

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Additional Land Info		
Acreage 14-25																												
02-01-151-008	N 22ND	5/24/2024	\$174,900.00	WD	03-ARM'S LENGTH	\$174,900.00	\$64,850.00	37.08	\$129,666.00	\$174,900.00	\$129,666.00	0	0	14.71	14.71	#DIV/0!	\$11,889.87	0.27	216.92	SD73	PTA		PLAINWELL SCHOOLS *	5/29/2024	402	RATE A		
02-25-110-011	SPRINGBROOK	3/29/2024	\$119,800.00	LC	03-ARM'S LENGTH	\$119,800.00	\$78,200.00	65.28	\$156,432.00	\$119,800.00	\$156,432.00	0	0	18.25	18.25	#DIV/0!	\$6,564.38	0.15	0	SPBRK	2024-008508		SPRINGBROOK *	NOT INSPECTED	401			
02-19-128-021	W D	1/30/2024	\$175,000.00	LC	03-ARM'S LENGTH	\$175,000.00	\$63,550.00	36.31	\$168,906.00	\$175,000.00	\$168,906.00	0	0	20.11	20.11	#DIV/0!	\$8,702.14	0.20	0	SD73	24-002776 & 002775		PLAINWELL SCHOOLS *	3/15/2023	402			
02-03-151-010	N 19TH	5/26/2022	\$160,000.00	WD	MULTI PARCEL ARM'S LEN	\$160,000.00	\$34,650.00	21.66	\$69,232.00	\$160,000.00	\$69,232.00	0	0	21.32	21.32	#DIV/0!	\$7,504.69	0.17	0	SD73	2022-021599	02-04-276-010	PLAINWELL SCHOOLS *	5/3/2024	402			
										\$629,700.00																		
										Average Price Per Acre =	\$8,464.85																	
Large Parcels																												
02-21-308-018	DOUGLAS	10/3/2023	\$300,000.00	WD	03-ARM'S LENGTH	\$300,000.00	\$106,700.00	35.57	\$227,574.00	\$300,000.00	\$227,574.00	0	0	36.96	36.96	#DIV/0!	\$8,116.88	0.19	0	SD73	2023-024279		PLAINWELL SCHOOLS *	NOT INSPECTED	102			
02-31-151-049	N 12TH	10/10/2023	\$210,710.00	LC	03-ARM'S LENGTH	\$210,710.00	\$142,800.00	67.77	\$321,336.00	\$210,710.00	\$321,336.00	0	0	44.86	44.86	#DIV/0!	\$4,697.06	0.11	0	SD63	2023-024930		OTSEGO SCHOOLS *	8/7/2020	402			
										\$510,710.00																		
										Average Price Per Acre =	\$6,241.87																	
1 Ac Site +-																												
02-25-151-320	N RIVERVIEW	3/29/2024	\$12,700.00	LC	03-ARM'S LENGTH	\$12,700.00	\$7,650.00	60.24	\$15,288.00	\$12,700.00	\$15,288.00	65.05691	150	0.23	0.23	195.2137	\$55,947.14	1.28	66	SPBRK	2024-008508	02-25-110-011	SPRINGBROOK *	11/17/2023	402	UNBLDB- OUTLOT		
02-25-120-260	3503 TWIN SPRUCE	6/28/2023	\$26,000.00	WD	03-ARM'S LENGTH	\$26,000.00	\$16,550.00	63.65	\$25,158.00	\$26,000.00	\$25,158.00	110.341221	189	0.52	0.52	235.6327	\$49,904.03	1.15	120	TWNSP	2023-016564		SPRINGBROOK *	NOT INSPECTED	402	SHADY GROVE		
02-17-310-081	8298 N 14TH	2/3/2023	\$26,000.00	WD	03-ARM'S LENGTH	\$26,000.00	\$8,700.00	33.46	\$22,450.00	\$26,000.00	\$22,450.00	87.013617	297	0.55	0.55	298.8038	\$47,101.45	1.08	81	SD73	2023-003193		PLAINWELL SCHOOLS *	11/1/2023	402	RATE B		
02-18-370-001	8060 HUNTERS CROSSING	9/22/2023	\$46,900.00	WD	03-ARM'S LENGTH	\$46,900.00	\$19,900.00	42.43	\$41,822.00	\$46,900.00	\$41,822.00	113.64627	212.58	0.61	0.61	412.684	\$76,384.36	1.75	126.75	A	2023-024102		NORTHPORT CROSSING	6/23/2023	402	NPC LOT		
02-25-120-110	3514 TWIN SPRUCE	3/15/2023	\$29,000.00	WD	03-ARM'S LENGTH	\$29,000.00	\$19,700.00	67.93	\$29,923.00	\$29,000.00	\$29,923.00	131.239899	186.165	0.65	0.65	220.9694	\$44,478.53	1.02	125	TWNSP	2023-005932		SPRINGBROOK *	3/28/2024	401	SHADY GROVE		
02-25-120-200	3550 TWIN SPRUCE	4/20/2023	\$20,000.00	WD	03-ARM'S LENGTH	\$20,000.00	\$16,850.00	84.25	\$25,600.00	\$20,000.00	\$25,600.00	112.282288	242.355	0.70	0.70	178.1225	\$28,776.98	0.66	90	TWNSP	2023-010460		SPRINGBROOK *	5/9/2024	402	SHADY GROVE		
02-36-203-031	4424 GRANITE	4/22/2022	\$29,900.00	WD	03-ARM'S LENGTH	\$29,900.00	\$9,750.00	32.61	\$22,288.00	\$29,900.00	\$22,288.00	78.299942	250.11	0.73	0.73	381.8649	\$41,184.57	0.95	89.94	A	2022-016512		ROCKY RD DEVELOPMENT	12/1/2021	402			
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	\$24,867.00	\$23,000.00	\$24,867.00	127.333333	319	0.81	0.81	180.6283	\$28,395.06	0.65	132	A			ROCKY RD DEVELOPMENT	11/20/2023	402			
02-24-351-092	N RIVERVIEW	10/18/2023	\$15,000.00	WD	03-ARM'S LENGTH	\$15,000.00	\$15,350.00	102.33	\$31,598.00	\$15,000.00	\$31,598.00	0	0	1.10	1.10	#DIV/0!	\$13,636.36	0.31	0	SD40	2023-027391		PARCHMENT SCHOOLS *	11/17/2023	402			
02-18-370-034	4326 WOODVIEW GROVE	8/11/2023	\$65,000.00	WD	03-ARM'S LENGTH	\$65,000.00	\$27,600.00	42.46	\$58,023.00	\$65,000.00	\$58,023.00	157.672196	301	1.14	1.14	412.2477	\$57,017.54	1.31	111.22	A	2023-019674		NORTHPORT CROSSING	2/21/2023	401	NPC LOT		
02-36-203-030	5880 QUARTZ	4/22/2022	\$39,900.00	WD	03-ARM'S LENGTH	\$39,900.00	\$13,900.00	34.84	\$32,809.00	\$39,900.00	\$32,809.00	0	0	1.24	1.24	#DIV/0!	\$32,307.69	0.74	0	A	2022-016498		ROCKY RD DEVELOPMENT	1/17/2022	402			
										\$333,400.00																		
										Average Price Per Acre =	\$40,304.64																	
2-3 Acre Parcels																												
02-12-480-021	9211 N 24TH	3/21/2023	\$65,600.00	WD	03-ARM'S LENGTH	\$65,600.00	\$16,800.00	25.61	\$41,559.00	\$65,600.00	\$41,559.00	0	0	2.34	2.34	#DIV/0!	\$28,034.19	0.64	0	SD48	2023-006273		GULL LAKE SCHOOLS	8/17/2023	402			
02-22-151-009	N WESTNEDGE	2/6/2023	\$62,500.00	WD	03-ARM'S LENGTH	\$62,500.00	\$17,150.00	27.44	\$45,148.00	\$62,500.00	\$45,148.00	0	0	2.61	2.61	#DIV/0!	\$23,946.36	0.55	0	SD73	2023-003525		PLAINWELL SCHOOLS *	3/29/2022	402			
02-02-402-003	3089 ELK ANTLER	4/19/2024	\$85,000.00	WD	03-ARM'S LENGTH	\$85,000.00	\$48,000.00	56.47	\$96,017.00	\$85,000.00	\$96,017.00	0	0	3.12	3.12	#DIV/0!	\$27,261.06	0.63	0	SD73	PTA		HUNTER'S RIDGE SITE CONI	4/23/2024	402			
										\$213,100.00																		
										Average Price Per Acre =	\$26,412.99																	
3.9 Ac -8 AC Parcels																												
02-22-101-012	7980 N WESTNEDGE	6/22/2023	\$72,500.00	WD	03-ARM'S LENGTH	\$72,500.00	\$25,200.00	34.76	\$68,198.00	\$72,500.00	\$68,198.00	0	0	3.90	3.90	#DIV/0!	\$18,589.74	0.43	0	SD73	2023-016318		PLAINWELL SCHOOLS *	3/28/2022	402			
02-31-151-012	N 12TH	11/29/2023	\$35,000.00	LC	03-ARM'S LENGTH	\$35,000.00	\$23,150.00	66.14	\$58,677.00	\$35,000.00	\$58,677.00	0	0	3.93	3.93	#DIV/0!	\$8,905.85	0.20	0	SD63	2023-028579		OTSEGO SCHOOLS *	8/18/2014	402	Acreage is w/o Pond		
02-35-276-022	N Riverview Dr / Mt Olivet	1/16/2025	\$220,000.00	WD	03-ARM'S LENGTH	\$220,000.00	\$41,450.00	18.84	\$79,216.00	\$220,000.00	\$79,216.00	0	0	7.39	7.39	#DIV/0!	\$29,769.96	0.68	0	SD40			PARCHMENT SCHOOLS	9/1/2022	402			
02-02-101-020 & 010	10967 N RIVERVIEW	4/28/2023	\$94,000.00	WD	03-ARM'S LENGTH	\$94,000.00	\$37,400.00	39.79	\$33,878.00	\$94,000.00	\$33,878.00	0	0	5.39	5.39	#DIV/0!	\$17,439.70	0.40	0	SD73	2023-010885	02-02-101-010	PLAINWELL SCHOOLS *	NOT INSPECTED	402			
										\$421,500.00																		
										Average Price Per Acre =	\$20,451.24																	
McKinley Neighborhood																												
02-26-351-590 & 590	ROOSEVELT	6/26/2023	\$3,250.00	WD	03-ARM'S LENGTH	\$3,250.00	\$15,700.00	483.08	\$45,662.00	\$3,250.00	\$45,662.00	157.45472	594	0.90	0.45	20.64085	\$3,611.11	0.08	132	MCKIN	2023-015283	02-26-351-590	MCKINLEY	NOT INSPECTED	402	LOWER PARCHMENT		
02-35-330-780	5184 KEYES	1/24/2024	\$9,500.00	WD	03-ARM'S LENGTH	\$9,500.00	\$5,150.00	54.21	\$12,831.00	\$9,500.00	\$12,831.00	51.322355	180	0.21	0.21	185.1045	\$45,893.72	1.05	50	MCKIN	2024-002742		MCKINLEY	12/15/2023	402	LOWER PARCHMENT		
previously twp owned																												
02-36-351-420	CITADEL	10/6/2022	\$25,000.00	WD	03-ARM'S LENGTH	\$25,000.00	\$0.00	0.00	\$25,525.00	\$25,000.00	\$25,525.00	85.082059	196	0.35	0.35	293.834	\$71,225.07	1.64	66	CHLHT	2022-031812	02-36-361-330	HILLS/HEIGHTS/MUIRFIE	9/11/2020	402	COOPERHILLS/HGT		
Commercial / Industrial																												
02-35-276-055	5657 N RIVERVIEW	5/18/2023	\$169,900.00	WD	03-ARM'S LENGTH	\$169,900.00	\$43,150.00	25.40	\$92,360.00	\$169,900.00	\$92,360.00	0	0	2.33	2.74	#DIV/0!	\$72,918.45	1.67	0	COM 1	2023-012772		COMMERCIAL	6/21/2022	001			
02-35-276-052	COLLINGWOOD	3/16/2023	\$225,000.00	WD	03-ARM'S LENGTH	\$225,000.00	\$55,300.00	24.58	\$110,607.00	\$225,000.00	\$110,607.00	0	0	8.36	8.36	#DIV/0!	\$26,913.88	0.62	0	IND 1	PTA		INDUSTRIAL I	12/7/2017	001			
02-35-276-053	5657 N RIVERVIEW	5/18/2023	\$169,900.00	WD	03-ARM'S LENGTH	\$169,900.00	\$43,150.00	25.40	\$92,360.00	\$169,900.00	\$92,360.00	0	0	2.33	11.10	#DIV/0!	\$72,918.45	1.67	0	COM 1	2023-012772		COMMERCIAL	2/26/2024	202			
										\$564,800.00																		
										Average Price Per Acre =	\$43,379.42																	
Agricultural																												
02-21-308-018	DOUGLAS	10/3/2023	\$300,000.00	WD	03-ARM'S LENGTH	\$300,000.00	\$106,700.00	35.57	\$227,574.00	\$300,000.00	\$227,574.00	0	0	36.96	36.96	#DIV/0!	\$8,116.88	0.19	0	SD73	2023-024279		PLAINWELL SCHOOLS *	NOT INSPECTED	102			
										\$300,000.00																		
										Average Price Per Acre =	\$8,116.88																	
										Average Price Per Acre =	\$8,116.88																	
OVERALL AVERAGE																												
		Totals:	\$1,709,950.00			\$1,709,950.00	\$574,200.00		\$1,224,797.00	\$3,262,750.00	\$1,199,197.00	87826.03362		98.84	43510.92													
							Sale. Ratio =>	33.58				Average		Average														
							Std. Dev. =>	104.17				per Net Acre=>	37.15014632	per SqFt=>	33009.75													
															Average													
															per SqFt=>	0.76												
HIGH																												
02-35-428-040	5374 SOLVEL	6/9/2022	\$32,777.00	WD	03-ARM'S LENGTH	\$32,777.00	\$11,100.00	33.87	\$22,206.00																			