

Plainwell

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	
02-18-226-060	8803 N 14TH	12/13/24	\$80,000	LC	03-ARM'S LENGTH	\$80,000	\$31,700	39.63	\$68,285	\$33,067	\$21,352	57.7	165.0	0.27	0.27	\$573	\$124,781	\$2.86	70.00	SD73	2024-032255	PLAINWELL SCHOOLS *	5/30/2025	401	
02-08-126-020	2715 W B	09/13/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$93,150	39.64	\$196,668	\$70,622	\$32,290	87.3	170.0	0.44	0.44	\$809	\$161,606	\$3.71	112.00	SD73	2024-024043	PLAINWELL SCHOOLS *	4/16/2025	401	
02-33-183-161	5611 DOUGLAS	03/21/25	\$211,400	WD	03-ARM'S LENGTH	\$211,400	\$102,350	48.42	\$204,745	\$37,613	\$30,958	83.7	200.0	0.46	0.46	\$450	\$82,666	\$1.90	99.00	SD73	2025-006546	PLAINWELL SCHOOLS *	5/12/2025	401	
02-05-126-020	2825 W BASELINE	07/28/23	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$48,600	36.82	\$96,798	\$53,205	\$18,003	150.0	0.0	0.95	0.51	\$355	\$56,005	\$1.29	150.00	SD73	2022-018035	PLAINWELL SCHOOLS *	12/5/2023	401	
02-29-101-110	6812 N 14TH	11/14/23	\$220,250	WD	03-ARM'S LENGTH	\$220,250	\$103,300	46.90	\$210,359	\$46,396	\$36,505	98.7	167.0	0.52	0.52	\$470	\$89,052	\$2.04	135.82	SD73	2023-028043	PLAINWELL SCHOOLS *	12/20/2023	401	
02-28-320-260	1392 WOODLURE	06/30/23	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$126,750	48.19	\$258,227	\$56,477	\$51,704	139.7	139.5	0.63	0.63	\$404	\$98,080	\$2.05	198.00	SD73	2023-016932	PLAINWELL SCHOOLS *	5/23/2024	401	
02-21-351-039	1550 W E	08/01/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$48,150	48.15	\$103,377	\$38,842	\$42,219	114.1	313.0	0.79	0.79	\$340	\$49,167	\$1.13	110.00	SD73	2024-021420	PLAINWELL SCHOOLS *	11/25/2024	401	
02-19-126-018	4105 W D	11/20/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$133,350	39.81	\$297,644	\$67,749	\$30,393	141.7	250.0	0.86	0.86	\$478	\$78,686	\$1.81	150.00	SD73	2024-030560	PLAINWELL SCHOOLS *	5/20/2025	401	
02-18-378-003	4196 W D	07/14/23	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$157,400	50.45	\$311,472	\$32,933	\$32,405	119.7	404.4	0.92	0.92	\$275	\$35,875	\$0.82	101.10	SD73	2023-017898	PLAINWELL SCHOOLS *	9/13/2023	401	
02-18-378-004	4174 W D	10/04/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$158,950	49.67	\$322,131	\$30,980	\$33,111	121.5	404.3	0.94	0.94	\$255	\$33,028	\$0.76	101.10	SD73	2024-026702	PLAINWELL SCHOOLS *	11/22/2024	401	
02-16-251-020	8660 N 17TH	08/25/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$122,500	46.23	\$242,721	\$57,579	\$35,300	160.2	264.0	1.00	1.00	\$359	\$57,579	\$1.32	165.00	SD73	2023-021388	PLAINWELL SCHOOLS *	8/22/2024	401	
02-18-201-010	3993 W C	03/21/25	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$145,750	40.50	\$294,516	\$122,932	\$57,548	155.5	208.7	1.00	1.00	\$790	\$122,932	\$2.82	208.71	SD73	2025-006524	PLAINWELL SCHOOLS *	5/28/2025	401	
02-29-201-050	2243 W E	02/29/24	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$23,600	51.30	\$59,572	\$38,492	\$52,064	140.7	290.4	1.00	1.00	\$274	\$38,492	\$0.88	150.00	SD73	2024-005080	PLAINWELL SCHOOLS *	12/30/2024	401	
02-18-378-001	4240 W D	07/31/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$122,800	39.61	\$252,865	\$92,494	\$35,359	131.0	404.3	1.01	1.01	\$706	\$91,397	\$2.10	109.00	SD73	2024-020569	PLAINWELL SCHOOLS *	10/2/2024	401	
02-11-251-021	9722 N RIVERVIEW	03/27/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$101,200	44.98	\$204,916	\$55,825	\$35,741	135.0	300.0	1.09	1.09	\$414	\$51,216	\$1.18	0.00	SD73	2024-011139	PLAINWELL SCHOOLS *	6/5/2024	401	
02-18-480-160	3280 W D	12/22/23	\$220,000	WD	03-ARM'S LENGTH	\$219,700	\$107,150	48.77	\$213,503	\$41,963	\$35,766	256.6	203.8	1.10	1.10	\$164	\$38,322	\$0.88	234.09	SD73	2023-030317	PLAINWELL SCHOOLS *	10/19/2023	401	
02-11-126-100	9945 N RIVERVIEW	07/03/24	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$81,600	27.57	\$168,117	\$163,673	\$35,790	200.0	242.0	1.10	1.10	\$818	\$148,794	\$3.42	0.00	SD73	2024-019804	PLAINWELL SCHOOLS *	10/2/2024	401	
02-05-470-030	2136 W B	11/17/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$109,550	43.82	\$220,327	\$65,639	\$35,966	176.6	238.0	1.14	1.14	\$372	\$57,781	\$1.33	208.00	SD73	2023-028242	PLAINWELL SCHOOLS *	9/6/2024	401	
02-11-228-005	2824 E B	03/06/25	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$15,950	63.80	\$36,003	\$25,000	\$36,003	149.6	300.0	1.14	1.14	\$167	\$22,007	\$0.51	165.00	SD73	2025-005470	PLAINWELL SCHOOLS *	6/22/2025	401	
02-18-480-100	8031 N 14TH	02/09/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$127,150	50.86	\$251,121	\$36,296	\$37,417	152.3	630.0	1.43	1.43	\$238	\$25,346	\$0.58	99.00	SD73	2024-004329	PLAINWELL SCHOOLS *	1/7/2023	401	
02-05-445-012	10285 N 16TH	11/01/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$99,750	29.15	\$145,034	\$97,716	\$37,750	165.0	404.0	1.50	1.50	\$592	\$65,144	\$1.50	0.00	SD73	2024-028638	PLAINWELL SCHOOLS *	10/8/2024	401	
02-21-351-035	7024 DOUGLAS	08/23/24	\$231,500	WD	03-ARM'S LENGTH	\$231,500	\$81,500	35.21	\$162,895	\$107,188	\$38,583	273.2	188.7	1.67	1.67	\$392	\$64,184	\$1.47	313.60	SD73	2024-025691	PLAINWELL SCHOOLS *	10/24/2024	401	
02-09-101-021	1451 W B	06/30/23	\$250,000	WD	03-ARM'S LENGTH	\$248,500	\$124,050	49.92	\$252,528	\$34,996	\$39,024	168.0	440.0	1.76	1.76	\$208	\$19,884	\$0.46	0.00	SD73	2023-016681	PLAINWELL SCHOOLS *	12/9/2024	401	
Totals:						\$5,142,950																			
						\$5,140,250			\$4,573,824	\$1,407,677		3,377.9			22.70	22.26									
							Std. Dev. =>	9.81				per FF=>	\$417		per Net Acre=>	62,012.20		per SqFt=>	\$1.42						
							Sale. Ratio =>	43.31				Average		Average		Average		Average							

USING \$420/FF

Acreege 2 Ac - 4Ac

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		
02-32-201-013	2415 W F	08/01/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$285,450	49.64	\$553,708	\$64,432	\$43,140	326.8	429.0	2.60	2.60	\$197	\$24,782	\$0.57	264.00	SD73	2023-018914	PLAINWELL SCHOOLS *	9/13/2023	401		
02-22-101-060	7670 N WESTNEDGE	07/12/24	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$22,550	36.08	\$43,189	\$62,500	\$43,189	0.0	0.0	2.61	2.61	#DIV/0!	\$23,946	\$0.55	0.00	SD73	2024-019228	PLAINWELL SCHOOLS *	3/29/2024	401		
02-22-151-001	7650 N WESTNEDGE	12/12/23	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$17,850	28.56	\$43,189	\$62,500	\$43,189	0.0	0.0	2.61	2.61	#DIV/0!	\$23,946	\$0.55	0.00	SD73	2023-030194	PLAINWELL SCHOOLS *	12/4/2024	401		
02-19-126-026	3951 W D	04/29/24	\$310,000	WD	03-ARM'S LENGTH	\$309,800	\$113,850	36.75	\$223,346	\$129,349	\$42,895	0.0	0.0	2.70	2.70	#DIV/0!	\$47,907	\$1.10	0.00	SD73	2024-012639	PLAINWELL SCHOOLS *	8/14/2024	401		
02-05-326-050	2551 W AB	06/07/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$136,400	41.33	\$277,003	\$95,990	\$42,993	0.0	0.0	2.90	2.90	#DIV/0!	\$33,100	\$0.76	0.00	SD73	2024-016194	PLAINWELL SCHOOLS *	9/5/2024	401		
02-02-402-003	3089 ELK ANTLER	04/19/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$48,000	56.47	\$88,835	\$85,000	\$88,835	0.0	0.0	3.12	3.12	#DIV/0!	\$27,261	\$0.63	0.00	SD73	2024-011873	HUNTER'S RIDGE SITE CONDO	5/21/2025	402		
02-02-101-020 & 010	10967 N RIVERVIEW	04/28/23	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$20,450	21.76	\$33,878	\$94,000	\$33,878	0.0	0.0	2.42	3.18	#DIV/0!	\$38,843	\$0.89	0.00	SD73	2023-010885	PLAINWELL SCHOOLS *	NOT INSPECTED	402		
02-11-251-040	9608 N RIVERVIEW	10/18/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$179,850	42.82	\$369,956	\$95,987	\$45,943	280.8	665.0	3.24	3.24	\$342	\$29,862	\$0.68	200.00	SD73	2024-027359	PLAINWELL SCHOOLS *	11/22/2024	401		
Totals:						\$1,939,000																				
						\$1,938,800			\$824,400	\$1,633,104	\$689,758	\$384,062	607.5		22.19	22.95										
							Std. Dev. =>	11.07				per FF=>	\$1,135		per Net Acre=>	31,078.58		per SqFt=>	\$0.71		\$0.66 w/o the highest					
							Sale. Ratio =>	42.52				Average		Average		Average		Average								

Acreege over 4 Ac.

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02-17-226-040	1811 W C	02/01/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$121,150	43.27	\$230,198	\$108,328	\$58,526	0.0	0.0	4.37	4.37	#DIV/0!	\$24,789	\$0.57	0.00	SD73	2024-002788	PLAINWELL SCHOOLS *	3/27/2024	401
02-22-101-012	7980 N WESTNEDGE	06/22/23	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$25,200	34.76	\$53,920	\$72,500	\$53,920	0.0	0.0	5.28	4.59	#DIV/0!	\$13,731	\$0.32	0.00	SD73	2023-016318	PLAINWELL SCHOOLS *	5/8/2025	401
02-17-355-093	2820 W D	07/21/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$113,950	63.31	\$229,468	\$28,043	\$77,511	0.0	0.0	6.07	6.07	#DIV/0!	\$4,620	\$0.11	0.00	SD73	2023-018241	PLAINWELL SCHOOLS *	3/8/2024	401
02-01-101-050	10865 N 22ND	11/01/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$91,350	36.54	\$181,981	\$144,624	\$76,605	0.0	0.0	6.10	6.10	#DIV/0!	\$23,709	\$0.54	229.30	SD73	2024-028330	PLAINWELL SCHOOLS *	12/16/2024	401
02-09-326-017	9393 N 17TH	02/13/24	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$163,000	46.18	\$336,873	\$106,836	\$90,709	0.0	0.0	7.11	7.11	#DIV/0!	\$15,026	\$0.34	0.00	SD73	2024-004340	PLAINWELL SCHOOLS *	5/1/2024	401
02-29-385-010	W F	06/12/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$14,800	37.00	\$32,857	\$37,131	\$29,988	0.0	0.0	8.33	8.33	#DIV/0!	\$4,458	\$0.10	0					