

Osceola Township Agricultural Land Values 2024

PARCEL	CLASS	DATE	AMOUNT	NET ACRES	PER ACRE	TILLABLE	ION TILLABL	% OF NET ACRES
05 013 026 02	RES	3/18/2022	\$ 55,000	24.07	\$ 2,285	5.00	19.07	21%
05 014 015 00	RES	9/22/2021	\$ 75,000	40.00	\$ 1,875	3.00	37.00	8%
10 001 005 00	AG	5/26/2021	\$ 50,000	26.90	\$ 1,859	9.00	17.90	33%
11 008 007 00	AG	11/8/2022	\$ 160,000	79.00	\$ 2,025	64.00	15.00	81%
12 010 001 20	RES	2/8/2022	\$ 74,200	78.00	\$ 951	16.00	62.00	21%
14 018 008 02	AG	11/19/2021	\$ 145,000	46.60	\$ 3,112	40.00	6.60	86%
16 008 026 00	AG	9/7/2022	\$ 84,000	37.56	\$ 2,236	12.00	25.56	32%
16 009 002 01	AG	3/23/02023	\$ 224,754	73.25	\$ 3,068	12.00	61.25	16% owner paid \$3,050 per gross acre
16 031 004 22	AG	7/13/2022	\$ 3,750	1.32	\$ 2,841	1.00	0.32	76%
16 035 009 00 & 014 00	RES	5/12/2021	\$ 275,000	199.75	\$ 1,377	62.00	137.75	31%
			\$ 1,146,704	606.45	\$ 1,891			
				2024 Value	\$ 1,800			
				2023 Value	\$1,775			
Outliers								
04 002 003 20	AG	1/23/2023	\$ 90,000	20.64	\$ 4,360	17.00	3.64	82% owner states 16,500 to remove buildings
05 028 009 07, 029 001 00,	AG	6/2/2022	\$ 1,088,000	268.99	\$ 4,045	233.00	35.99	87%
11 006 013 03	AG	11/29/2022	\$ 45,000	12.50	\$ 3,600	6.00	6.50	48%
42 024 001 02	AG	7/12/2021	\$ 116,000	35.25	\$ 3,291	9.00	26.25	26%

Osceola Township Agricultural ECF 2024

PARCEL #	CLASS	SALE DATE	SALE PRICE	LAND & improve nts	BUILDINGS	CN-DofB (AFTER CM)	ECF	NET ACRES	TILLABLE	NON TILLABLE	% TILLABLE OF NET ACRES	TILLABLE PER ACRE	NON TILLABLE PER ACRE
16 033 009 01 & 012 (	AG/RES	10/19/2021	\$100,000	73,529	26,471	44,924	0.59	36.65	33.00	3.65	90%	1900	1900
02 019 003 00	AG	8/26/2021	\$110,000	78,740	31,260	49,705	0.63	39	32.00	7.00	82%	1900	1900
10 009 001 00 & 013 (	AG	12/28/2021	\$465,000	319,711	145,289	223,459	0.65	159	36.00	123.00	23%	1900	1900
16 031 015 00	RES	7/29/2023	\$285,000	50,039	234,961	287,414	0.82	21.94	12.00	9.94	55%	1900	1900
12 019 001 00	RES	7/16/2022	\$165,000	76,200	88,800	102,915	0.86	39	30.00	9.00	77%	1800	1800
05 029 001 16	AG	11/18/2022	\$200,000	19,636	180,364	207,897	0.87	3.81	0.00	3.81	0%	2100	1900
12 016 206 00	AG	7/9/2021	\$318,000	124,540	193,460	211,696	0.91	58.5	46.00	12.50	79%	1800	1800
05 014 024 05	AG	8/6/2021	\$400,000	67,504	332,496	342,452	0.97	29.04	14.00	15.04	48%	2100	1900
16 007 022 00	AG	7/7/2021	\$165,000	151,948	13,052	13,034	1.00	79	48.00	31.00	61%	1900	1900
16 027 005 00	AG	4/8/2022	\$270,109	156,232	113,877	109,189	1.04	78.49	52.00	26.49	66%	1900	1900
12 032 002 00	RES	3/18/2022	\$430,000	67,143	362,857	342,333	1.06	27.16	20.00	7.16	74%	1800	1800
12 032 013 00 & 014 (	AG	6/10/2022	\$320,000	146,769	173,231	162,651	1.07	78	40.00	38.00	51%	1800	1800
03 022 009 00	AG	7/29/2023	\$199,000	40,740	158,260	136,691	1.16	19.3	11.00	8.30	57%	1800	1800
11 009 006 01	AG	8/27/2021	\$180,000	17,987	162,013	135,914	1.19	3.47	1.00	2.47	29%	1900	1900
			\$3,607,109	\$1,390,718	\$2,216,391	\$2,370,274	0.93						
						2024 ECF	0.930						
						2023 ECF	0.747						
Outliers:													
05 029 014 00	AG	12/20/2022	\$56,000	21,788	34,212	11,320	3.02	10.52	9.00	1.52	86%	2100	1900
16 017 009 02	RES	1/12/2023	\$75,000	59,983	15,017	4,730	3.17	31.57	2.00	29.57	6%	1900	1900
02 016 001 00	RES	10/15/2021	\$173,000	42,816	130,184	40,206	3.24	18.5	13.00	5.50	70%	1900	1900
03 016 010 00	AG	3/20/2023	\$345,000	144,600	200,400	99,109	2.02	77	42.00	35.00	55%	1800	1800
04 020 004 01 & 020 (	AG	9/16/2022	\$1,400,000	909,235	490,765	263,434	1.86	387.96	240.00	147.96	62%	2500	2000
02 031 002 05	AG	6/10/2022	\$280,000	50,175	229,825	184,620	1.24	20.76	5.00	15.76	24%	1900	1900
11 018 021 00	RES	8/4/2022	\$125,000	67,142	57,858	42,549	1.36	32.18	11.00	21.18	34%	1900	1900

Osceola Township Commercial Land Values 2024

VILLAGE

First Acre = \$35, ¹	SALE DATE	AMOUNT	a	sf	ff	/a	/sf	/ff		
*2209-20-4306-0	6/25/2021	\$ 25,900	0.93	40,598	247	\$ 27,790	\$ 0.64	\$ 105	COM	Harding Tv Com
*2112-07-4411	9/20/2022	\$ 20,000	1.03	44,997	0	\$ 19,361	\$ 0.44	\$ -	COM	South Brar Com
*051 120 042 00	4/1/2021	\$ 20,000	0.69	30,013	200	\$ 29,028	\$ 0.67	\$ 100	COM	Lake City I R-M
*008 020 100 04	4/28/2023	\$ 7,000	1.37	59,677	100	\$ 5,109	\$ 0.12	\$ 70	COM	Hamilton T C-1/RR
*12 022 007 200	4/15/2022	\$ 10,000	1.24	54,014	100	\$ 8,065	\$ 0.83	\$ 447	COM	Wheatland C-1

\$17,870
2023 Value
\$0.54
2024 Value
\$0.57
\$0.54

Removed from Study:

10 016 007 00	8/9/2021	\$ 70,000	1.00	43,560	165	\$ 70,000	\$ 1.61	\$ 424	RES	Middle Bra No zoning
08 004 010 01	9/23/2021	\$ 44,000	1.02	44,431	77	\$ 43,137	\$ 0.99	\$ 571	RES	Outside As No zoning

RURAL

0-5 Acres = \$10, ⁵	SALE DATE	AMOUNT	a	sf	ff	/a	/sf	/ff		
*008 020 100 04	4/28/2023	\$ 7,000	1.37	59,677	100	\$ 5,109	\$ 0.12	\$ 70	COM	Hamilton T C-1/RR
*009 016 021 90	10/1/2021	\$ 21,500	2.63	114,563	320	\$ 8,175	\$ 0.19	\$ 67	COM	Lake Town No Zoning
*11 061 000 010	12/14/2021	\$ 19,584	4.08	177,725	420	\$ 4,800	\$ 0.25	\$ 106	COM	Morton Tw C-3

\$6,028
2023 Value
\$0
2024 Value
\$6,000
\$81

Outlier:

03 005 017 35	4/12/2022	\$ 30,000	2.20	95,832	210	\$ 13,636	\$ 0.31	\$ 143	COM	Evert Twp No Zoning
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>5 Acres = \$3,500

11 016 024 40	12/27/2021	\$ 15,000	10.00	435,600	330	\$ 1,500	\$ 0.03	\$ 45	RES	Orient Twp No zoning
11 002 005 00	1/27/2022	\$ 18,000	10.61	462,172	165	\$ 1,697	\$ 0.04	\$ 109	RES	Orient Twp No zoning
52 008 029 18	1/26/2022	\$ 12,000	12.78	556,697	744	\$ 939	\$ 0.02	\$ 16	COM	425 with R C-4
06 006 010 10	2/2/2022	\$ 75,000	18.50	805,860	500	\$ 4,054	\$ 0.09	\$ 150	COM	Highland Twp M-115 excess campground land
*11 003 025 000	12/9/2021	\$ 85,000	26.47	1,153,033	191	\$ 3,211	\$ 0.04	\$ 233	RES	Morton Tw AG-2
*11 027 068 00	6/14/2021	\$ 44,000	29.00	1,263,240	1300	\$ 1,517	\$ 0.03	\$ 34	COM	Webber Twp M-37 South of Baldwin
*007 033 200 01	8/11/2022	\$ 150,000	39.00	1,698,840	1320	\$ 3,846	\$ 0.09	\$ 114	COM	Hayes Twp C-2

\$2,395
2023 Value
\$ 2,200
2024 Value
\$2,300

Outliers:

*007 035 005 00	8/22/2022	\$ 80,000	9.06	394,654	817	\$ 8,830	\$ 0.20	\$ 98	COM	Forest Twp No Zoning
05 001 011 10	8/6/2021	\$ 40,500	6.72	292,723	737	\$ 6,027	\$ 0.14	\$ 55	RES	Hersey Tw No zoning

Osceola Township Commercial ECF 2024

PARCEL #	CLASS	SALE DATE	SALE PRICE	LAND & improvements	BUILDINGS	CN-DofB (AFTER CM)	ECF	OCCUPANCY
VILLAGE/RURAL								
41 220 001 00	COM	12/14/2021	\$ 45,000	11,379	33,621	115,138	0.29	garage ser/repair
03 006 049 00	COM	5/7/2021	\$ 298,000	60,665	237,335	704,300	0.34	bowling center (sat empty for 10 years)
12 400 003 00	COM	4/1/2022	\$ 300,000	156,060	143,940	354,213	0.41	bank branch
41 220 082 00	COM	11/2/2021	\$ 25,000	3,316	21,684	46,472	0.47	salon
10 022 004 10	COM	6/29/2021	\$ 50,000	24,990	25,010	51,894	0.48	mini storage
44 200 016 00	COM	5/28/2021	\$ 74,000	10,861	63,139	115,531	0.55	shop mixed w/ res
03 006 024 03	COM	1/13/2023	\$ 48,000	16,524	31,476	55,092	0.57	w/h storage
41 220 161 00	COM	3/8/2022	\$ 60,000	3,905	56,095	89,595	0.63	restaurant
41 070 005 00	COM	11/22/2022	\$ 80,000	10,006	69,994	98,415	0.71	garage ser/repair
41 070 023 00	COM	12/22/2021	\$ 48,500	12,063	36,437	50,539	0.72	office building
41 220 075 00 & C	COM	9/30/2022	\$ 170,000	20,845	149,155	204,741	0.73	restaurant bar
12 652 017 00	COM	10/1/2021	\$ 460,000	46,304	413,696	501,164	0.83	group care home
06 035 004 00	COM	1/5/2022	\$ 114,000	11,515	102,485	103,289	0.99	retail store
06 027 001 00	COM	11/10/2021	\$ 242,000	45,214	196,786	190,635	1.03	warehouse storage
41 220 084 00	COM	4/2/2022	\$ 90,000	13,158	76,842	70,984	1.08	motel-extended stay
44 200 034 00	COM	10/25/2021	\$ 50,000	7,455	42,545	39,161	1.09	mini storage
13 005 016 20 & 2	COM	1/14/2022	\$ 250,000	63,900	186,100	170,120	1.09	warehouse distribution
15 026 006 01	COM	10/14/2022	\$ 175,000	25,518	149,482	132,762	1.13	market
12 035 008 60	COM	8/15/2022	\$ 330,000	72,100	257,900	225,152	1.15	mini storage
			\$ 2,909,500	\$ 615,778	\$ 2,293,722	\$ 3,319,197	0.69	
						2024 ECF	0.69	
						2023 ECF	0.67	
Removed from Study:								
03 005 009 00	COM	4/29/2022	\$ 75,000	77,500	(2,500)	13,045	-0.19	storage
13 006 010 02 & 3	COM	7/1/2021	\$ 150,000	154,849	(4,849)	368,297	-0.01	garage ser/repair
03 006 026 00	COM	3/1/2023	\$ 15,000	14,700	300	25,533	0.01	w/h storage
14 006 008 00	COM	2/1/2022	\$ 350,000	56,450	293,550	113,367	2.59	garage ser/repair OUTLIER (outside of upper fence limit)
43 013 004 00 & C	COM	5/28/2021	\$ 150,000	30,993	119,007	78,074	1.52	gar ser repair
43 013 011 00	COM	12/30/2022	\$ 483,500	32,402	451,098	293,970	1.53	restaurant
06 006 010 00	COM	10/18/2021	\$ 495,000	100,931	394,069	318,549	1.24	campground w/ cabins
06 150 006 00	COM	8/5/2021	\$ 170,000	19,942	150,058	118,686	1.26	warehouse storage

Osceola Township Industrial Land Values 2024

RURAL	SALE DATE	AMOUNT	a	sf	ff	/a	/sf	/ff			
0 to 5 Acres = \$9,900											
*009 016 0	10/1/2021	\$ 21,500	2.63	114,563	320	\$ 8,175	\$ 0.19	\$ 67	COM	Lake Town No Zoning	
10 036 017	9/3/2021	\$ 15,000	3.10	135,036	264	\$ 4,839	\$ 0.11	\$ 57	RES	Middle Bra No zoning	
*11 061 00	12/14/2021	\$ 19,584	4.08	177,725	420	\$ 4,800	\$ 0.25	\$ 106	COM	Morton Tw C-3	
07 029 015	1/14/2022	\$ 8,000	5.01	218,236	0	\$ 1,597	\$ 0.04	\$ -	IND	Leroy Twp Com-Light Ind	
						\$ 4,853	\$ 0	\$ 58			
						2023 Value \$ 4,588					
						2024 Value \$ 4,800					
Removed from Study:											
*11 010 00	3/18/2022	\$ 55,000	2.52	109,771	623	\$ 21,825	\$ 0.41	\$ 72	COM	Morton Tw C-3	
> 5 = \$4,000											
05 001 011	8/6/2021	\$ 40,500	6.72	292,723	737	\$ 6,027	\$ 0.14	\$ 55	RES	Hersey Tw No zoning	
03 005 017	10/12/2021	\$ 45,000	9.00	392,040	875	\$ 5,000	\$ 0.11	\$ 51	RES	Evar Twp No zoning	
*05 020 00	8/3/2022	\$ 35,000	9.93	432,551	270	\$ 3,525	\$ 0.10	\$ 166	COM	Big Rapids HI	
09 028 420	3/29/2022	\$ 60,000	21.00	914,760	660	\$ 2,857	\$ 0.07	\$ 91	RES	Marion Tw No zoning	
*007 033 2	8/11/2022	\$ 150,000	39.00	1,698,840	1320	\$ 3,846	\$ 0.09	\$ 114	COM	Hayes Tw C-2	
05 028 009	6/22/2022	\$1,088,800	268.99	11,717,204	6600	\$ 4,048	\$ 0.09	\$ 165	AG	Hersey Tw No Zoning	
						\$4,217	\$0.14	\$85			
						2023 Value \$4,000					
						2024 Value \$4,200					

Osceola Township Industrial ECF 2024

INDUSTRIAL

PARCEL #	CLASS	SALE DATE	SALE PRICE	LAND & improve		CN-DofB (AFTER CM)	ECF	OCCUPANCY
				nts	BUILDINGS			
03 006 026 00	COM	3/1/2023	\$ 15,000	14,700	300	25,533	0.01	w/h storage
13 275 001 51	IND	9/1/2021	\$ 140,000	99,700	40,300	128,079	0.31	salvage yard
03 006 024 03	COM	1/13/2023	\$ 48,000	16,524	31,476	55,092	0.57	w/h storage
13 007 016 10	IND	3/25/2022	\$ 197,000	57,940	139,060	201,814	0.69	sawmill
52 015 044 00	COM	6/23/2022	\$ 310,000	161,015	148,985	162,677	0.92	w/h storage
06 027 001 00	COM	11/10/2021	\$ 242,000	45,214	196,786	190,635	1.03	warehouse storage
13 005 016 20 & :	COM	1/14/2022	\$ 250,000	63,900	186,100	170,120	1.09	warehouse distribution
			\$ 1,202,000	\$ 458,993	\$ 743,007	\$ 933,950	0.80	
						2023 ECF	0.78	
						2024 ECF	0.80	

Osceola Township Residential Land Values 2024

0-2.99 2023 Value \$4,800

Parcel Number	Address	Date	Price	Acres	\$/Acre	Comments
10 016 007 00		8/9/2021	\$7,000	1	\$7,000	Middle Branch Twp
10 015 003 02		10/26/2022	\$6,000	2.18	\$2,752	Middle Branch Twp
10 011 023 00		4/5/2022	\$6,500	2.5	\$2,600	Middle Branch Twp
10 011 025 00	16770 20TH	3/15/2022	\$25,000	2.5	\$10,000	Middle Branch Twp
\$5,588						

05 016 003 02 3974 155TH 9/23/2022 \$22,000 0.37 \$59,459 Hersey Township

3.0-5.99 2023 Value \$4,500

Parcel Number	Address	Date	Price	Acres	\$/Acre	Comments
10 036 017 35	12739 5TH	9/3/2021	\$15,000	3.1	\$4,839	Middle Branch Twp
14 024 016 03		10/26/2022	\$16,000	3.18	\$5,031	Rose Lake
05 014 004 00		4/25/2022	\$25,000	5	\$5,000	Hersey Township
10 022 007 10		8/6/2022	\$15,000	5	\$3,000	Middle Branch Twp
12 036 021 22		12/17/2021	\$35,000	5.61	\$6,239	Osceola Township
\$4,822						

Removed from Study:

05 013 016 00 10/26/2021 \$4,500 3 \$1,500 Hersey Township
 03 004 005 00 8/9/2022 \$8,500 4 \$2,125 Evart Township

6-10.99 2023 Value \$3,000

Parcel Number	Address	Date	Price	Acres	\$/Acre	Comments
03 005 003 10		2/13/2023	\$12,500	6.1	\$2,049	Evart Township
03 005 017 02		10/12/2021	\$45,000	9	\$5,000	Evart Towr US 10
03 008 009 10	4960 110TH	9/30/2021	\$28,000	9.39	\$2,982	Evart Township
02 026 017 30	7863 135TH	3/20/2023	\$25,500	10	\$2,550	Cedar Township
11 035 004 00		10/8/2021	\$38,000	10.1	\$3,762	Orient Township
12 009 001 01		5/16/2023	\$40,000	10.4	\$3,846	
16 022 009 00		1/3/2023	\$44,000	10.51	\$4,186	Sylvan Tow Creek
14 030 012 20		5/20/2021	\$24,000	10.56	\$2,273	Rose Lake Township
11 002 005 00		1/27/2022	\$18,000	10.61	\$1,697	Orient Township
\$3,149						

10 022 016 00 8/16/2022 \$6,800 6.5 \$1,046 Middle Branch Twp
 05 001 011 10 12590 US H 8/6/2021 \$40,500 6.72 \$6,027 Hersey Township
 11 016 024 15 8/25/2022 \$12,500 10 \$1,250 Orient Township

11-29.99 2023 Value \$2,200

Parcel Number	Address	Date	Price	Acres	\$/Acre	Comments
02 015 018 00		9/16/2022	\$45,000	13.6	\$3,309	Cedar Township
05 012 016 01		2/18/2023	\$50,000	14.95	\$3,344	Hersey Township
16 016 019 00		4/23/2021	\$30,000	19.75	\$1,519	Sylvan Township
03 017 005 10	3763 100TH	9/3/2021	\$45,000	20	\$2,250	Evart Township
16 016 001 01		11/9/2022	\$64,000	20.36	\$3,143	Sylvan Township
11 003 015 00	2222 5 MILI	8/6/2021	\$45,000	22	\$2,045	Orient Township
14 031 001 02		2/23/2023	\$85,000	29.14	\$2,917	Rose Lake Small Lake
\$2,647						

30-39.99 2023 Value \$2,200

Parcel Number	Address	Date	Price	Acres	\$/Acre	Comments
14 013 005 00	12543 16 M	11/29/2022	\$130,000	37.25	\$3,490	Rose Lake Township
03 006 006 00		1/28/2022	\$70,000	38	\$1,842	Evart Township
16 008 026 00		9/7/2022	\$84,000	38.4	\$2,188	Sylvan Township
05 005 002 00		7/20/2021	\$70,000	39.98	\$1,751	Hersey Township
						\$2,318

40-79.99 2023 Value \$2,100

Parcel Number	Address	Date	Price	Acres	\$/Acre	Comments
02 021 008 00	15924 8 MI	6/17/2022	\$120,000	40	\$3,000	Cedar Township
05 014 015 00		9/22/2021	\$75,000	40	\$1,875	Hersey Township
16 008 001 00		6/25/2021	\$72,000	40	\$1,800	Sylvan Township
16 008 025 00	4366 10 MI	9/30/2021	\$125,500	40	\$3,138	Sylvan Township
12 017 011 00		7/8/2021	\$100,000	40	\$2,500	Osceola Township
05 014 023 50		11/23/2021	\$98,000	40.31	\$2,431	Hersey Township
12 030 002 25	7835 110TH	3/11/2022	\$147,000	53.31	\$2,757	Osceola Township
02 032 004 02		2/22/2022	\$121,000	55	\$2,200	Cedar Township
04 023 012 00		7/22/2021	\$147,000	73	\$2,014	Hartwick Township
14 022 004 50		12/30/2022	\$225,000	79	\$2,848	Rose Lake Township
						\$2,456

Removed from Study:

16 020 035 00		10/28/2022	\$200,000	45.2	\$4,425	Sylvan Tow Backlot of Muskegon River
02 015 010 00		2/22/2022	\$160,000	40	\$4,000	Cedar Tow Small Lake

80-99.99 2023 Value \$1,850

Parcel Number	Address	Date	Price	Acres	\$/Acre	Comments
03 024 006 00		10/27/2021	\$96,000	80	\$1,200	Evart Township
11 036 002 00		9/19/2022	\$170,000	80	\$2,125	Orient Township
16 025 007 00		2/11/2022	\$196,000	80	\$2,450	Sylvan Township
16 017 017 00		12/9/2021	\$180,000	99.52	\$1,809	Sylvan Tow Recently Logged?
						\$1,896

100-160+ 2023 Value \$1,775

Parcel Number	Address	Date	Price	Acres	\$/Acre	Comments
08 004 001 00	11507 MAC	5/13/2022	\$195,000	112.3	\$1,736	Lincoln Township
08 028 013 01	7401 210TH	12/17/2021	\$300,000	115	\$2,609	Lincoln Township
06 036 017 00	18278 M 11	6/2/2022	\$335,000	133.1	\$2,517	Highland Townshiup
16 035 014 00		5/12/2021	\$275,000	200	\$1,375	Sylvan Township
11 001 001 00	5298 US HI	1/27/2023	\$445,000	295.23	\$1,507	Orient Township
						\$1,949

Removed from Study

11 014 009 00		2/14/2022	\$162,000	164.81	\$983	Orient Tow Land Locked/Arms Length?
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River Property Sales

Parcel Number	Address	Date	Price	Acres	\$/Acre	FF	\$/FF	Comments
0-1	2023 Value		\$20,000					
05 550 014 02		11/4/2022	\$15,000	0.48	\$31,250	54	\$278	Muskegon River
05 250 048 00		7/13/2021	\$30,000	0.75	\$40,000	100	\$300	Muskegon River
13 015 024 00		7/20/2021	\$7,500	0.84	\$8,929	185	\$41	Hersey River Richmon Twp
05 200 008 00	12625 RIVE	7/27/2021	\$25,500	0.91	\$28,022	96	\$266	Muskegon River
05 550 027 00	4460 BLUE '	6/17/2021	\$35,200	1.1	\$32,000	100	\$352	Muskegon River
03 004 014 10	9521 5 MILI	6/20/2022	\$29,000	1.5	\$19,333	88	\$330	Muskegon River
05 550 007 00		6/18/2021	\$19,500	1.65	\$11,818	92	\$212	Muskegon River
12 700 103 00		9/18/2019	\$11,000	1.75	\$6,286	420	\$26	Odd Shaped Piece (Triangle with long side by River)
					\$22,205			
Removed from Study								
03 600 011 00		8/22/2022	\$60,000	1.24	\$48,387	121	\$496	Muskegon River
03 003 026 01	8920 RIVER	10/14/2021	\$45,000	0.41	\$109,756	64	\$703	Muskegon River
05 250 033 00		1/18/2023	\$39,000	0.58	\$67,241	97	\$402	Muskegon River

1.1-2.99 **2023 Value** **\$13,000**
2024 Value **\$14,462** (Averaged 0-1 & 3-19.99)

3.0-19.99 2023 value \$6,500

16 011 007 02		9/2/2022	\$45,000	8.9	\$5,056	458	\$98	Muskegon River
05 032 014 10		2/15/2022	\$82,500	10.11	\$8,160	492	\$168	Muskegon River
12 026 021 00	7350 Swale	5/19/2022	\$82,500	11.884	\$6,942	261	\$316	

\$6,720

20-39.99

40+

White Pine Meadows Was: \$6,400

Parcel Number	Date	Sale Price	Adjust	Adj Sale	Lots	\$/Lot	Township	Comments
12 800 023 00	6/29/2021	\$12,000		\$12,000	2.00	\$6,000		
12 800 006 00	5/5/2023	\$6,500		\$6,500	1	\$6,500		
12 800 007 00	5/8/2023	\$31,500		\$31,500	5	\$6,300		
12 800 014 00	7/12/2023	\$55,000		\$55,000	8	\$6,875		
						\$6,419		

Osceola Township Residential ECF

Residential 2023 ECF: 0.915

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	
12 012 007 00	6777 SYLVAN RE	08/09/21	\$94,000	\$94,000	\$25,048	\$68,952	\$126,374	0.546	Poor Shape
12 016 012 05	9902 9 MILE RD	01/14/22	\$130,000	\$130,000	\$23,850	\$106,150	\$164,167	0.647	
12 009 021 20	10079 90TH AVE	01/05/22	\$293,500	\$293,500	\$30,478	\$263,022	\$313,091	0.840	
12 032 002 00	10297 7 MILE RE	03/18/22	\$430,000	\$430,000	\$76,018	\$353,982	\$421,102	0.841	
12 652 020 00	8759 OAK RD	11/02/21	\$113,500	\$113,500	\$9,502	\$103,998	\$118,019	0.881	
12 033 012 00	9800 US HIGHW	10/31/22	\$119,500	\$119,500	\$17,907	\$101,593	\$110,599	0.919	
12 025 025 00	6372 7 MILE RD	12/16/21	\$340,000	\$340,000	\$29,835	\$310,165	\$327,061	0.948	
12 033 009 00	6127 95TH AVE	06/30/22	\$121,000	\$121,000	\$8,227	\$112,773	\$113,745	0.991	
12 026 002 01		09/09/22	\$175,000	\$175,000	\$18,809	\$156,191	\$153,513	1.017	
12 027 055 00	8446 7 MILE RD	06/01/22	\$199,000	\$199,000	\$6,656	\$192,344	\$183,754	1.047	
12 002 006 01	11712 80TH AVE	10/14/21	\$195,000	\$195,000	\$37,050	\$157,950	\$148,236	1.066	
12 651 009 00	8758 7 MILE RD	06/03/21	\$165,900	\$165,900	\$5,785	\$160,115	\$146,522	1.093	
12 651 013 00	8600 7 MILE RD	09/16/22	\$169,000	\$169,000	\$7,956	\$161,044	\$145,111	1.110	
12 029 005 00	10055 8 MILE RE	08/27/21	\$165,000	\$165,000	\$15,356	\$149,644	\$114,050	1.312	
12 008 002 01	10269 100TH AV	09/17/21	\$245,000	\$245,000	\$25,506	\$219,494	\$165,031	1.330	
12 027 013 00	8209 RIVER RD	11/15/21	\$175,000	\$175,000	\$11,599	\$163,401	\$120,988	1.351	
12 014 009 00	9690 80TH AVE	01/21/22	\$100,000	\$100,000	\$16,804	\$83,196	\$55,191	1.507	
12 010 010 00	10072 90TH AVE	06/30/22	\$435,000	\$435,000	\$26,475	\$408,525	\$271,309	1.506	
			\$3,665,400	\$3,665,400	\$392,861	\$3,272,539	\$3,197,864	1.023	
Removed from Study:									
12 021 011 00	8787 95TH AVE	10/21/22	\$85,000	\$85,000	\$26,667	\$58,333	\$133,301	0.438	Renovated
12 800 017 00	7044 MAIN ST	01/26/22	\$150,000	\$150,000	\$7,470	\$142,530	\$322,336	0.442	duplex
12 400 007 00	9632 US HIGHW	05/18/22	\$65,000	\$65,000	\$12,369	\$52,631	\$117,389	0.448	Delayed LC Recording
12 024 011 00	6513 RIVER RD	09/21/22	\$34,000	\$34,000	\$4,457	\$29,543	\$59,247	0.499	Foreclosure
12 027 002 10	7573 80TH AVE	11/11/22	\$55,000	\$55,000	\$10,800	\$44,200	\$132,530	0.334	Outlier-Estate Sale

Mobile Home 2023 ECF: 0.842

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.
12 008 005 00	10294 10 MILE F	07/27/22	\$110,000	\$110,000	\$27,958	\$82,042	\$55,352	1.482
12 024 009 03	6678 RIVER RD	07/30/21	\$270,000	\$270,000	\$91,620	\$178,380	\$225,296	0.792
12 024 015 00	6336 RIVER RD	10/26/21	\$102,900	\$102,900	\$8,792	\$94,108	\$78,366	1.201
12 035 005 10	6437 70TH AVE	05/10/21	\$105,500	\$105,500	\$58,930	\$46,570	\$69,176	0.673
12 036 021 65	6427 60TH AVE	09/13/21	\$175,000	\$175,000	\$40,865	\$134,135	\$98,442	1.363
12 651 001 00	8928 7 MILE RD	09/07/22	\$13,500	\$13,500	\$7,627	\$5,873	\$50,529	0.116
			\$776,900	\$776,900	\$235,792	\$541,108	\$577,159	0.938

Riverfront Homes 2023 ECF: 0.948

Riverfront Mobile Homes 1.048

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.
12 027 018 01	8074 TROUT HA	08/19/21	\$295,000	\$295,000	\$30,100	\$264,900	\$305,306	0.868
12 700 013 00	6194 E DEER PA	04/02/21	\$160,000	\$160,000	\$18,355	\$141,645	\$119,316	1.187
12 700 019 00	6280 E DEER PA	07/09/21	\$199,900	\$199,900	\$50,932	\$148,968	\$149,979	0.993
12 700 029 00	6440 FLOWING '1	01/04/22	\$59,000	\$59,000	\$15,269	\$43,731	\$18,284	2.392
			\$713,900	\$713,900	\$114,656	\$599,244	\$592,886	1.011
12 700 094 00	6804 W DEER PA	07/26/22	\$30,000	\$30,000	\$23,875	\$6,125	\$26,462	0.231
12 026 026 00	7908 TROUT HA	07/12/21	\$110,000	\$110,000	\$42,894	\$67,106	\$104,162	0.644