

Plainwell Schools

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
02-02-451-060	10060 N RIVERVIEW	10/15/24	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$149,500	71.88	\$315,504	\$44,371	\$163,629	\$225,944	0.72	1,676	\$97.63	SD73	56.5109	RANCH	\$44,371		PLAINWELL SCHOOLS *	401	68
02-05-326-050	2551 W AB	06/07/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$145,450	44.08	\$306,689	\$59,055	\$270,945	\$206,362	1.31	1,440	\$188.16	SD73	2.3652	RANCH	\$48,677		PLAINWELL SCHOOLS *	401	57
02-05-351-014	3118 W B	12/19/24	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$446,500	55.81	\$928,646	\$135,523	\$664,477	\$660,936	1.01	2,554	\$260.17	SD73	28.3952	RANCH	\$51,048		PLAINWELL SCHOOLS *	401	88
02-05-445-012	10285 N 16TH	11/01/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$74,350	36.27	\$157,606	\$42,000	\$125,000	\$96,338	1.69	884	\$184.39	SD73	40.2644	RANCH	\$42,000		PLAINWELL SCHOOLS *	401	55
02-07-351-026	4790 W C	10/31/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$113,650	66.85	\$239,543	\$44,122	\$125,878	\$162,851	0.77	1,326	\$94.93	SD73	51.6344	CAPECOD	\$44,122		PLAINWELL SCHOOLS *	401	67
02-08-126-020	2715 W B	09/13/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$103,400	44.00	\$229,087	\$37,695	\$197,305	\$159,493	1.24	1,248	\$158.10	SD73	5.2236	RANCH	\$36,653		PLAINWELL SCHOOLS *	401	58
02-08-301-015	3120 W C	07/01/24	\$621,000	WD	03-ARM'S LENGTH	\$621,000	\$295,900	47.65	\$614,087	\$183,141	\$437,859	\$359,122	1.22	2,594	\$168.80	SD73	7.0060	TWO STORY	\$175,996		PLAINWELL SCHOOLS *	401	77
02-08-435-030	9245 DOUGLAS	11/22/24	\$385,000	WD	JLTI PARCEL ARM'S LE	\$385,000	\$157,250	40.84	\$318,195	\$65,961	\$319,039	\$218,329	1.46	2,344	\$136.11	SD73	17.1965	RANCH	\$61,895	02-08-430-019	PLAINWELL SCHOOLS *	401	54
02-08-482-010	1718 W C	08/12/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$106,550	33.83	\$224,632	\$35,348	\$279,652	\$157,737	1.77	1,144	\$244.45	SD73	48.3595	RANCH	\$32,270		PLAINWELL SCHOOLS *	401	58
02-11-251-040	9608 N RIVERVIEW	10/18/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$190,000	45.24	\$400,810	\$85,701	\$334,299	\$262,591	1.27	1,829	\$182.78	SD73	1.6230	RANCH	\$52,126		PLAINWELL SCHOOLS *	401	61
02-17-310-040	8352 N 14TH	03/07/25	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$71,300	34.28	\$150,506	\$31,023	\$176,977	\$99,569	1.78	816	\$216.88	SD73	48.8118	RANCH	\$31,023		PLAINWELL SCHOOLS *	401	55
02-17-310-070	8324 N 14TH	04/12/24	\$235,001	WD	03-ARM'S LENGTH	\$235,001	\$97,100	41.32	\$202,971	\$34,838	\$200,163	\$140,111	1.43	1,296	\$154.45	SD73	13.9295	TRI LEVEL	\$31,023		PLAINWELL SCHOOLS *	401	55
02-17-351-040	8254 N 14TH	04/12/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$136,900	41.48	\$287,012	\$37,578	\$292,422	\$207,862	1.41	2,078	\$140.72	SD73	11.7501	RANCH	\$36,184		PLAINWELL SCHOOLS *	401	53
02-18-201-010	3993 W C	03/21/25	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$145,750	40.50	\$316,210	\$72,036	\$287,864	\$203,478	1.41	2,464	\$116.83	SD73	12.5406	TWO STORY	\$65,325		PLAINWELL SCHOOLS *	401	51
02-18-226-060	8803 N 14TH	12/19/24	\$80,000	LC	03-ARM'S LENGTH	\$80,000	\$34,150	42.69	\$92,712	\$24,238	\$55,762	\$68,474	0.81	744	\$74.95	SD73	47.4957	MODULAR	\$24,238		PLAINWELL SCHOOLS *	401	58
02-18-378-001	4240 W D	07/31/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$134,300	43.32	\$278,972	\$38,955	\$271,045	\$230,786	1.17	1,800	\$150.58	SD73	11.4864	DUPLEX/TRIPLEX	\$38,955		PLAINWELL SCHOOLS *	401	77
02-18-378-004	4174 W D	10/04/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$166,050	51.89	\$347,025	\$36,469	\$283,531	\$258,797	1.10	1,560	\$181.75	SD73	19.3735	TWO STORY	\$36,469		PLAINWELL SCHOOLS *	401	80
02-19-126-018	4105 W D	11/20/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$153,350	45.78	\$319,255	\$39,708	\$295,292	\$232,956	1.27	1,334	\$221.36	SD73	2.1722	RANCH	\$33,476		PLAINWELL SCHOOLS *	401	75
02-19-126-026	3951 W D	04/29/24	\$310,000	WD	03-ARM'S LENGTH	\$309,800	\$117,100	37.80	\$250,532	\$53,672	\$256,128	\$164,050	1.56	2,056	\$124.58	SD73	27.1971	TWO STORY	\$48,552		PLAINWELL SCHOOLS *	401	45
02-20-480-020	1970 W E	06/28/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$137,800	41.76	\$287,990	\$40,750	\$289,250	\$206,033	1.40	1,776	\$162.87	SD73	11.4590	RANCH	\$39,447		PLAINWELL SCHOOLS *	401	54
02-21-351-035	7024 DOUGLAS	08/23/24	\$231,500	WD	03-ARM'S LENGTH	\$231,500	\$85,150	36.78	\$179,484	\$48,118	\$183,382	\$109,472	1.68	1,188	\$154.36	SD73	38.5845	TWO STORY	\$43,061		PLAINWELL SCHOOLS *	401	46
02-21-351-039	1550 W E	08/01/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$53,450	53.45	\$114,415	\$51,675	\$48,325	\$52,283	0.92	584	\$82.75	SD73	36.5019	RANCH	\$47,824		PLAINWELL SCHOOLS *	401	37
02-28-320-141	6298 LONSDALE	07/18/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$139,900	41.15	\$295,395	\$54,127	\$285,873	\$201,057	1.42	1,488	\$192.12	SD73	13.2543	RANCH	\$48,723		PLAINWELL SCHOOLS *	401	57
02-28-496-010	388 W F	01/24/25	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$94,400	40.17	\$199,205	\$38,801	\$196,199	\$133,670	1.47	1,144	\$171.50	SD73	17.8477	RANCH	\$35,496		PLAINWELL SCHOOLS *	401	53
02-29-351-013	6132 N 14TH	05/02/24	\$385,500	WD	03-ARM'S LENGTH	\$385,500	\$191,550	49.69	\$402,535	\$130,969	\$254,531	\$228,332	1.11	1,084	\$234.81	SD73	17.4570	RANCH	\$125,015		PLAINWELL SCHOOLS *	401	68
02-31-201-016	3841 W F	04/22/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$177,100	44.84	\$372,205	\$116,559	\$278,441	\$213,038	1.31	1,152	\$241.70	SD73	1.7690	RANCH	\$116,559		PLAINWELL SCHOOLS *	401	64
02-33-183-161	5611 DOUGLAS	03/21/25	\$211,400	WD	03-ARM'S LENGTH	\$211,400	\$102,350	48.42	\$217,540	\$35,142	\$176,258	\$182,398	0.97	1,976	\$89.20	SD73	32.2972	MODULAR	\$35,142		PLAINWELL SCHOOLS *	401	72
02-33-276-060	5521 N WESTNEDGE	08/21/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$93,250	41.44	\$195,466	\$24,903	\$200,997	\$142,136	1.41	776	\$257.86	SD73	11.8478	CAPECOD	\$24,903		PLAINWELL SCHOOLS *	401	68
Totals:			\$8,630,301			\$8,630,101	\$3,913,500		\$8,244,229		\$6,987,623	\$5,584,204			\$167.31		3.7990						
							Sale. Ratio =>	45.35					E.C.F. =>	1.25		Std. Deviation=>	0.287541024						
							Std. Dev. =>	8.71					Ave. E.C.F. =>	1.29		Ave. Variance=>	22.6555	Coefficient of Var=>	17.57180638				

USING 1.30 ECF

HIGH																							
02-16-455-020	618 W D	10/25/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$105,150	35.05	\$217,972	\$54,346	\$245,654	\$136,355	1.80	1,120	\$219.33	SD73	51.2267	CAPECOD	\$52,394		PLAINWELL SCHOOLS *	401	62
02-11-126-100	9945 N RIVERVIEW	07/03/24	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$88,800	30.00	\$189,735	\$41,204	\$254,796	\$142,818	1.78	2,210	\$115.29	SD73	49.4748	DUPLEX/TRIPLEX	\$39,504		PLAINWELL SCHOOLS *	401	50
02-01-101-050	10865 N 22ND	11/01/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$90,450	36.18	\$190,393	\$77,973	\$172,027	\$93,683	1.84	1,000	\$172.03	SD73	54.6951	RANCH	\$77,363		PLAINWELL SCHOOLS *	401	45
02-01-370-067	3555 E B	08/21/24	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$71,500	25.63	\$152,074	\$42,274	\$236,726	\$105,577	2.24	1,820	\$130.07	SD73	95.2904	DUPLEX/TRIPLEX	\$39,261		PLAINWELL SCHOOLS *	401	45
02-29-385-010	W F	06/12/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$14,800	37.00	\$33,274	\$30,405	\$9,595	\$2,785	3.44	0	#DIV/0!	SD73	215.5392		\$30,405		PLAINWELL SCHOOLS *	402	0
LOW																							
02-17-310-040	8352 N 14TH	11/07/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$71,300	75.05	\$150,506	\$31,023	\$63,977	\$99,569	0.64	816	\$78.40	SD73	64.6771	RANCH	\$31,023		PLAINWELL SCHOOLS *	401	55
02-32-101-020	2935 W F	12/16/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$82,550	68.79	\$176,743	\$47,850	\$72,150	\$107,411	0.67	960	\$75.16	SD73	61.7590	RANCH	\$44,496		PLAINWELL SCHOOLS *	401	49