242,694	$294,937	$237,878	1.240
70-03-20-417-013	11 S 1ST ST #403	2/11/2021	$ 445,000	19.500%	$ 531,775	$ -	$ 242,694	$289,081	$211,539	1.367
							Totals:	**$1,461,698**	**$1,145,152**	**1.276**
									Standard Deviation:	0.163
									Coefficient of Dispersion :	8.86%
Was:		1.298							**Adopted ECF:**	**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**
70-03-20-417-026	11 S 1ST ST #405	07/28/23	$605,000	-2.250%	$591,388	$273,100	0.462
70-03-20-417-010	11 S 1ST ST #305	10/08/24	$625,000	-13.500%	$540,625	$270,200	0.500
70-03-20-417-012	11 S 1ST ST #402	11/13/23	$500,000	-5.250%	$473,750	$264,600	0.559
70-03-20-417-005	11 S 1ST ST #205	02/19/21	$449,900	19.500%	$537,631	$273,100	0.508
70-03-20-417-013	11 S 1ST ST #403	02/11/21	$445,000	19.500%	$531,775	$256,300	0.482
					$2,675,168	**$1,337,300**	**0.500**
						Standard Deviation:	0.036
						Coefficient of Dispersion :	4.98%
						Price Related Differential:	1.004

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 ST	08/31/18	$345,000	19.600%	$412,620	$0	$205,329	1.200	$166,225	1.00	$166,224.92
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$166,224.92
										Standard Deviation:	$0.00
										Coefficient of Dispersion :	0.0%
Land Rate Was:	*$165,650.00*									**Indicated Sale Price Per Unit:**	**$166,225.00**

TIME ADJUSTMENT

Diffference:	-	#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 ST	8/31/2018	$ 345,000	19.600%	$ 412,620	$ -	$166,225	$246,395	$205,329	1.200
							Totals:	**$246,395**	**$205,329**	**1.200**
									Standard Deviation:	#DIV/0!
									Coefficient of Dispersion :	0.00%
Was: 1.3									**Adopted ECF:**	**1.200**

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 ST	08/31/18	$345,000	19.600%	$412,620	$206,300	0.500
					$412,620	**$206,300**	**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	3.50%	$302,220	$0	$147,051	0.700	$199,284	1,040.00	$191.62
70-03-21-161-028	529 MILLER DR #214	06/06/22	$261,500	5.00%	$274,575	$0	$128,939	0.700	$184,318	913.00	$201.88
70-03-21-161-028	529 MILLER DR #214	07/30/21	$220,000	10.50%	$243,100	$0	$128,939	0.700	$152,843	913.00	$167.41
70-03-21-161-011	529 MILLER DR #207	06/11/21	$215,000	11.00%	$238,650	$0	$128,939	0.700	$148,393	913.00	$162.53
70-03-21-161-042	530 MILLER DR #204	09/05/24	$300,000	-8.50%	$274,500	$0	$172,374	0.700	$153,838	1,207.00	$127.45
70-03-21-161-025	529 MILLER DR #211	10/10/23	$325,000	-3.00%	$315,250	$0	$172,374	0.700	$194,588	1,150.00	$169.21
70-03-21-161-042	530 MILLER DR #204	09/19/23	$281,500	-2.50%	$274,463	$0	$172,374	0.700	$153,800	1,151.00	$133.62
70-03-21-161-057	530 MILLER DR #210	10/03/22	$295,000	3.00%	$303,850	$0	$165,585	0.700	$187,941	1,150.00	$163.43
70-03-21-161-059	530 MILLER DR #212	09/28/22	$304,900	3.50%	$315,572	$0	$165,692	0.700	$199,587	1,150.00	$173.55
70-03-21-161-043	530 MILLER DR #205	01/31/22	$259,900	7.50%	$279,393	$0	$165,585	0.700	$163,483	1,207.00	$135.45
70-03-21-161-026	529 MILLER DR #212	10/13/21	$250,000	9.00%	$272,500	$0	$165,692	0.700	$156,515	1,207.00	$129.67
70-03-21-161-040	530 MILLER DR #201	09/27/24	$225,000	-8.50%	$205,875	$0	$113,388	0.700	$126,504	767.00	$164.93
70-03-21-161-040	530 MILLER DR #201	08/02/21	$137,500	10.00%	$151,250	$0	$113,388	0.700	$71,879	767.00	$93.71
70-03-21-161-006	529 MILLER DR #202	08/16/22	$275,000	4.00%	$286,000	$0	$198,653	0.700	$146,943	1,417.00	$103.70
70-03-21-161-066	530 MILLER DR #312	05/31/24	$370,000	-6.50%	$345,950	$0	$234,851	0.700	$181,555	1,541.00	$117.82
70-03-21-161-049	530 MILLER DR #305	11/20/23	$360,000	-3.50%	$347,400	$0	$234,851	0.700	$183,005	1,541.00	$118.76
70-03-21-161-033	529 MILLER DR #312	02/09/22	$285,000	7.00%	$304,950	$0	$234,851	0.700	$140,555	1,541.00	$91.21
70-03-21-161-062	530 MILLER DR #308	07/12/23	$325,000	-1.50%	$320,125	$0	$186,060	0.700	$189,883	1,233.00	$154.00
70-03-21-161-046	530 MILLER DR #301	10/30/20	$239,500	15.00%	$275,425	$0	$180,657	0.700	$148,965	1,233.00	$120.81
70-03-21-161-048	530 MILLER DR #304	02/24/23	$410,000	1.00%	$414,100	$0	$273,840	0.700	$222,412	1,987.00	$111.93
70-03-21-161-065	530 MILLER DR #311	09/29/21	$275,000	9.50%	$301,125	$0	$273,840	0.700	$109,437	1,987.00	$55.08
70-03-21-161-030	529 MILLER DR #309	06/27/24	$368,600	-7.00%	$342,798	$0	$279,160	0.700	$147,386	1,807.00	$81.56
70-03-21-161-030	529 MILLER DR #309	03/18/21	$262,000	12.50%	$294,750	$0	$279,160	0.700	$99,338	1,807.00	$54.97
70-03-21-161-013	529 MILLER DR #302	01/29/21	$255,000	13.50%	$289,425	$0	$279,160	0.700	$94,013	1,807.00	$52.03
70-03-21-161-045	530 MILLER DR #302	01/29/21	$254,900	13.50%	$289,312	$0	$279,160	0.700	$93,900	1,807.00	$51.96
70-03-21-161-044	530 MILLER DR #206	03/17/21	$243,072	12.50%	$273,456	$0	$275,552	0.700	$80,570	2,089.00	$38.57

Unit of Comparison:	**Square Foot**			
Land Value Was:	*$181.29*	**1040 sf**	**UNIT TYPE A:**	**$191.62**
Land Value Was:	*$154.94*	**913 sf**	**UNIT TYPE B:**	**$177.27**
Land Value Was:	*$144.11*	**1150 & 1207 sf**	**UNIT TYPE C:**	**$147.48**
Land Value Was:	*$125.00*	**767 sf**	**UNIT TYPE D:**	**$129.32**
Land Value Was:	*$95.44*	**1417 sf**	**UNIT TYPE E:**	**$103.70**
Land Value Was:	*$77.72*	**1541 sf**	**UNIT TYPE F:**	**$109.26**
Land Value Was:	*$116.33*	**1233sf**	**UNIT TYPE G:**	**$137.41**
Land Value Was:	*$75.40*	**1987 sf**	**UNIT TYPE H:**	**$83.50**
Land Value Was:	*$36.86*	**1807 sf**	**UNIT TYPE J:**	**$60.13**
Land Value Was:	*$23.55*	**2089 sf**	**UNIT TYPE X:**	**$38.57**

TIME ADJUSTMENT

Diffference:	-	#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	3.50%	$ 302,220	$0	$199,284	$102,936	$147,051	0.700
70-03-21-161-028	529 MILLER DR #214	6/6/2022	$ 261,500	5.00%	$ 274,575	$0	$161,851	$112,724	$128,939	0.874
70-03-21-161-028	529 MILLER DR #214	7/30/2021	$ 220,000	10.50%	$ 243,100	$0	$161,851	$81,249	$128,939	0.630
70-03-21-161-011	529 MILLER DR #207	6/11/2021	$ 215,000	11.00%	$ 238,650	$0	$161,851	$76,799	$128,939	0.596
70-03-21-161-042	530 MILLER DR #204	9/5/2024	$ 300,000	-8.50%	$ 274,500	$0	$178,013	$96,487	$172,374	0.560
70-03-21-161-025	529 MILLER DR #211	10/10/2023	$ 325,000	-3.00%	$ 315,250	$0	$169,606	$145,644	$172,374	0.845
70-03-21-161-042	530 MILLER DR #204	9/19/2023	$ 281,500	-2.50%	$ 274,463	$0	$169,753	$104,709	$172,374	0.607
70-03-21-161-057	530 MILLER DR #210	10/3/2022	$ 295,000	3.00%	$ 303,850	$0	$169,606	$134,244	$165,585	0.811
70-03-21-161-059	530 MILLER DR #212	9/28/2022	$ 304,900	3.50%	$ 315,572	$0	$169,606	$145,966	$165,692	0.881
70-03-21-161-043	530 MILLER DR #205	1/31/2022	$ 259,900	7.50%	$ 279,393	$0	$178,013	$101,380	$165,585	0.612
70-03-21-161-026	529 MILLER DR #212	10/13/2021	$ 250,000	9.00%	$ 272,500	$0	$178,013	$94,487	$165,692	0.570
70-03-21-161-040	530 MILLER DR #201	9/27/2024	$ 225,000	-8.50%	$ 205,875	$0	$99,191	$106,684	$113,388	0.941
70-03-21-161-040	530 MILLER DR #201	8/2/2021	$ 137,500	10.00%	$ 151,250	$0	$99,191	$52,059	$113,388	0.459
70-03-21-161-006	529 MILLER DR #202	8/16/2022	$ 275,000	4.00%	$ 286,000	$0	$146,943	$139,057	$198,653	0.700
70-03-21-161-066	530 MILLER DR #312	5/31/2024	$ 370,000	-6.50%	$ 345,950	$0	$168,371	$177,579	$234,851	0.756
70-03-21-161-049	530 MILLER DR #305	11/20/2023	$ 360,000	-3.50%	$ 347,400	$0	$168,371	$179,029	$234,851	0.762
70-03-21-161-033	529 MILLER DR #312	2/9/2022	$ 285,000	7.00%	$ 304,950	$0	$168,371	$136,579	$234,851	0.582
70-03-21-161-062	530 MILLER DR #308	7/12/2023	$ 325,000	-1.50%	$ 320,125	$0	$169,424	$150,701	$186,060	0.810
70-03-21-161-046	530 MILLER DR #301	10/30/2020	$ 239,500	15.00%	$ 275,425	$0	$169,424	$106,001	$180,657	0.587
70-03-21-161-048	530 MILLER DR #304	2/24/2023	$ 410,000	1.00%	$ 414,100	$0	$165,924	$248,176	$273,840	0.906
70-03-21-161-065	530 MILLER DR #311	9/29/2021	$ 275,000	9.50%	$ 301,125	$0	$165,924	$135,201	$273,840	0.494
70-03-21-161-030	529 MILLER DR #309	6/27/2024	$ 368,600	-7.00%	$ 342,798	$0	$108,659	$234,139	$279,160	0.839
70-03-21-161-030	529 MILLER DR #309	3/18/2021	$ 262,000	12.50%	$ 294,750	$0	$108,659	$186,091	$279,160	0.667
70-03-21-161-013	529 MILLER DR #302	1/29/2021	$ 255,000	13.50%	$ 289,425	$0	$108,659	$180,766	$279,160	0.648
70-03-21-161-045	530 MILLER DR #302	1/29/2021	$ 254,900	13.50%	$ 289,312	$0	$108,659	$180,652	$279,160	0.647
70-03-21-161-044	530 MILLER DR #206	3/17/2021	$ 243,072	12.50%	$ 273,456	$0	$80,570	$192,886	$275,552	0.700
							Totals:	**$3,602,222**	**$5,150,113**	**0.699**
									Standard Deviation:	0.132
									Coefficient of Dispersion :	15.77%
ECF Was:	0.69								**Adopted ECF:**	**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	3.50%	$ 302,220	$151,100	0.500
70-03-21-161-028	529 MILLER DR #214	6/6/2022	$ 261,500	5.00%	$ 274,575	$126,000	0.459
70-03-21-161-028	529 MILLER DR #214	7/30/2021	$ 220,000	10.50%	$ 243,100	$126,000	0.518
70-03-21-161-011	529 MILLER DR #207	6/11/2021	$ 215,000	11.00%	$ 238,650	$126,000	0.528
70-03-21-161-042	530 MILLER DR #204	9/5/2024	$ 300,000	-8.50%	$ 274,500	$149,300	0.544
70-03-21-161-025	529 MILLER DR #211	10/10/2023	$ 325,000	-3.00%	$ 315,250	$145,100	0.460
70-03-21-161-042	530 MILLER DR #204	9/19/2023	$ 281,500	-2.50%	$ 274,463	$145,200	0.529
70-03-21-161-057	530 MILLER DR #210	10/3/2022	$ 295,000	3.00%	$ 303,850	$142,700	0.470
70-03-21-161-059	530 MILLER DR #212	9/28/2022	$ 304,900	3.50%	$ 315,572	$142,700	0.452
70-03-21-161-043	530 MILLER DR #205	1/31/2022	$ 259,900	7.50%	$ 279,393	$146,900	0.526
70-03-21-161-026	529 MILLER DR #212	10/13/2021	$ 250,000	9.00%	$ 272,500	$147,000	0.539
70-03-21-161-040	530 MILLER DR #201	9/27/2024	$ 225,000	-8.50%	$ 205,875	$89,200	0.433
70-03-21-161-040	530 MILLER DR #201	8/2/2021	$ 137,500	10.00%	$ 151,250	$89,200	0.590
70-03-21-161-006	529 MILLER DR #202	8/16/2022	$ 275,000	4.00%	$ 286,000	$142,900	0.500
70-03-21-161-066	530 MILLER DR #312	5/31/2024	$ 370,000	-6.50%	$ 345,950	$166,300	0.481
70-03-21-161-049	530 MILLER DR #305	11/20/2023	$ 360,000	-3.50%	$ 347,400	$166,300	0.479
70-03-21-161-033	529 MILLER DR #312	2/9/2022	$ 285,000	7.00%	$ 304,950	$166,300	0.545
70-03-21-161-062	530 MILLER DR #308	7/12/2023	$ 325,000	-1.50%	$ 320,125	$149,800	0.468
70-03-21-161-046	530 MILLER DR #301	10/30/2020	$ 239,500	15.00%	$ 275,425	$147,900	0.537
70-03-21-161-048	530 MILLER DR #304	2/24/2023	$ 410,000	1.00%	$ 414,100	$178,700	0.432
70-03-21-161-065	530 MILLER DR #311	9/29/2021	$ 275,000	9.50%	$ 301,125	$178,700	0.593
70-03-21-161-030	529 MILLER DR #309	6/27/2024	$ 368,600	-7.00%	$ 342,798	$152,000	0.443
70-03-21-161-030	529 MILLER DR #309	3/18/2021	$ 262,000	12.50%	$ 294,750	$152,000	0.516
70-03-21-161-013	529 MILLER DR #302	1/29/2021	$ 255,000	13.50%	$ 289,425	$152,000	0.525
70-03-21-161-045	530 MILLER DR #302	1/29/2021	$ 254,900	13.50%	$ 289,312	$152,000	0.525
70-03-21-161-044	530 MILLER DR #206	3/17/2021	$ 243,072	12.50%	$ 273,456	$136,700	0.500
					$7,536,012	**$3,768,000**	**0.500**
						Standard Deviation:	0.044
						Coefficient of Dispersion :	7.12%
						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	$261,425	1.200	$141,289	1.00	$141,289
70-03-21-163-005	505 ADAMS AVE	08/31/23	$420,000	0.000%	$420,000	$0	$250,535	1.200	$119,357	1.00	$119,357
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$130,323.46
										Standard Deviation:	$10,966.00
										Coefficient of Dispersion :	8.4%
Land Rate Was:	*$103,900*									**Indicated Sale Price Per Unit:**	**$130,323**

TIME ADJUSTMENT

	Diffference:	-	#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	$130,323	$324,677	$261,425	1.242
70-03-21-163-005	505 ADAMS AVE	08/31/23	$420,000	0.000%	$420,000	$0	$130,323	$289,677	$250,535	1.156
							Totals:	**$614,354**	**$511,961**	**1.200**
									Standard Deviation:	0.061
									Coefficient of Dispersion :	3.57%
ECF Was: 1.10									**Adopted ECF:**	**1.200**

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	$222,000	0.488
70-03-21-163-005	505 ADAMS AVE	08/31/23	$420,000	0.000%	$420,000	$215,500	0.513
					$875,000	**$437,500**	**0.500**
						Standard Deviation:	0.018
						Coefficient of Dispersion :	2.52%
						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	7.000%	$213,893	$0	$76,932	1.200	$121,575	858.00	$141.70
70-03-21-316-004	633 ELLIOTT AVE #104	07/31/20	$145,000	16.500%	$168,925	$0	$71,038	1.200	$83,679	784.00	$106.73
70-03-21-316-003	633 ELLIOTT AVE 103	07/24/20	$178,500	16.500%	$207,953	$0	$76,932	1.200	$115,634	858.00	$134.77
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$127.73
										Standard Deviation:	$15.12
										Coefficient of Dispersion :	11.0%
Land Value Was:	*$113.00*									**Indicated Sale Price Per Unit:**	**$128.00**

	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**
70-03-21-316-005	633 ELLIOTT AVE #205	08/07/23	$314,900	-2.000%	$308,602	$0	$66,938	1.200	$228,277	733.00	$311.43
70-03-21-316-006	633 ELLIOTT AVE #206	06/16/23	$267,500	-1.000%	$264,825	$0	$80,229	1.200	$168,550	900.00	$187.28
70-03-21-316-008	633 ELLIOTT AVE #208	04/20/22	$250,000	6.000%	$265,000	$0	$68,538	1.200	$182,754	753.00	$242.70
70-03-21-316-006	633 ELLIOTT AVE #206	08/06/21	$225,000	10.000%	$247,500	$0	$80,229	1.200	$151,225	900.00	$168.03
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$227.36
										Standard Deviation:	$55.74
										Coefficient of Dispersion :	21.9%
Land Value Was:	*$200.00*									**Indicated Sale Price Per Unit:**	**$227.00**

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**
70-03-21-316-010	633 ELLIOTT AVE #310	09/09/22	$315,000	3.500%	$326,025	$0	$79,684	1.200	$230,405	893.00	$258.01
70-03-21-316-011	633 ELLIOTT AVE #311	06/22/22	$285,000	5.000%	$299,250	$0	$79,980	1.200	$203,274	897.00	$226.62
70-03-21-316-010	633 ELLIOTT AVE #310	08/11/21	$244,000	10.000%	$268,400	$0	$79,684	1.200	$172,780	893.00	$193.48
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$226.04
										Standard Deviation:	$26.35
										Coefficient of Dispersion :	9.6%
Land Value Was:	*$200.00*									**Indicated Sale Price Per Unit:**	**$226.00**

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	7.000%	$ 213,893	$0	$109,824	$104,069	$76,932	1.353
70-03-21-316-004	633 ELLIOTT AVE #104	7/31/2020	$ 145,000	16.500%	$ 168,925	$0	$100,352	$68,573	$71,038	0.965
70-03-21-316-003	633 ELLIOTT AVE 103	7/24/2020	$ 178,500	16.500%	$ 207,953	$0	$109,824	$98,129	$76,932	1.276
70-03-21-316-005	633 ELLIOTT AVE #205	8/7/2023	$ 314,900	-2.000%	$ 308,602	$0	$166,391	$142,211	$66,938	2.125
70-03-21-316-006	633 ELLIOTT AVE #206	6/16/2023	$ 267,500	-1.000%	$ 264,825	$0	$204,300	$60,525	$80,229	0.754
70-03-21-316-008	633 ELLIOTT AVE #208	4/20/2022	$ 250,000	6.000%	$ 265,000	$0	$170,931	$94,069	$68,538	1.373
70-03-21-316-006	633 ELLIOTT AVE #206	8/6/2021	$ 225,000	10.000%	$ 247,500	$0	$204,300	$43,200	$80,229	0.538
70-03-21-316-010	633 ELLIOTT AVE #310	9/9/2022	$ 315,000	3.500%	$ 326,025	$0	$201,818	$124,207	$79,684	1.559
70-03-21-316-011	633 ELLIOTT AVE #311	6/22/2022	$ 285,000	5.000%	$ 299,250	$0	$202,722	$96,528	$79,980	1.207
70-03-21-316-010	633 ELLIOTT AVE #310	8/11/2021	$ 244,000	10.000%	$ 268,400	$0	$201,818	$66,582	$79,684	0.836
							Totals:	**$898,093**	**$760,183**	**1.181**
									Standard Deviation:	0.455
									Coefficient of Dispersion :	28.37%
	Was: 1.236								**Adopted ECF:**	**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	7.000%	$ 213,893	$100,300	0.469
70-03-21-316-004	633 ELLIOTT AVE #104	7/31/2020	$ 145,000	16.500%	$ 168,925	$92,100	0.545
70-03-21-316-003	633 ELLIOTT AVE 103	7/24/2020	$ 178,500	16.500%	$ 207,953	$100,300	0.482
70-03-21-316-005	633 ELLIOTT AVE #205	8/7/2023	$ 314,900	-2.000%	$ 308,602	$122,700	0.398
70-03-21-316-006	633 ELLIOTT AVE #206	6/16/2023	$ 267,500	-1.000%	$ 264,825	$149,500	0.565
70-03-21-316-008	633 ELLIOTT AVE #208	4/20/2022	$ 250,000	6.000%	$ 265,000	$125,900	0.475
70-03-21-316-006	633 ELLIOTT AVE #206	8/6/2021	$ 225,000	10.000%	$ 247,500	$149,500	0.604
70-03-21-316-010	633 ELLIOTT AVE #310	9/9/2022	$ 315,000	3.500%	$ 326,025	$148,000	0.454
70-03-21-316-011	633 ELLIOTT AVE #311	6/22/2022	$ 285,000	5.000%	$ 299,250	$148,600	0.497
70-03-21-316-010	633 ELLIOTT AVE #310	8/11/2021	$ 244,000	10.000%	$ 268,400	$148,000	0.551
					$ 2,570,373	**$1,284,900**	**0.500**
						Standard Deviation:	0.061
						Coefficient of Dispersion :	10.19%
						Price Related Differential:	1.008

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	-1.000%	$524,700	$0	$194,820	1.300	$271,434	1,349.00	$201.21
70-03-20-286-006	241 JACKSON AVE	12/07/22	$525,000	4.000%	$546,000	$0	$194,820	1.300	$292,734	1,348.00	$217.16
70-03-20-286-003	253 JACKSON AVE	02/18/22	$515,000	14.000%	$587,100	$0	$194,820	1.300	$333,834	1,348.00	$247.65
70-03-20-286-001	237 JACKSON AVE	08/12/21	$432,000	20.000%	$518,400	$0	$194,820	1.300	$265,134	1,348.00	$196.69
70-03-20-286-005	249 JACKSON AVE	02/25/21	$395,000	26.000%	$497,700	$0	$194,820	1.300	$244,434	1,348.00	$181.33
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$208.81
										Standard Deviation:	$22.53
										Coefficient of Dispersion :	9.38%
Land Value Was:	*165*									**Indicated Sale Price Per Unit:**	**$209.00**

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
	Diffference:	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	-1.000%	$524,700	$0	$281,941	$242,759	$194,820	1.246
70-03-20-286-006	241 JACKSON AVE	12/07/22	$525,000	4.000%	$546,000	$0	$281,732	$264,268	$194,820	1.356
70-03-20-286-003	253 JACKSON AVE	02/18/22	$515,000	14.000%	$587,100	$0	$281,732	$305,368	$194,820	1.567
70-03-20-286-001	237 JACKSON AVE	08/12/21	$432,000	20.000%	$518,400	$0	$281,732	$236,668	$194,820	1.215
70-03-20-286-005	249 JACKSON AVE	02/25/21	$395,000	26.000%	$497,700	$0	$281,732	$215,968	$194,820	1.109
							Totals:	**$1,265,031**	**$974,100**	**1.299**
									Standard Deviation:	0.174
									Coefficient of Dispersion :	10.48%
ECF Was:	*1.305*								**Adopted ECF:**	**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	-1.000%	$524,700	$267,500	0.510
70-03-20-286-006	241 JACKSON AVE	12/07/22	$525,000	4.000%	$546,000	$267,400	0.490
70-03-20-286-003	253 JACKSON AVE	02/18/22	$515,000	14.000%	$587,100	$267,400	0.455
70-03-20-286-001	237 JACKSON AVE	08/12/21	$432,000	20.000%	$518,400	$267,400	0.516
70-03-20-286-005	249 JACKSON AVE	02/25/21	$395,000	26.000%	$497,700	$267,400	0.537
						Aggregate Ratio:	0.500
						Standard Deviation:	0.031
						Coefficient of Dispersion :	4.55%
						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 LAFEYETTE AVE	09/06/19	$370,000	21.500%	$449,550	$0	$183,560	1.300	$210,922	1,328.00	$158.83
70-03-20-463-002	116 LAFEYETTE AVE	07/23/19	$280,000	22.500%	$343,000	$0	$111,504	1.300	$198,045	966.00	$205.02
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$178.28
										Standard Deviation:	$23.09
										Coefficient of Dispersion :	13%
Land Value Was:	*171*									**Indicated Sale Price Per Unit:**	**$178.00**

TIME ADJUSTMENT

Diffference:	-	#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 LAFEYETTE AVE	09/06/19	$370,000	21.500%	$449,550	$0	$236,384	$213,166	$183,560	1.161
70-03-20-463-002	116 LAFEYETTE AVE	07/23/19	$280,000	22.500%	$343,000	$0	$171,948	$171,052	$111,504	1.534
							Totals:	**$384,218**	**$295,063**	**1.302**
									Standard Deviation:	0.264
									Coefficient of Dispersion :	13.83%
ECF Was:	*1.199*								**Adopted ECF:**	**1.302**

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 LAFEYETTE AVE	09/06/19	$370,000	21.500%	$449,550	$237,700	0.529
70-03-20-463-002	116 LAFEYETTE AVE	07/23/19	$280,000	22.500%	$343,000	$158,600	0.462
						Aggregate Ratio:	0.500
						Standard Deviation:	0.047
						Coefficient of Dispersion :	6.70%
						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	0.000%	$662,500	$0	$366,424	1.230	$211,799	1,668.00	$126.98
70-03-20-442-002	303 FRANKLIN AVE	05/02/22	$640,000	0.000%	$640,000	$0	$350,946	1.230	$208,336	1,644.00	$126.73
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$126.85
										Standard Deviation:	$0.13
										Coefficient of Dispersion :	0%
Land Value Was:	*118*									**Indicated Sale Price Per Outer Unit:**	**$127.00**
Land Value Was:	*118*									**Indicated Sale Price Per Inner Unit:**	**$127.00**

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	0.000%	$662,500	$0	$211,836	$450,664	$366,424	1.230
70-03-20-442-002	303 FRANKLIN AVE	05/02/22	$640,000	0.000%	$640,000	$0	$208,788	$431,212	$350,946	1.229
							Totals:	**$881,876**	**$717,370**	**1.229**
									Standard Deviation:	0.001
									Coefficient of Dispersion :	0.05%
ECF Was:	*1.248*								**Adopted ECF:**	**1.229**

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	0.000%	$ 662,500	$331,100	0.500
70-03-20-442-002	303 FRANKLIN AVE	5/2/2022	$ 640,000	0.000%	$ 640,000	$320,100	0.500
						Aggregate Ratio:	0.500
						Standard Deviation:	0.000
						Coefficient of Dispersion :	0.04%
						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**
70-03-20-287-005	310 PERE MARQUETTE PL	06/10/22	$785,000	0.000%	$785,000	$16,258	$379,681	1.280	$282,751	1.00	$282,750.56
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$282,750.56
										Standard Deviation:	$0.00
										Coefficient of Dispersion :	0%
Land Value Was:	*153317*									**Indicated Sale Price Per Unit:**	**$282,750.00**

TIME ADJUSTMENT

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

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**
70-03-20-287-005	310 PERE MARQUETTE PL	06/10/22	$785,000	0.000%	$785,000	$16,258	$282,750	$485,992	$379,681	1.280
							Totals:	**$485,992**	**$379,681**	**1.280**
									Standard Deviation:	#DIV/0!
									Coefficient of Dispersion :	0.00%
ECF Was:	*1.25*								**Adopted ECF:**	**1.280**

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
70-03-20-287-005	310 PERE MARQUETTE PL	06/10/22	$785,000	0.000%	$785,000	$392,500	0.500
						Aggregate Ratio:	0.500
						Standard Deviation:	#DIV/0!
						Coefficient of Dispersion :	0.00%
						Price Related Differential:	1.000

CITY OF GRAND HAVEN

R5-35 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	-8.50%	$300,120	$8,038	$179,466	1.380	$44,419	1.00	$44,419.03
70-03-34-263-004	1806 ROBINSON ST	05/24/24	$292,000	-6.50%	$273,020	$6,903	$147,640	1.380	$62,374	1.00	$62,373.80
70-03-34-263-028	1805 ROBINSON ST	03/15/24	$287,400	-5.50%	$271,593	$6,816	$147,190	1.380	$61,654	1.00	$61,654.28
70-03-34-263-005	1808 ROBINSON ST	03/15/24	$297,500	-5.50%	$281,138	$6,707	$181,339	1.380	$24,182	1.00	$24,182.31
70-03-34-263-007	1812 ROBINSON ST	08/09/23	$294,500	-2.00%	$288,610	$7,092	$150,273	1.380	$74,141	1.00	$74,141.26
70-03-34-263-018	1825 ROBINSON ST	08/09/23	$311,000	-2.00%	$304,780	$14,516	$184,557	1.380	$35,575	1.00	$35,575.36
70-03-34-263-023	1815 ROBINSON ST	07/17/23	$311,000	-1.50%	$306,335	$6,693	$183,195	1.380	$46,833	1.00	$46,832.90
70-03-34-263-026	1809 ROBINSON ST	06/16/23	$310,998	-1.00%	$307,888	$6,786	$183,195	1.380	$48,293	1.00	$48,292.92
70-03-34-263-021	1819 ROBINSON ST	08/12/22	$279,900	4.00%	$291,096	$6,793	$184,557	1.380	$29,614	1.00	$29,614.36
70-03-34-263-017	1827 ROBINSON ST	07/05/22	$274,900	4.50%	$287,271	$9,466	$174,417	1.380	$37,109	1.00	$37,108.72
70-03-34-263-014	1826 ROBINSON ST	06/30/22	$279,900	5.00%	$293,895	$10,317	$172,884	1.380	$44,998	1.00	$44,998.10
70-03-34-263-016	1829 ROBINSON ST	05/27/22	$314,900	5.50%	$332,220	$12,646	$208,701	1.380	$31,566	1.00	$31,566.38
70-03-34-263-011	1820 ROBINSON ST	05/11/22	$285,500	5.50%	$301,203	*$7,134*	$182,670	1.380	$41,984	1.00	$41,983.51
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$44,826.38
										Standard Deviation:	$13,737.45
										Coefficient of Dispersion :	25%
Land Value Was:	*$41,325*									**Indicated Sale Price Per Unit:**	**$44,826.00**

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
	Diffference:	32.00	17.18%
	Difference in Months:		0.54%
		USE:	0.5%

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	-8.500%	$300,120	$8,038	$44,826	$247,256	$179,466	1.378
70-03-34-263-004	1806 ROBINSON ST	05/24/24	$292,000	-6.500%	$273,020	$6,903	$44,826	$221,291	$147,640	1.499
70-03-34-263-028	1805 ROBINSON ST	03/15/24	$287,400	-5.500%	$271,593	$6,816	$44,826	$219,951	$147,190	1.494
70-03-34-263-005	1808 ROBINSON ST	03/15/24	$297,500	-5.500%	$281,138	$6,707	$44,826	$229,605	$181,339	1.266
70-03-34-263-007	1812 ROBINSON ST	08/09/23	$294,500	-2.000%	$288,610	$7,092	$44,826	$236,692	$150,273	1.575
70-03-34-263-018	1825 ROBINSON ST	08/09/23	$311,000	-2.000%	$304,780	$14,516	$44,826	$245,438	$184,557	1.330
70-03-34-263-023	1815 ROBINSON ST	07/17/23	$311,000	-1.500%	$306,335	$6,693	$44,826	$254,816	$183,195	1.391
70-03-34-263-026	1809 ROBINSON ST	06/16/23	$310,998	-1.000%	$307,888	$6,786	$44,826	$256,276	$183,195	1.399
70-03-34-263-021	1819 ROBINSON ST	08/12/22	$279,900	4.000%	$291,096	$6,793	$44,826	$239,477	$184,557	1.298
70-03-34-263-017	1827 ROBINSON ST	07/05/22	$274,900	4.500%	$287,271	$9,466	$44,826	$232,979	$174,417	1.336
70-03-34-263-014	1826 ROBINSON ST	06/30/22	$279,900	5.000%	$293,895	$10,317	$44,826	$238,752	$172,884	1.381
70-03-34-263-016	1829 ROBINSON ST	05/27/22	$314,900	5.500%	$332,220	$12,646	$44,826	$274,748	$208,701	1.316
70-03-34-263-011	1820 ROBINSON ST	05/11/22	$285,500	5.500%	$301,203	$7,134	$44,826	$249,243	$182,670	1.364
							Totals:	**$3,146,522**	**$2,280,085**	**1.380**
									Standard Deviation:	0.088
									Coefficient of Dispersion :	4.74%
ECF Was:	*1.35*								**Adopted ECF:**	**1.380**

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	-8.500%	$300,120	$150,300	0.501
70-03-34-263-004	1806 ROBINSON ST	05/24/24	$292,000	-6.500%	$273,020	$127,700	0.468
70-03-34-263-028	1805 ROBINSON ST	03/15/24	$287,400	-5.500%	$271,593	$127,400	0.469
70-03-34-263-005	1808 ROBINSON ST	03/15/24	$297,500	-5.500%	$281,138	$150,900	0.537
70-03-34-263-007	1812 ROBINSON ST	08/09/23	$294,500	-2.000%	$288,610	$129,600	0.449
70-03-34-263-018	1825 ROBINSON ST	08/09/23	$311,000	-2.000%	$304,780	$157,000	0.515
70-03-34-263-023	1815 ROBINSON ST	07/17/23	$311,000	-1.500%	$306,335	$152,200	0.497
70-03-34-263-026	1809 ROBINSON ST	06/16/23	$310,998	-1.000%	$307,888	$152,200	0.494
70-03-34-263-021	1819 ROBINSON ST	08/12/22	$279,900	4.000%	$291,096	$153,200	0.526
70-03-34-263-017	1827 ROBINSON ST	07/05/22	$274,900	4.500%	$287,271	$147,500	0.513
70-03-34-263-014	1826 ROBINSON ST	06/30/22	$279,900	5.000%	$293,895	$146,900	0.500
70-03-34-263-016	1829 ROBINSON ST	05/27/22	$314,900	5.500%	$332,220	$172,700	0.520
70-03-34-263-011	1820 ROBINSON ST	05/11/22	$285,500	5.500%	$301,203	$152,000	0.505
						Aggregate Ratio:	0.500
						Standard Deviation:	0.025
						Coefficient of Dispersion :	3.70%
						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	0.000%	$1,100,000	$1,590	$300,388	1.300	$707,906	1,641.00	$431.39
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$431.39
										Standard Deviation:	$0.00
										Coefficient of Dispersion :	0%
Land Value Was:	*430*									**Indicated Sale Price Per Unit:**	**$432.00**

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	0.000%	$1,400,000	$1,590	$277,875	1.300	$1,037,173	1,467.00	$707.00
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$707.00
										Standard Deviation:	$0.00
										Coefficient of Dispersion :	0%
Land Value Was:	*700*									**Indicated Sale Price Per Unit:**	**$707.00**

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	0.000%	$1,100,000	$1,590	$708,912	$389,498	$300,388	1.297
70-03-20-464-004	218 S HARBOR DR #301	08/18/23	$1,400,000	0.000%	$1,400,000	$1,590	$1,037,169	$361,241	$277,875	1.300
							Totals:	**$750,739**	**$578,263**	**1.298**
									Standard Deviation:	0.002
									Coefficient of Dispersion :	0.13%
ECF Was:	*1.499*								**Adopted ECF:**	**1.298**

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	0.000%	$1,100,000	$550,200	0.500
70-03-20-464-004	218 S HARBOR DR #301	08/18/23	$1,400,000	0.000%	$1,400,000	$699,700	0.500
						Aggregate Ratio:	0.500
						Standard Deviation:	0.000
						Coefficient of Dispersion :	0.04%
						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	0.000%	$711,500	$0	$323,943	1.190	$326,008	1,320.00	$246.98
70-03-20-443-001	309 FRANKLIN AVE	09/07/22	$630,155	0.000%	$630,155	$0	$315,295	1.190	$254,954	1,600.00	$159.35
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$203.16
										Standard Deviation:	$43.81
										Coefficient of Dispersion :	22%
Land Value Was:	*190*									**Indicated Sale Price Per Unit:**	**$203.00**

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	01/06/23	$778,017	0.000%	$778,017	$0	$330,059	1.190	$385,247	1,840.00	$209.37
70-03-20-443-002	311 FRANKLIN AVE	10/28/22	$660,050	0.000%	$660,050	$0	$394,074	1.190	$191,102	1,488.00	$128.43
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$168.90
										Standard Deviation:	$40.47
										Coefficient of Dispersion :	24%
Land Value Was:	*167*									**Indicated Sale Price Per Unit:**	**$169.00**

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	01/06/23	$778,017	0.000%	$778,017	$0	$310,960	$467,057	$330,059	1.415
70-03-20-443-002	311 FRANKLIN AVE	10/28/22	$660,050	0.000%	$660,050	$0	$251,472	$408,578	$394,074	1.037
70-03-20-443-005	317 FRANKLIN AVE	03/06/23	$711,500	0.000%	$711,500	$0	$267,960	$443,540	$323,943	1.369
70-03-20-443-001	309 FRANKLIN AVE	09/07/22	$630,155	0.000%	$630,155	$0	$324,800	$305,355	$315,295	0.968
							Totals:	**$1,624,530**	**$1,363,371**	**1.192**
									Standard Deviation:	0.227
									Coefficient of Dispersion :	16.19%
ECF Was:	*1.203*								**Adopted ECF:**	**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	01/06/23	$778,017	0.000%	$778,017	$352,200	0.453
70-03-20-443-002	311 FRANKLIN AVE	10/28/22	$660,050	0.000%	$660,050	$360,600	0.546
70-03-20-443-005	317 FRANKLIN AVE	03/06/23	$711,500	0.000%	$711,500	$327,000	0.460
70-03-20-443-001	309 FRANKLIN AVE	09/07/22	$630,155	0.000%	$630,155	$350,300	0.556
						Aggregate Ratio:	0.500
						Standard Deviation:	0.055
						Coefficient of Dispersion :	9.44%
						Price Related Differential:	1.007

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**
70-03-20-465-002	321 S 1ST ST	09/08/23	$1,180,000	0.000%	$1,180,000	$0	$370,237	1.200	$735,716	2,292.00	$320.99
70-03-20-465-003	43 HOWARD AVE	04/08/24	$847,000	0.000%	$847,000	$0	$240,356	1.200	$558,573	1,345.00	$415.30
70-03-20-465-004	45 HOWARD AVE	10/25/23	$799,000	0.000%	$799,000	$0	$254,349	1.200	$493,781	1,535.00	$321.68
70-03-20-465-005	319 S 1ST ST	10/27/23	$1,075,000	0.000%	$1,075,000	$0	$413,302	1.200	$579,038	2,251.00	$257.24
70-03-20-465-006	47 HOWARD AVE	09/06/23	$1,325,000	0.000%	$1,325,000	$0	$389,544	1.200	$857,547	2,798.00	$306.49
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$315.49
										Standard Deviation:	$51.21
										Coefficient of Dispersion :	11.33%
Land Value Was:	*New*									**Indicated Sale Price Per Unit:**	**$315.50**

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**
70-03-20-465-002	321 S 1ST ST	09/08/23	$1,180,000	0.000%	$1,180,000	$0	$723,126	$456,874	$370,237	1.234
70-03-20-465-003	43 HOWARD AVE	04/08/24	$847,000	0.000%	$847,000	$0	$424,348	$422,653	$240,356	1.758
70-03-20-465-004	45 HOWARD AVE	10/25/23	$799,000	0.000%	$799,000	$0	$484,293	$314,708	$254,349	1.237
70-03-20-465-005	319 S 1ST ST	10/27/23	$1,075,000	0.000%	$1,075,000	$0	$710,191	$364,810	$413,302	0.883
70-03-20-465-006	47 HOWARD AVE	09/06/23	$1,325,000	0.000%	$1,325,000	$0	$882,769	$442,231	$389,544	1.135
							Totals:	**$2,001,275**	**$1,667,788**	**1.200**
									Standard Deviation:	0.319
									Coefficient of Dispersion :	16.50%
ECF Was:	*New*								**Adopted ECF:**	**1.200**

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
70-03-20-465-002	321 S 1ST ST	09/08/23	$1,180,000	0.000%	$1,180,000	$583,700	0.495
70-03-20-465-003	43 HOWARD AVE	04/08/24	$847,000	0.000%	$847,000	$356,400	0.421
70-03-20-465-004	45 HOWARD AVE	10/25/23	$799,000	0.000%	$799,000	$394,800	0.494
70-03-20-465-005	319 S 1ST ST	10/27/23	$1,075,000	0.000%	$1,075,000	$603,100	0.561
70-03-20-465-006	47 HOWARD AVE	09/06/23	$1,325,000	0.000%	$1,325,000	$675,100	0.510
						Aggregate Ratio:	0.500
						Standard Deviation:	0.050
						Coefficient of Dispersion :	6.35%
						Price Related Differential:	0.992

CITY OF GRAND HAVEN

R5-39 RESIDENTIAL: CONDOMINIUM-300 WASHINGTON											
Parcel Number	**Street Address**	**Sale Date**	**Sale Price**	**Adj.**	**Adj. Sale $**	**Land Imp $**	**Bldg $**	**Est. ECF**	**Land Residual**	**# of Units or %**	**$/Unit**
70-03-20-444-001	300 WASHINGTON AVE #1	04/25/24	$597,999	0.000%	$597,999	$0	$247,406	1.500	$226,890	1,375.00	$165.01
70-03-20-444-005	300 WASHINGTON AVE #5	04/11/24	$569,329	0.000%	$569,329	$0	$241,661	1.500	$206,838	1,340.00	$154.36
70-03-20-444-007	300 WASHINGTON AVE #7	04/02/24	$471,746	0.000%	$471,746	$0	$177,263	1.500	$205,852	1,010.00	$203.81
70-03-20-444-006	300 WASHINGTON AVE #6	03/21/24	$568,824	0.000%	$568,824	$0	$241,661	1.500	$206,333	1,340.00	$153.98
70-03-20-444-004	300 WASHINGTON AVE #4	03/18/24	$324,093	0.000%	$324,093	$0	$118,193	1.500	$146,804	680.00	$215.89
70-03-20-444-002	300 WASHINGTON AVE #2	02/23/24	$404,749	0.000%	$404,749	$0	$185,809	1.500	$126,036	1,060.00	$118.90
70-03-20-444-008	300 WASHINGTON AVE #8	02/23/24	$605,000	0.000%	$605,000	$0	$247,979	1.500	$233,032	1,375.00	$169.48
70-03-20-444-003	301 WASHINGTON AVE #3	12/21/23	$550,754	0.000%	$550,754	$0	$201,134	1.500	$249,053	1,150.00	$216.57
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$171.58
										Standard Deviation:	$32.35
										Coefficient of Dispersion :	17%
Land Value Was:	*175*									**Indicated Sale Price Per Unit:**	**$171.50**

TIME ADJUSTMENT

Diffference:	-	#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**
70-03-20-444-001	300 WASHINGTON AVE #1	04/25/24	$597,999	0.000%	$597,999	$0	$235,813	$362,187	$247,406	1.464
70-03-20-444-005	300 WASHINGTON AVE #5	04/11/24	$569,329	0.000%	$569,329	$0	$229,810	$339,519	$241,661	1.405
70-03-20-444-007	300 WASHINGTON AVE #7	04/02/24	$471,746	0.000%	$471,746	$0	$173,215	$298,531	$177,263	1.684
70-03-20-444-006	300 WASHINGTON AVE #6	03/21/24	$568,824	0.000%	$568,824	$0	$229,810	$339,014	$241,661	1.403
70-03-20-444-004	300 WASHINGTON AVE #4	03/18/24	$324,093	0.000%	$324,093	$0	$116,620	$207,473	$118,193	1.755
70-03-20-444-002	300 WASHINGTON AVE #2	02/23/24	$404,749	0.000%	$404,749	$0	$181,790	$222,959	$185,809	1.200
70-03-20-444-008	300 WASHINGTON AVE #8	02/23/24	$605,000	0.000%	$605,000	$0	$235,813	$369,188	$247,979	1.489
70-03-20-444-003	301 WASHINGTON AVE #3	12/21/23	$550,754	0.000%	$550,754	$0	$197,225	$353,529	$201,134	1.758
							Totals:	**$2,492,399**	**$1,661,106**	**1.500**
									Standard Deviation:	0.197
									Coefficient of Dispersion :	10.80%
ECF Was:	*1.5*								**Adopted ECF:**	**1.500**

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**
70-03-28-175-101	HAWTHORNE SQ GARAGE #101	10/25/23	$15,000	0.000%	$15,000	$0	$5,021	1.200	$8,975	1.00	$8,975.04
70-03-28-175-095	HAWTHORNE SQ GARAGE #95	05/03/24	$17,000	0.000%	$17,000	$0	$5,021	1.200	$10,975	1.00	$10,975.04
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$9,975.04
										Standard Deviation:	$1,000.00
******NO SALES YET, ESTIMATED FOR 2025 FROM OTHER GARAGE CONDO SALES******										Coefficient of Dispersion :	10%
Land Value Was:	*$7,000.00*									**Indicated Sale Price Per Unit:**	**$9,975.00**

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**
				0.000%	$0			-	$0	1.00	$0.00
				0.000%	$0			-	$0	1.00	$0.00
Unit of Comparison:	**Site Value**									Average Sale Price Per Unit:	$0.00
										Standard Deviation:	$0.00
******NO SALES YET, ESTIMATED FOR 2025 FROM DISCUSSION WITH LISTING AGENT******										Coefficient of Dispersion :	#DIV/0!
Land Value Was:	*$3,000.00*									**Indicated Sale Price Per Unit:**	**$3,000.00**

CITY OF GRAND HAVEN

R5-39 RESIDENTIAL: CONDOMINIUM-300 WASHINGTON							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale $	Proposed AV	Sale Ratio
70-03-20-444-001	300 WASHINGTON AVE #1	04/25/24	$597,999	0.000%	$597,999	$303,500	0.508
70-03-20-444-005	300 WASHINGTON AVE #5	04/11/24	$569,329	0.000%	$569,329	$296,200	0.520
70-03-20-444-007	300 WASHINGTON AVE #7	04/02/24	$471,746	0.000%	$471,746	$219,600	0.466
70-03-20-444-006	300 WASHINGTON AVE #6	03/21/24	$568,824	0.000%	$568,824	$296,200	0.521
70-03-20-444-004	300 WASHINGTON AVE #4	03/18/24	$324,093	0.000%	$324,093	$147,000	0.454
70-03-20-444-002	300 WASHINGTON AVE #2	02/23/24	$404,749	0.000%	$404,749	$230,300	0.569
70-03-20-444-008	300 WASHINGTON AVE #8	02/23/24	$605,000	0.000%	$605,000	$303,900	0.502
70-03-20-444-003	301 WASHINGTON AVE #3	12/21/23	$550,754	0.000%	$550,754	$249,500	0.453
						Aggregate Ratio:	0.500
						Standard Deviation:	0.040
						Coefficient of Dispersion :	6.18%
						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
70-03-21-255-052	52 GRAND ISLE DR	08/23/24	$40,000	-8.000%	$36,800	$7,494	$0		$29,306	18.00	$1,628.11
70-03-21-255-042	42 GRAND ISLE DR	05/22/24	$45,000	-6.500%	$42,075	$7,494	$0		$34,581	18.00	$1,921.17
70-03-21-255-047	47 GRAND ISLE DR	09/08/23	$40,000	-2.500%	$39,000	$7,494	$0	-	$31,506	18.00	$1,750.33
70-03-21-255-013	13 GRAND ISLE DR	06/09/23	$40,000	-1.000%	$39,600	$7,494	$0	-	$32,106	18.00	$1,783.67
70-03-21-255-024	24 GRAND ISLE DR	04/04/23	$30,000	0.000%	$30,000	$7,494	$0	-	$22,506	18.00	$1,250.33
70-03-21-255-031	31 GRAND ISLE DR	12/28/22	$30,000	2.000%	$30,600	$7,494	$0	-	$23,106	18.00	$1,283.67
70-03-21-255-050	50 GRAND ISLE DR	04/27/22	$34,000	6.000%	$36,040	$7,494	$0	-	$28,546	18.00	$1,585.89
70-03-21-255-041	41 GRAND ISLE DR	12/09/21	$28,000	8.000%	$30,240	$7,494	$0	-	$22,746	18.00	$1,263.67
70-03-21-255-068	68 GRAND ISLE DR	10/25/21	$31,000	9.000%	$33,790	$7,494	$0	-	$26,296	18.00	$1,460.89
70-03-21-255-026	26 GRAND ISLE DR	09/30/21	$30,000	9.500%	$32,850	$7,494	$0	-	$25,356	18.00	$1,408.67
70-03-21-255-085	85 GRAND ISLE DR	09/17/21	$25,000	9.500%	$27,375	$7,494	$0	-	$19,881	18.00	$1,104.50
70-03-21-255-066	66 GRAND ISLE DR	08/23/21	$22,500	10.000%	$24,750	$7,494	$0	-	$17,256	18.00	$958.67
70-03-21-255-055	55 GRAND ISLE DR	08/20/21	$24,000	10.000%	$26,400	$7,494	$0	-	$18,906	18.00	$1,050.33
70-03-21-255-059	59 GRAND ISLE DR	08/20/21	$24,000	10.000%	$26,400	$7,494	$0	-	$18,906	18.00	$1,050.33
70-03-21-255-051	51 GRAND ISLE DR	08/06/21	$30,000	10.000%	$33,000	$7,494	$0	-	$25,506	18.00	$1,417.00
Unit of Comparison:	**Actual Front Foot**									Average Sale Price Per Unit:	$1,394.48
										Standard Deviation:	$284.36
										Coefficient of Dispersion :	17.2%
Was:	*$ 1,234.00*									**Indicated Sale Price Per Unit:**	**$1,395.00**

TIME ADJUSTMENT

Diffference:	-	#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
~~70-03-21-255-104~~	~~104 GRAND ISLE DR~~	~~10/1/2024~~	~~$70,000~~	~~-9.000%~~	~~$63,700~~	~~$8,821~~	~~$0~~		~~$54,879~~	~~22.00~~	~~$2,494.50~~
70-03-21-255-096	96 GRAND ISLE DR	7/26/2024	$45,000	-7.500%	$41,625	$8,821	$0		$32,804	22.00	$1,491.09
70-03-21-255-092	92 GRAND ISLE DR	5/11/2022	$34,500	5.500%	$36,398	$8,821	$0	-	$27,577	22.00	$1,253.48
70-03-21-255-105	105 GRAND ISLE DR	7/9/2021	$45,000	10.500%	$49,725	$8,821	$0	-	$40,904	22.00	$1,859.27

Unit of Comparison: **Actual Front Foot**

Average Sale Price Per Unit:	$1,534.61
Standard Deviation:	$468.34
Coefficient of Dispersion :	26.2%
Indicated Sale Price Per Unit:	**$1,535.00**

Was: $ 1,369.00

TIME ADJUSTMENT

Diffference:	-	#DIV/0!
Difference in Months:		#DIV/0!
Use:		0.5%

CITY OF GRAND HAVEN

R9-01 RESIDENTIAL: DOCKOMINIUM - GRAND ISLE							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale $	Proposed AV	Sale Ratio
70-03-21-255-052	52 GRAND ISLE DR	8/23/2024	$ 40,000	-8%	$ 36,800	$16,300	0.443
70-03-21-255-042	42 GRAND ISLE DR	5/22/2024	$ 45,000	-7%	$ 42,075	$16,300	0.387
70-03-21-255-047	47 GRAND ISLE DR	9/8/2023	$ 40,000	-3%	$ 39,000	$16,300	0.418
70-03-21-255-013	13 GRAND ISLE DR	6/9/2023	$ 40,000	-1%	$ 39,600	$16,300	0.412
70-03-21-255-024	24 GRAND ISLE DR	4/4/2023	$ 30,000	0%	$ 30,000	$16,300	0.543
70-03-21-255-031	31 GRAND ISLE DR	12/28/2022	$ 30,000	2%	$ 30,600	$16,300	0.533
70-03-21-255-050	50 GRAND ISLE DR	4/27/2022	$ 34,000	6%	$ 36,040	$16,300	0.452
70-03-21-255-041	41 GRAND ISLE DR	12/9/2021	$ 28,000	8%	$ 30,240	$16,300	0.539
70-03-21-255-068	68 GRAND ISLE DR	10/25/2021	$ 31,000	9%	$ 33,790	$16,300	0.482
70-03-21-255-026	26 GRAND ISLE DR	9/30/2021	$ 30,000	10%	$ 32,850	$16,300	0.496
70-03-21-255-085	85 GRAND ISLE DR	9/17/2021	$ 25,000	10%	$ 27,375	$16,300	0.595
70-03-21-255-066	66 GRAND ISLE DR	8/23/2021	$ 22,500	10%	$ 24,750	$16,300	0.659
70-03-21-255-055	55 GRAND ISLE DR	8/20/2021	$ 24,000	10%	$ 26,400	$16,300	0.617
70-03-21-255-059	59 GRAND ISLE DR	8/20/2021	$ 24,000	10%	$ 26,400	$16,300	0.617
70-03-21-255-051	51 GRAND ISLE DR	8/6/2021	$ 30,000	10%	$ 33,000	$16,300	0.494
70-03-21-255-096	96 GRAND ISLE DR	7/26/2024	$ 45,000	-8%	$ 41,625	$21,300	0.512
70-03-21-255-092	92 GRAND ISLE DR	5/11/2022	$ 34,500	6%	$ 36,398	$21,300	0.585
70-03-21-255-105	105 GRAND ISLE DR	7/9/2021	$ 45,000	11%	$ 49,725	$21,300	0.428
~~70-03-21-255-104~~	~~104 GRAND ISLE DR~~	~~10/1/2024~~	~~$ 70,000~~	~~-9%~~	~~$ 63,700~~	~~$21,300~~	~~0.334~~
						Aggregate Ratio:	50.01%
						Standard Deviation:	0.080
						Coefficient of Dispersion :	12.89%
						Price Related Differential:	1.024

CITY OF GRAND HAVEN

R9-02 RESIDENTIAL: DOCKOMINIUM - 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**
70-03-20-276-072	72 WHARFSIDE	12/01/23	$25,750	0.000%	$25,750	$2,857	$0		$22,893	345.00	$66.36
70-03-20-276-073	73 WHARFSIDE	11/11/22	$30,000	0.000%	$30,000	$2,857	$0		$27,143	345.00	$78.68
70-03-20-276-071	71 WHARFSIDE	10/07/22	$28,000	0.000%	$28,000	$2,857	$0	-	$25,143	345.00	$72.88
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$72.64
										Standard Deviation:	$0.00
										Coefficient of Dispersion :	0.00%
Land Value Was:		*76*								**Indicated Sale Price Per Unit:**	**$73.00**

CITY OF GRAND HAVEN

R9-02 RESIDENTIAL: DOCKOMINIUM - 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
70-03-20-276-007	7 WHARFSIDE	03/28/24	$49,000	0.000%	$49,000	$2,857	$0		$46,143	325.00	$141.98
70-03-20-276-103	103 WHARFSIDE	03/27/24	$92,000	0.000%	$92,000	$3,614	$0		$88,386	640.00	$138.10
70-03-20-276-026	26 WHARFSIDE	03/12/24	$45,000	0.000%	$45,000	$2,478	$0		$42,522	337.50	$125.99
70-03-20-276-106	106 WHARFSIDE	01/29/24	$87,000	0.000%	$87,000	$3,614	$0		$83,386	640.00	$130.29
70-03-20-276-124	124 WHARFSIDE	12/13/23	$84,000	0.000%	$84,000	$3,614	$0		$80,386	640.00	$125.60
70-03-20-276-021	21 WHARFSIDE	10/12/23	$43,000	0.000%	$43,000	$2,857	$0		$40,143	300.00	$133.81
70-03-20-276-145	145 WHARFSIDE	09/29/23	$35,000	0.000%	$35,000	$2,924	$0	-	$32,076	480.00	$66.83
70-03-20-276-104	104 WHARFSIDE	09/01/23	$80,000	0.000%	$80,000	$3,700	$0	-	$76,300	640.00	$119.22
70-03-20-276-098	98 WHARFSIDE	08/15/23	$83,500	0.000%	$83,500	$3,700	$0	-	$79,800	640.00	$124.69
70-03-20-276-033	33 WHARFSIDE	04/21/23	$37,000	0.000%	$37,000	$2,536	$0	-	$34,464	300.00	$114.88
70-03-20-276-067	67 WHARFSIDE	12/30/22	$35,000	0.000%	$35,000	$3,313	$0	-	$31,687	472.50	$67.06
70-03-20-276-073	73 WHARFSIDE	11/11/22	$30,000	0.000%	$30,000	$2,924	$0	-	$27,076	345.00	$78.48
70-03-20-276-071	71 WHARFSIDE	10/07/22	$28,000	0.000%	$28,000	$2,924	$0	-	$25,076	345.00	$72.68
70-03-20-276-087	87 WHARFSIDE	08/29/22	$85,000	0.000%	$85,000	$3,700	$0	-	$81,300	640.00	$127.03
70-03-20-276-002	2 WHARFSIDE	06/10/22	$36,900	0.000%	$36,900	$2,924	$0	-	$33,976	325.00	$104.54
Unit of Comparison:	**Square Foot**									Average Sale Price Per Unit:	$111.41
										Standard Deviation:	$25.82
										Coefficient of Dispersion :	17.91%
Land Value Was:		*95*								**Indicated Sale Price Per Unit:**	**$112.00**

CITY OF GRAND HAVEN

R9-02 RESIDENTIAL: DOCKOMINIUM - WHARFSIDE							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale $	Proposed AV	Sale Ratio
70-03-20-276-072	72 WHARFSIDE	12/1/2023	$ 25,750	0%	$ 25,750	$ 14,000	0.544
70-03-20-276-073	73 WHARFSIDE	11/11/2022	$ 30,000	0%	$ 30,000	$ 14,000	0.467
70-03-20-276-071	71 WHARFSIDE	10/7/2022	$ 28,000	0%	$ 28,000	$ 14,000	0.500
70-03-20-276-007	7 WHARFSIDE	3/28/2024	$ 49,000	0%	$ 49,000	$ 20,000	0.408
70-03-20-276-103	103 WHARFSIDE	3/27/2024	$ 92,000	0%	$ 92,000	$ 37,600	0.409
70-03-20-276-026	26 WHARFSIDE	3/12/2024	$ 45,000	0%	$ 45,000	$ 20,300	0.451
70-03-20-276-106	106 WHARFSIDE	1/29/2024	$ 87,000	0%	$ 87,000	$ 37,300	0.429
70-03-20-276-124	124 WHARFSIDE	12/13/2023	$ 84,000	0%	$ 84,000	$ 37,700	0.449
70-03-20-276-021	21 WHARFSIDE	10/12/2023	$ 43,000	0%	$ 43,000	$ 18,700	0.435
70-03-20-276-145	145 WHARFSIDE	9/29/2023	$ 35,000	0%	$ 35,000	$ 28,100	0.803
70-03-20-276-104	104 WHARFSIDE	9/1/2023	$ 80,000	0%	$ 80,000	$ 37,500	0.469
70-03-20-276-098	98 WHARFSIDE	8/15/2023	$ 83,500	0%	$ 83,500	$ 37,300	0.447
70-03-20-276-033	33 WHARFSIDE	4/21/2023	$ 37,000	0%	$ 37,000	$ 18,300	0.495
70-03-20-276-067	67 WHARFSIDE	12/30/2022	$ 35,000	0%	$ 35,000	$ 28,300	0.809
70-03-20-276-073	73 WHARFSIDE	11/11/2022	$ 30,000	0%	$ 30,000	$ 20,800	0.693
70-03-20-276-071	71 WHARFSIDE	10/7/2022	$ 28,000	0%	$ 28,000	$ 19,300	0.689
70-03-20-276-087	87 WHARFSIDE	8/29/2022	$ 85,000	0%	$ 85,000	$ 35,800	0.421
70-03-20-276-002	2 WHARFSIDE	6/10/2022	$ 36,900	0%	$ 36,900	$ 18,200	0.493
						Aggregate Ratio:	0.489
						Standard Deviation:	0.132
						Coefficient of Dispersion :	21.95%
						Price Related Differential:	1.068

Unit	Location	Slip Length	Dock Width	Dock SF
1 to 23	Middle Basin	30	3	90
24 to 33	Middle Basin	25	3	75
34	North Channel	30	3	90
35 to 40	North Channel	40	3	120
41 to 51	North Channel	35	3	105
52	North Channel	58	3	174 ?
53 to 69	North Channel	35	3	105
70 to 78	North Channel	30	3	90
79 to 80	North Channel	40	3	120
81 to 84	North Channel	35	3	105
85 to 142	South Basin	40	3	120
143 to 145	South Basin	30	3	90
146 to 150	South Basin	40	3	120
151	Middle Basin	25	3	75