Land Table:21 Muskegon River Dev.; Class 402 Residental Vacant				2021=48,000 Lot	**2022= 49,400 Lot**		11/29/2021				
Parcel Number	**Sale Date**	**Sale Price**	**Est. Land Value**	**Cur. Appraisal**	**LV/TCV**	**Total LV**	**FF**	**Net**	**FF Value**	**AC Value**	**SF VALUE**
09 068 001 000	3/27/2020	75000	48000	53131	0.9034	67757	233.11	1.0845	291	62479	1.43
09 068 015 000	9/23/2020	35000	48000	48000		35000	100	0.4591	350	76230	1.75
09 068 023 000	12/3/2019	342000	48000	328496	0.1461	49973	132	0.6314	379	79147	1.82
09 068 030 000	10/3/2019	45000	48000	48000		45000	110	0.6035	409	74561	1.71
						49,432.57			357	69,437	1.59
						49,400 lot					
						350 ff					
						69,400 Ac					
						1.60 sf					

35 Section Land Table, 401 res Class					0-1.5 Ac. 2021=13,000 Ac **2022=14,000 Ac**						
Parcel Number	**Sale Date**	**Sale Price**	**LV**	**Cur. Appraisal**	**LV/TCV**	**Total LV**	**FF**	**Total Ac**	**R/W**	**Net**	**FF Value**
09 002 010 250	9/4/2020	227,500	7,800	212,624	0.0367	8,346	104.30	0.6	0.07	0.67	80
09 003 002 000	9/10/2019	80,100	13,520	55,405	0.2440	19,546	300.00	1.26	0.22	1.04	65
09 003 012 000	9/24/2019	110,000	14,820	103,763	0.1428	15,711	150.00	1.14		1.14	105
09 002 029 630	7/31/2019	234,900	15,509	247,988	0.0625	14,690	200.00	1.193		1.193	73
09 025 003 500	7/3/2020	280,000	15,990	279,369	0.0572	16,026	300.00	1.38	0.15	1.23	53
											75
35 Section Land Table, 401 res Class					1.6-3.99 Ac. 2021=8,000 Ac **2022=8100**						
Parcel Number	**Sale Date**	**Sale Price**	**LV**	**Cur. Appraisal**	**LV/TCV**	**Total LV**	**FF**	**Total Ac**	**R/W**	**Net**	**FF Value**
09 014 022 400	2/10/2020	125,000	5,330	120,765	0.0441	5,517	160.00	1.65	0.31	1.34	34
09 014 019 000	5/5/2020	124,400	17,810	118,754	0.1500	18,657	233.11	1.67	0.3	1.37	80
09 025 006 300	2/12/2021	285,000	17,810	309,378	0.0576	16,407	279.82	1.37		1.37	59
09 007 005 500	6/7/2019	105,000	17,940	92,708	0.1935	20,319	250.00	1.48	0.1	1.38	81
09 002 010 900	11/8/2019	210,000	18,200	208,137	0.0874	18,363	104.30	1.5	0.1	1.4	176
09 033 004 000	7/28/2020	13,000	18,200	34,111	0.5336	6,936	150.00	1.52	0.12	1.4	46
09 013 021 100	10/8/2020	70,000	19,500	119,964	0.1625	11,378	200.00	1.6	0.1	1.5	57
09 023 026 000	12/10/2020	150,000	18,380	113,666	0.1617	24,255	209.00	1.98	0.32	1.66	116
09 026 006 000	7/18/2019	145,600	17,120	124,156	0.1379	20,077	416.00	2	0.16	1.84	48
09 025 013 050	1/30/2020	107,000	16,980	120,133	0.1413	15,124	435.19	2.19	0.33	1.86	35
09 001 017 020	2/11/2021	173,000	19,430	145,207	0.1338	23,149	448.27	2		2	52
09 004 012 600	6/19/2020	133,500	17,200	91,841	0.1873	25,002	198.00	2.3	0.15	2.15	126
09 020 011 550	9/4/2020	159,000	17,120	174,674	0.0980	15,584	290	2.36	0.52	2.36	54
09 025 021 000	7/3/2019	120,000	16,616	136,863	0.1214	14,569	253.97	2.86		2.86	57
09 002 029 500	5/7/2019	12000	15543	15543	1.0000	12,000		3.19		3.19	
09 008 010 700	11/8/2019	158,000	15,286	193,841	0.0789	12,460	332.13	3.34	0.2	3.14	37.51
09 023 010 600	10/9/2020	45,000	17,470	46,037	0.3795	17,076	442.00	4.25	0.33	3.92	38.63
											73.19

	35-Section				4-7 Ac. 2021=5100Ac	**2022=5,000Ac**					
Parcel Number	**Sale Date**	**Sale Price**	**LV**	**Cur. Appraisal**	**LV/TCV**	**Total LV**	**FF**	**Total Ac**	**R/W**	**Net**	**FF Value**
09 009 007 100	9/2/2020	117,000	18,500	105,748	0.1749	20,468	375.47	5	0.28	4.72	54.51
09 014 022 500	3/11/2020	59,800	19,342	60,346	0.3205	19,167	381.84	5.06	0.41	5.06	50.20
09 012 030 800	12/31/2019	128,500	19,608	78,541	0.2497	32,080	766.42	5.16		5.16	41.86
09 025 013 000	6/12/2020	19900	19900	19722		19900	480.47	5.19		5.19	41.42
09 009 007 400	9/2/2020	33000								5	
											47.00

	35-Section-402 VACANT RES. CLAS				7.1+ Ac. 2021=2600Ac	**2021=2700Ac**					
Parcel Number	**Sale Date**	**Sale Price**	**FF**	**Total Ac**	**R/W**	**Net**	**FF Value**	**AC Value**	**SF VALUE**		
09 002 031 500	7/31/2019	34500	384.81	11.73	0.2	11.53	90	2,992	0.07		
09 003 005 300	4/14/2020	31900	506.72	14.51	1.26	13.25	63	2,408	0.06		
09 004 011 001	8/2/2019	51520	376.01	17.94	0.28	17.66	137	2,917	0.07		
09 007 001 500	6/25/2019	90000	1320	40	2	38	68	2,368	0.05		
09 009 007 450	7/2/2019	23226	150	11.33	0.11	11.22	155	2,070	0.05		
09 009 007 700	7/2/2019	32074	0	16.32	0.39	15.93	0	2,013	0.05		
09 012 008 050	7/20/2020	62000	760	23.03	0.63	22.4	82	2,768	0.06		
09 012 031 100	5/15/2020	108000	1432.96	56	0.71	55.29	75	1,953	0.04		
09 019 001 010	10/22/2020	60000	0	30		30	0	2,000	0.05		
09 019 013 000	2/12/2021	120000	1320	40	1	39	91	3,077	0.07		
09 019 013 500	7/22/2020	43120	315.7	17.96	1	16.96	137	2,542	0.06		
09 019 014 000	2/5/2021	125000	1320	40	1	39	95	3,205	0.07		
09 020 011 800	10/22/2019	95000	1307.07	39.24	0.99	38.25	73	2,484	0.06		
09 024 016 200	9/13/2019	67500	331.87	10.11	0.25	9.86	203	6,846	0.16		
09 030 005 000	9/6/2019	32000	0	13.33	0.25	13.08	0	2,446	0.06		
09 030 008 000	6/19/2020	21830	0	7.39		7.39	0	2,954	0.07		
09 030 008 175	6/19/2020	21240	0	8.36		8.36	0	2,541	0.06		
09 033 010 000	10/4/2019	115500	0	80		80	0	1,444	0.03		
							70	**2,724**	**0.06**		

37-River Narrow Land Table, 401 Res Class Backlots Frontaage "B"									2021=150 FF **2022=150 FF**		11/29/21
Parcel Number	**Sale Date**	**Sale Price**	**Est. Land Value**	**Cur. Appraisal**	**LV/TCV**	**Total LV**	**FF**	**Net**	**FF Value**	**AC Value**	**SF VALUE**
Frontage "B"	backlots										
09 038 038 000	6/2/2020	38,975	20,192	38,220	0.5283	20,590.87	103.85	0.431	198	8,875	0.2037
09 048 022 000	4/17/2019	11,000	9,053	31,091	0.2912	3,202.95	60.35	0.166	53	532	0.0122
09 048 023 000	5/6/2020	7,350	18,105	24,608	0.7357	5,407.66	120.7	0.333	45	1,801	0.0413
09 048 026 000	12/4/2020	118,000	9,053	99,680	0.0908	10,716.83	60.35	0.166	178	1,779	0.0408
09 048 030 000	11/12/2019	77,500	18,105	66,327	0.2730	21,154.85	120.7	0.333	175	7,045	0.1617
09 049 089 000	10/1/2020	126,000	26,092	105,659	0.2469	31,115.12	134.1	0.622	232	19,354	0.4443
									147	6,564	0.1507
						150 ff					
						6,500 Ac					
						0.15 sf					
*ALL LARGE ACRES VALUED USING LAND TABLE #35 SECTIONS											

37-River Narrow Land Table, 401 Res Class	Frontage "A"								2021=575 FF **2022=575 FF**		11/29/21
Parcel Number	**Sale Date**	**Sale Price**	**Est. Land Value**	**Cur. Appraisal**	**LV/TCV**	**Total LV**	**FF**	**Net**	**FF Value**	**AC Value**	**SF VALUE**
09 044 012 000	8/12/2019	110,000	66,760	97,058	0.688	75661.98	100	1.015	668	74,544	1.7113
09 001 023 000	9/17/2020	124,000	42,160	147,869	0.285	35,355	60	0.309	703	114,416	2.63
09 037 017 000	6/2/2020	110,925	20,192	96,362	0.210	23,244	42.6	0.109	474	213,244	4.90
09 037 018 000	9/13/2019	98,000	20,995	63,601	0.330	32,350	42.6	0.108	493	299,540	6.88
09 048 005 000	6/29/2020	87,720	32,994	105,381	0.313	27,464.47	61.28	0.202	538	135,963	3.1213
09 048 006 000	6/29/2020	23,800	34,805	50,009	0.696	16,564.20	61.47	0.205	566	80,801	1.8549
09 049 036 000	3/11/2020	164,000	24,774	137,974	0.180	29,447.11	50	0.128	495	230,056	5.2813
09 049 056 000	10/12/2020	250,000	66,445	226,447	0.293	73,356.02	120	0.389	554	188,576	4.3291
09 049 062 000	7/19/2019	60,000	37,509	66,174	0.567	34,009.43	60	0.244	625	139,383	3.1998
									568	164058	3.7663
*ALL LARGE ACRES VALUED USING LAND TABLE #35 SECTIONS						**575 ff**					
						164,058 Ac					
						3.77 sf					

39 Blenheim-Watson Land Table, 402 Res Improved Class										2021=450, **2022=475**	11/30/21
Parcel Number	**Sale Date**	**Sale Price**	**Total Acres**	**Rd R/W**	**Net Acres**		**FF**		**FF Value**	**AC Value**	**SF VALUE**
08 049 198 000	9/7/2020	27,000			0.24		60.24		448	6372	0.1463
08 006 065 001	7/14/2020	49,000			0.86		106.51		460	41944	0.9629
09 011 001 350	2/12/2021	55,000			0.78		113.1		486	42790	0.9823
									465	30,369	0.6972
						475 ff					
*ALL LARGE ACRES VALUED USING LAND TABLE #35 SECTIONS						**30,370 Ac**					
						0.70 sf					

40 Springs-Pine-Rogers, 401 Res Class									2021=225, **2022=200**		12/02/21
Parcel Number	**Sale Date**	**Sale Price**	**LV**	**Cur. Appraisal**	**LV/TCV**	**Total LV**	**FF**	**Net**	**FF Value**	**AC Value**	**SF VALUE**
09 011 018 000	12/19/2019	68,000	8,190	93,834	0.0873	5,935.16	110.5	0.63	54	3,739	1.05
09 040 002 000	2/26/2020	102,000	49,336	148,663	0.3319	33,850.20	150	1.472	226	49,827	14.00
09 047 006 000	4/25/2019	65,000	28,902	67,206	0.4301	27,953.31	100	0.758	280	21,189	5.95
						200 ff			186	24,918	7.00
*ALL LARGE ACRES VALUED USING LAND TABLE #35 SECTIONS						**24,900 Ac**					
						7.0 sf					

41 Village of Stanwood Commerical Land Table, 201 commerical land table									2021=125, **2022=150**		11/30/21
Parcel Number	**Sale Date**	**Sale Price**	**LV**	**Cur. Appraisal**	**LV/TCV**	**Total LV**	**FF**	**Net**	**FF Value**	**AC Value**	**SF VALUE**
09 891 052 000	4/3/2019	74500	68750	163617	0.42	31,304	550	0.379	57	26056	0.60
09 891 050 000	4/19/2019	124100	15000	116300	0.13	16,006	100	0.115	160	1725	0.04
09 891 026 500	11/18/2020	225000	20156	155301	0.13	29,202	100.78	0.322	290	6490	0.15
						150 ff			169	11424	0.26
*ALL LARGE ACRES VALUED USING LAND TABLE #35 SECTIONS						**11,400 Ac**					
						0.26 sf					

41 Commerical Land Table, 201 & 202 commerical class									2021=200, **2022=200**		11/30/21
Parcel Number	**Sale Date**	**Sale Price**	**LV**	**Cur. Appraisal**	**LV/TCV**	**Total LV**	**FF**	**Net**	**FF Value**	**AC Value**	**SF VALUE**
09 025 003 700	10/2/2020	1,353,520	25060	477138	0.0525	71089	364.47	3.69	195	19265	0.4423
01 033 030 400	7/25/2019	27,000					150	5.73	180	4712	0.1082
05 016 015 800	4/23/2019	80,000					307.00	2.12	261	37736	0.8663
						200 ff			212	20571	0.4722

*ALL LARGE ACRES VALUED USING LAND TABLE #35 SECTIONS						**20,575 Ac**					
						0.47 sf					
42-RIVER: RV-PINE GR-TH-O'TAH, 401 Res Class - BACKLOTS								2021=300, **2022=300**			11/28/21
Parcel Number	**Sale Date**	**Sale Price**	**LV**	**Cur. Appraisal**	**LV/TCV**	**Total LV**	**FF**	**Net**	**FF Value**	**AC Value**	**SF VALUE**
09 043 064 000	8/26/2020	92,000	25133	100,915	0.25	22913	82.95	0.194	276	118,107	2.71
09 043 067 000	6/13/2019	89,225	17540	101,835	0.17	15368	56	0.138	274	111,363	2.56
09 043 075 000	6/5/2020	69,500	17620	68,438	0.26	17893	56	0.141	320	126,904	2.91
									290	118,791	2.73
						300 ff					
*ALL LARGE ACRES VALUED USING LAND TABLE #35 SECTIONS						**118,791 Ac**					
						2.73 sf					
42-RIVER: RV-PINE GR-TH-O'TAH, 401 Res Class FRONT LOTS								2021=625, **2022=625**			11/28/21
Parcel Number	**Sale Date**	**Sale Price**	**LV**	**Cur. Appraisal**	**LV/TCV**	**Total LV**	**FF**	**Net**	**FF Value**	**AC Value**	**SF VALUE**
09 011 001 200	8/6/2019	272,000	64658	276,810	0.23	63534	100	0.688	635	92,347	2.12
09 011 001 600	11/16/2020	510,000	229943	446,889	0.51	262416	383.84	2.267	684	115,755	2.66
09 053 007 000	11/24/2020	165,000	37683	136,697	0.28	45485	60.08	0.389	757	116,929	2.68
09 053 012 000	7/31/2020	140,000	70483	178,522	0.39	55274	121.7	0.672	454	82,253	1.89
									633	101,821	2.34
						625 ff					
*ALL LARGE ACRES VALUED USING LAND TABLE #35 SECTIONS						**101,821 Ac**					
						2.34 sf					
54 RIVER BEND-BLUFF/HOLIDAY HARBOR, 401 Res Class				2021=375, **2022=375**			12/03/21				
Parcel Number	**Sale Date**	**Sale Price**	**FF**	**Net**	**FF Value**	**AC Value**	**SF VALUE**				
03 071 098 000	5/5/2020	22,000	64.5	0.16	341.09	137,500	3.16				
08 049 198 000	8/31/2018	21,000	60.24	0.24	348.61	87,500	2.01				
08 006 065 004	9/5/2019	40,000	105.51	0.94	379.11	42,553	0.98				
08 049 198 000	9/7/2020	27,000	60.24	0.24	448.21	112,500	2.58				
					379.25	95,013	2.18				
*ALL LARGE ACRES VALUED USING LAND TABLE #35 SECTIONS						**375 ff**					
						95,000 Ac					
						2.18 sf					

57-RVRSIDE GAR-SUPV KUHNS, 401 Res Class Front Lots									2021=650, **2022=675**		11/29/21
Parcel Number	**Sale Date**	**Sale Price**	**LV**	**Cur. Appraisal**	**LV/TCV**	**Total LV**	**FF**	**Net**	**FF Value**	**AC Value**	**SF VALUE**
09 057 001 000	6/16/2020	115,000	30135	127,322	0.24	27219	49.8	0.149	547	182,675	4.19
09 058 001 000	11/2/2020	257,397	114427	287,864	0.40	102316	129.08	0.827	793	123,720	2.84
09 058 001 500	6/30/2020	185,900	71291	247,914	0.29	53458	80.42	0.515	665	103,802	2.38
09 058 001 500	4/23/2020	185,000	71291	247,914	0.29	53199	80.42	0.515	662	103,299	2.37
09 059 006 000	4/19/2019	105,000	27191	113,002	0.24	25266	50	0.121	505	208,806	4.79
09 059 027 000	11/21/2019	198,000	47013	215,089	0.22	43278	57.3	0.314	755	137,827	3.16
09 059 028 000	8/21/2020	154,000	41024	146,692	0.28	43068	50	0.274	861	157,182	3.61
09 059 030 000	7/31/2019	198,000	163371	245,461	0.67	131782	234.98	1.783	561	73,911	1.70
									669	136,403	3.13
						675 ff					
						136,403 Ac					
						3.13 sf					

57-RVRSIDE GAR-SUPV KUHNS, 401 Res Class Back Lots									2021=300, **2022=300**		11/29/21
Parcel Number	**Sale Date**	**Sale Price**	**LV**	**Cur. Appraisal**	**LV/TCV**	**Total LV**	**FF**	**Net**	**FF Value**	**AC Value**	**SF VALUE**
09 057 022 000	11/27/2019	36,500	18095	40,129	0.45	16459	57.22	0.197	288	83,546	1.92
09 057 026 000	10/18/2019	18,000	15811	22,213	0.71	12812	50	0.172	256	74,490	1.71
09 057 034 000	6/30/2020	85,000	53838	88,258	0.61	51851	173.44	0.788	299	65,800	1.51
09 059 038 000	6/6/2019	89,000	38205	87,395	0.44	38907	74.5	0.675	522	57,639	1.32
09 059 040 000	6/6/2019	10,000	28274	36,829	0.77	7677	111.7	0.246	69	31,208	0.72
09 059 048 000	12/9/2020	24,300	27080	59,339	0.46	11090	100	0.253	111	43,832	1.01
09 059 050 000	3/26/2021	83,000	49063	98,789	0.50	41221	87.47	0.224	471	184,024	4.22
09 059 063 000	6/30/2020	60,000	33499	59,163	0.57	33973	120.98	0.319	281	106,498	2.44
									287	80,880	1.86
						300 ff					
						80,880 Ac					
						1.86 sf					

65-Riverwoods, 401 Res Class									2021=150, **2022=150**		11/29/21
Parcel Number	**Sale Date**	**Sale Price**	**LV**	**Cur. Appraisal**	**LV/TCV**	**Total LV**	**FF**	**Net**	**FF Value**	**AC Value**	**SF VALUE**
09 065 003 000	5/7/2019	300960	16952	391216	0.04	13041	201	0.797	65	16,363	0.38
09 065 013 000	11/18/2020	251000	18861	196215	0.10	24127	125	0.552	193	43,709	1.00
09 065 014 000	3/19/2021	300000	15777	229366	0.07	20636	105	0.46	197	44,860	1.03
09 065 017 000	1/3/2020	250000	31014	247913	0.13	31275	190	0.981	165	31,881	0.73
09 065 026 000	3/31/2020	216000	17453	155953	0.11	24173	128	0.461	189	52,436	1.20
09 065 029 000	8/7/2020	179900	19089	185196	0.10	18543	140	0.505	132	36,719	0.84
									157	37,661	0.865
						150 ff					
						37,661 Ac					
						0.87 sf					

100 AG Land Table, 102 Vacant Ag Class									2021=2,600, **2022=2,700**		11/30/21
Parcel Number	**Sale Date**	**Sale Price**	**Total Acres**	**Rd R/W**	**Net Acres**		**FF**		**FF Value**	**AC Value**	**SF VALUE**
09 007 001 500	6/25/2019	90,000	40	2	38		1320		68	2,368	0.05
10 006 005 000	7/17/2020	100,000	52.00		52.00		No rd frontage			1,923	0.04
10 021 009 000	12/6/2019	132,000	40.00	2	38.00		1320		100	3,474	0.08
10 021 014 000/015 (	4/24/2019	336,000	120.00	5	115.00		1320		255	2,922	0.07
						140ff			141	2,672	0.06
						2,700 Ac				2,700	
						0.06 sf					

140 Wedgewood Estates Land Table, 401 res Class									2021=100 2022=100		11/30/21
Parcel Number	**Sale Date**	**Sale Price**	**LV**	**Cur. Appraisal**	**LV/TCV**	**Total LV**	**FF**	**Net**	**FF Value**	**AC Value**	**SF VALUE**
09 063 002 000	6/19/2020	235,000	10000	224,281	0.0446	10478	100	0.46	105	4590	0.11
09 063 002 000	5/24/2019	211,000	10000	224,281	0.0446	9408	100	0.46	94	4590	0.11
09 063 047 000	5/17/2019	246,901	24022	262,295	0.0916	22612	319.57	1.43	71	34424	0.79
09 063 053 000	3/10/2020	184,000	10000	148,718	0.0672	12372	100	0.46	124	4590	0.11
09 063 067 000	12/11/2020	173,000	9054	146,298	0.0619	10707	90.54	0.37	118	3314	0.08
09 063 068 000	5/13/2019	173,000	20500	207,920	0.0986	17057	205	0.77	83	15785	0.36
									99	11215	0.26
						100 ff					
						11,215 Ac					
						.26 sf					

300 Insustral Land Table, 302 Vacant Ag Class									2021=12,400, **2022=12,000**		12/03/21
Parcel Number	**Sale Date**	**Sale Price**	**Total Acres**	**Rd R/W**	**Net Acres**		**FF**		**FF Value**	**AC Value**	**SF VALUE**
05 021 006 001	11/16/2018	80000	7.277		7.277		464			10994	0.25
01 034 018 513	11/16/2019	15000	0.81		0.81					18519	0.43
09 025 022 200	8/26/2019	20000	2.174		2.174		1486			9200	0.21
01 034 018 400	7/31/2020	35000	3.69		3.69					9485	0.22
										12049	0.28
						12,000 Ac					
						0.28 sf					

890 Village of Stanwood Land Table, 401 res Class									2021=150, **2022=150**		11/30/21
Parcel Number	**Sale Date**	**Sale Price**	**LV**	**Cur. Appraisal**	**LV/TCV**	**Total LV**	**FF**	**Net**	**FF Value**	**AC Value**	**SF VALUE**
09 891 004 500	10/29/2020	65000	5330	26221	0.20	13,213	66	0.41	200	2185	0.05
09 891 038 300	11/27/2019	100000	17680	103979	0.17	17,003	191.25	1.36	89	24045	0.55
09 893 012 000	3/23/2020	39900	6944	57962	0.12	4,780	50	0.172	96	1194	0.03
									128	9141	0.21
						150 ff					
*ALL LARGE ACRES VALUED USING LAND TABLE #35 SECTIONS						**9.141 Ac**					
						.21 sf					

	11/08/21
AC Value	**SF VALUE**
12,456	0.29
18,794	0.43
13,781	0.32
12,314	0.28
13,029	0.30
14,075	0.32
	11/08/21
AC Value	**SF VALUE**
4,117	0.09
13,618	0.31
11,976	0.27
14,724	0.34
13,116	0.30
4,954	0.11
7,586	0.17
14,612	0.34
10,911	0.25
8,131	0.19
11,574	0.27
11,629	0.27
6,603	0.15
5,094	0.12
3,762	
3,968	0.09
4,356	0.10
8,867	**0.22**

	11/5/2020
AC Value	**SF VALUE**
4,337	0.10
3,788	0.09
6,217	0.14
3,834	0.09
6,600	0.15
4,955	**0.11**