

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	
41-14-19-185-016	911 NE NORTH AVE	12/09/24	\$130,000	WD	03-ARMS LENGTH	\$130,000	\$58,000	44.62	\$142,823	\$11,118	\$24,041	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	RC17L	202412120070443		RC_HAWKRIDGE	0	0	4/19/2023	RES CONDO	407				
41-14-19-185-021	901 NE NORTH AVE	05/29/24	\$182,000	WD	03-ARMS LENGTH	\$182,000	\$59,300	32.58	\$146,198	\$59,843	\$24,041	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	RC17L	202406100030717		RC_HAWKRIDGE	0	0	4/19/2023	RES CONDO	407				
41-14-19-185-024	855 NE NORTH AVE	05/07/24	\$182,900	WD	03-ARMS LENGTH	\$182,900	\$61,500	33.62	\$152,154	\$54,787	\$24,041	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	RC17L	202405100024884		RC_HAWKRIDGE	0	0	4/20/2023	RES CONDO	407				
41-14-19-185-025	855 NE NORTH AVE	05/28/24	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$77,000	35.81	\$191,617	\$47,424	\$24,041	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	RC17U	202406070030331		RC_HAWKRIDGE	0	0	4/20/2023	RES CONDO	407				
Totals:			\$709,900			\$709,900	\$255,800		\$632,892	\$173,172	\$96,164	0.0	0.00	0.00	0.00																	
						Sale. Ratio =>	36.03	Average				Average																				
						Std. Dev. =>	5.47	land residual			\$43,293	per Net Acre=>			Average																	
								Use==>			\$43,293																					

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41-14-16-227-002	2004 NE SOUTH TERRACE LN	04/15/24	\$375,000	WD	03-ARMS LENGTH	\$375,000	\$192,500	51.33	\$395,071	\$30,241	\$50,312	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	RC041	2.02404E+14		RC_RAVINES	0	0	5/6/2025	RES CONDO	407					
41-14-16-227-002	2004 NE SOUTH TERRACE LN	05/12/25	\$425,000	WD	03-ARMS LENGTH	\$425,000	\$190,900	44.92	\$395,071	\$30,241	\$50,312	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	RC041	2.02505E+14		RC_RAVINES	0	0	5/6/2025	RES CONDO	407					
41-14-16-227-004	2014 NE SOUTH TERRACE LN	06/27/22	\$385,000	WD	03-ARMS LENGTH	\$385,000	\$145,800	37.87	\$395,034	\$40,278	\$50,312	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	RC041	2.02200E+14		RC_RAVINES	0	0	5/6/2025	RES CONDO	407					
41-14-16-227-006	2024 NE SOUTH TERRACE LN	12/05/24	\$400,000	WD	03-ARMS LENGTH	\$400,000	\$192,500	48.13	\$395,034	\$55,278	\$50,312	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	RC041	2.02412E+14		RC_RAVINES	0	0	5/6/2025	RES CONDO	407					
41-14-16-227-015	2055 NE NORTH TERRACE LN	05/28/25	\$395,000	WD	03-ARMS LENGTH	\$395,000	\$172,900	43.77	\$357,851	\$87,681	\$50,312	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	RC041	2.02505E+14		RC_RAVINES	0	0	5/6/2025	RES CONDO	407					
41-14-16-227-016	2053 NE NORTH TERRACE LN	05/14/25	\$379,000	WD	03-ARMS LENGTH	\$379,000	\$163,700	43.39	\$338,362	\$80,950	\$50,312	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	RC041	2.02505E+14		RC_RAVINES	0	0	5/6/2025	RES CONDO	407					
41-14-16-227-021	2037 NE NORTH TERRACE LN	05/06/25	\$348,450	WD	03-ARMS LENGTH	\$348,450	\$179,000	51.37	\$358,063	\$40,699	\$50,312	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	RC041	2.02505E+14		RC_RAVINES	0	0	5/6/2025	RES CONDO	407					
Totals:						\$2,707,450	\$1,237,300			\$2,634,286	\$425,348	\$352,184	0.0	0.00	0.00																		
						Sale. Ratio =>	45.70	Average		Average		Average		Average		Average		Average		Average		Average		Average		Average		Average		Average		Average	
						Std. Dev. =>	4.86	per FF=>		per Net Acre=>		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!	

expanded date range in order to add more sales to the study.
The two year time frame only yielded two sales. A more substantial trend was needed.

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41-13-23-154-007	1431 NW ATLANTIC ST	04/19/24	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$115,500	47.14	\$239,797	\$52,056	\$46,853	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	RC43E						5/14/2025	RES CONDO	407				
41-13-23-154-010	920 NW HANDELL AVE	09/30/24	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$126,000	40.38	\$290,761	\$58,992	\$46,853	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	RC43E	20241020054937					5/14/2025	RES CONDO	407				
41-13-23-154-033	1352 NW SEVENTH ST	12/07/23	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$86,600	35.96	\$243,537	\$50,316	\$46,853	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	RC43E	20231208069893					5/14/2025	RES CONDO	407				
41-13-23-154-035	1356 NW SEVENTH ST	09/20/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$114,900	45.96	\$238,238	\$58,615	\$46,853	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	RC43E	202410040055614					5/14/2025	RES CONDO	407				
41-13-23-154-037	1409 NW SEVENTH ST	07/11/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$137,100	43.52	\$283,635	\$78,218	\$46,853	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	RC43E	202407240039793					5/14/2025	RES CONDO	407				
41-13-23-154-048	1439 NW SEVENTH ST	12/30/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$167,200	53.08	\$344,103	\$17,759	\$46,853	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	RC43E	202501100001719					5/14/2025	RES CONDO	407				
Totals:						\$1,684,000				\$1,630,071	\$355,047																					
						\$747,300	Sale. Ratio <=>	44.38			Average			Average			Average			Average												
							Std. Dev. >>	6.15			Land residual			\$59,175			per Net Acre>>			per SqFt>>												
											\$281,118			0.0			0.00															
														Use<<>			\$59.175															

This is a four unit townhome developed by Habitat for Humanity of Kent County.
There are no sales in the current sales study period of 4/1/2023 through 3/31/2025.

The 2025 rate for land table #24 will be used and applied to the lot as a whole, then divided among the four condo units.

The lot is 100.47 x 93.87

$100.47 \times \$1423$ per FF
=142,968
divided by 4
35,742
per lot



