

Hunter's Ridge & Northport Crossing

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date	Class	Rate Group 1	
02-18-370-001	8060 HUNTERS CROSSING	9/22/2023	\$46,900.00	WD	03-ARM'S LENGTH	\$48,354.00	\$19,900.00	41.15	\$45,118.00	\$48,354.00	\$45,118.00	113.65	212.58	0.61	0.61	\$425.48	\$78,752.44	\$1.81	126.75	ROCK	2023-024102	NORTHPORT CROSSING	6/23/2023	402	NPC LOT	
02-18-370-034	4326 WOODVIEW GROVE	8/11/2023	\$65,000.00	WD	03-ARM'S LENGTH	\$67,015.00	\$27,600.00	41.18	\$62,596.00	\$67,015.00	\$62,596.00	157.67	301.00	1.14	1.14	\$425.03	\$58,785.09	\$1.35	111.22	ROCK	2023-019674	NORTHPORT CROSSING	2/21/2023	401	NPC LOT	
02-36-201-030	5900 ROCKY	5/17/2024	\$23,000.00	WD	03-ARM'S LENGTH	\$23,000.00	\$12,450.00	54.13	\$35,702.00	\$23,000.00	\$35,702.00	127.33	319.00	0.81	0.81	\$180.63	\$28,395.06	\$0.65	132.00	ROCK	2024-015422	ROCKY RD DEVELOPMENT *	11/20/2023	402		
02-36-203-030	5880 QUARTZ	4/22/2022	\$39,900.00	WD	03-ARM'S LENGTH	\$43,132.00	\$13,900.00	32.23	\$44,540.00	\$43,132.00	\$44,540.00	63.00	280.00	1.24	1.24	\$684.63	\$34,924.70	\$0.80	0.00	ROCK	2022-016498	ROCKY RD DEVELOPMENT *	1/17/2022	402		
02-36-203-031	4424 GRANITE	4/22/2022	\$29,900.00	WD	03-ARM'S LENGTH	\$32,322.00	\$9,750.00	30.17	\$31,999.00	\$32,322.00	\$31,999.00	78.30	250.11	0.73	0.73	\$412.80	\$44,520.66	\$1.02	89.94	ROCK	2022-016512	ROCKY RD DEVELOPMENT *	12/1/2021	402		
02-36-203-039	4158 GRANITE	2/27/2023	\$340,000.00	WD	03-ARM'S LENGTH	\$350,540.00	\$168,529.00	48.08	\$339,202.00	\$43,646.00	\$32,308.00	118.43	267.17	0.73	0.73	\$368.53	\$59,544.34	\$1.37	116.20	ROCK	2023-005218	ROCKY RD DEVELOPMENT *	5/11/2023	401		
			\$544,700.00			\$564,363.00	\$252,129.00		\$559,157.00	\$257,469.00	\$252,263.00			5.26		\$423.93	\$50,820.38									

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02-02-402-003	3089 Elk Antler Ave.	4/19/2024	\$85,000.00	WD	03-ARM'S LENGTH	\$85,000.00	\$48,000.00	56.47	\$48,000.00	\$85,000.00	\$85,000.00	0.00	0.00	3.12	3.12	#DIV/0!	\$27,261.06	\$0.63	0.00	plainwell	2024-011873	HUNTERS RIDGE	6/12/2024	402		
02-02-402-005	3044 Elk Antler Ave.	1/24/2023	\$139,000.00	WD	03-ARM'S LENGTH	\$150,260.00	\$72,150.00	48.02	\$72,150.00	\$139,000.00	\$139,000.00	0.00	0.00	6.87	6.87	#DIV/0!	\$20,238.79	\$0.46	0.00	plainwell	2023-004052	HUNTERS RIDGE	11/21/2023	402		
02-02-402-006	3090 Elk Antler Ave.	10/27/2023	\$90,000.00	WD	03-ARM'S LENGTH	\$97,290.00	\$50,650.00	52.06	\$90,000.00	\$90,000.00	\$90,000.00	0.00	0.00	3.53	3.53	#DIV/0!	\$25,510.20	\$0.59	0.00	plainwell	2023-004052	HUNTERS RIDGE		402		
		Totals:	\$314,000.00			\$332,550.00	\$170,800.00		\$210,150.00	\$314,000.00	\$314,000.00			13.51	18.78		\$24,336.69									
							Sale. Ratio =>	51.36																		
							Std. Dev. =>	9.33																		

Northport Crossing

Front Foot Price  
\$425.00

Hunters Ridge

Acreeage pricing  
only

Walker Woods Condo