

Commercial US-31

Street Name	Parcel #	Sale Date	Sale Price	Acres	\$/Acre	Sq Ft	\$/Sq Ft	Notes
E 8th St	70-16-28-328-003	2/28/2023	\$97,000	0.20	\$492,462	8580	\$11.31	Holland Twp
Jackson St	70-03-21-199-021	9/12/2022	\$900,000	1.42	\$633,633	61872	\$14.55	Grand Haven City - Com Corridor
32nd Ave	70-18-05-499-016	1/18/2024	\$600,000	1.22	\$493,639	52946	\$11.33	Jamestown Twp by Meijer
E 16th St	70-16-33-200-105	2/17/2022	\$1,132,560	2.04	\$555,443	88820	\$12.75	Holland City - US-31
US31 & Greenly	70-16-09-100-017	6/24/2022	\$1,612,500	4.65	\$346,465	202735	\$7.95	Holland Twp
			\$2,729,560	4.88	\$2,175,177	212218	\$12.86	

Adams & 196

Street Name	Parcel #	Sale Date	Sale Price	Acres	\$/Acre	Sq Ft	\$/Sq Ft	Notes
Adams St	70-17-31-100-024	1/12/2023	\$200,000	3.09	\$64,728	134593	\$1.49	Zeeland Twp
Adams	70-16-36-232-006	12/13/2023	\$450,000	3.05	\$147,617	132790	\$3.39	Holland Twp
Black River Dr	70-16-25-474-003	1/31/2023	\$200,000	1.65	\$121,212	71874	\$2.78	Holland Twp
			\$850,000	7.79	\$333,557	339257	\$2.51	

Commercial Outskirts

Street Name	Parcel #	Sale Date	Sale Price	Acres	\$/Acre	Sq Ft	\$/Sq Ft	Notes
Butternut	70-16-18-330-051	4/11/2023	\$32,000	0.64	\$50,153	27793	\$1.15	Holland Twp
Baypark Dr	70-16-21-330-009	9/26/2023	\$300,000	5.39	\$55,612	234985	\$1.28	Holland Twp
James St	70-16-16-300-052	4/13/2023	\$92,000	1.15	\$80,043	50067	\$1.84	Holland Twp
Panther Dr	70-16-08-300-045	5/16/2022	\$37,500	0.44	\$85,996	18995	\$1.97	Holland Twp
136th Ave	70-16-07-200-044	7/19/2022	\$400,000	3.99	\$100,284	173746	\$2.30	Holland Twp
Riley St	70-16-16-100-130	7/21/2022	\$325,000	3.23	\$100,562	140779	\$2.31	Holland Twp
Felch St	70-16-16-400-081	5/13/2022	\$759,450	5.06	\$150,166	220301	\$3.45	Holland Twp
Butternut	70-16-19-200-020	12/14/2023	\$210,000	1.36	\$154,610	59166	\$3.55	Holland Twp
Riley & 120th	70-16-09-400-028	11/28/2022	\$370,000	2.07	\$178,677	90203	\$4.10	Holland Twp
128th Ave	70-16-05-400-012	11/21/2023	\$325,000	1.75	\$185,665	76250	\$4.26	Holland Twp
E Lakewood	70-16-21-400-006	5/24/2022	\$285,000	1.40	\$203,518	61000	\$4.67	Holland Twp
N Wellness Dr	70-16-16-200-065	2/22/2024	\$335,000	1.06	\$314,945	46334	\$7.23	Holland Twp
Coolidge Ave	70-16-28-298-029	5/31/2023	\$115,000	0.36	\$320,654	15622	\$7.36	Holland Twp
E 8th St	70-16-28-328-002	11/3/2023	\$85,000	0.20	\$431,538	8580	\$9.91	Holland Twp
E 8th St	70-16-28-328-003	2/28/2023	\$97,000	0.20	\$492,462	8580	\$11.31	Holland Twp
			\$3,585,950	27.9	\$128,529	1215241	\$2.95	

Commercial US-31 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-16-16-451-010	12377 JAMES	08/10/23	\$4,532,500	CD	03-ARM'S LENGTH	\$4,532,500	\$956,000	21.09	\$2,071,810	\$244,977	\$4,287,523	\$967,602	4.431
70-16-16-451-007	12359 JAMES	08/10/23	\$4,532,500	CD	03-ARM'S LENGTH	\$4,532,500	\$956,000	21.09	\$2,606,248	\$244,977	\$4,287,523	\$1,250,673	3.428
70-16-16-451-011	12349 JAMES	06/30/23	\$1,525,000	CD	03-ARM'S LENGTH	\$1,525,000	\$452,900	29.70	\$905,859	\$34,978	\$1,490,022	\$461,272	3.230
70-16-21-200-084	12344 JAMES	04/19/22	\$3,025,000	PTA	03-ARM'S LENGTH	\$3,025,000	\$1,030,800	34.08	\$2,061,651	\$369,688	\$2,655,312	\$896,167	2.963
70-16-16-131-001	3176 WEST SHORE	04/20/23	\$2,850,000	WD	03-ARM'S LENGTH	\$2,850,000	\$1,198,000	42.04	\$2,396,042	\$634,581	\$2,215,419	\$932,977	2.375
70-16-21-100-047	2288 NORTH PARK	12/18/23	\$1,275,000	CD	03-ARM'S LENGTH	\$1,275,000	\$631,600	49.54	\$1,263,207	\$561,195	\$713,805	\$371,828	1.920
70-16-21-100-047	2288 NORTH PARK	12/28/23	\$1,275,000	CD	03-ARM'S LENGTH	\$1,275,000	\$631,600	49.54	\$1,263,207	\$561,195	\$713,805	\$371,828	1.920
70-16-16-447-010	2615 120TH	02/03/23	\$1,092,834	WD	03-ARM'S LENGTH	\$1,092,834	\$451,200	41.29	\$902,416	\$224,330	\$868,504	\$486,432	1.785
70-16-16-400-083	2611 120TH	02/03/23	\$777,166	WD	03-ARM'S LENGTH	\$777,166	\$326,400	42.00	\$652,834	\$145,473	\$631,693	\$363,961	1.736
70-16-16-200-048	12255 FELCH	11/20/23	\$2,250,000	WD	03-ARM'S LENGTH	\$2,250,000	\$943,000	41.91	\$1,886,074	\$274,271	\$1,975,729	\$1,156,243	1.709
70-16-16-131-001	3176 WEST SHORE	10/13/22	\$2,169,118	WD	03-ARM'S LENGTH	\$2,169,118	\$1,198,000	55.23	\$2,396,042	\$634,581	\$1,534,537	\$932,977	1.645
70-16-16-400-047	12386 FELCH	03/14/23	\$4,750,000	WD	03-ARM'S LENGTH	\$4,750,000	\$2,519,300	53.04	\$5,038,687	\$758,488	\$3,991,512	\$3,070,444	1.300
70-16-16-200-048	12255 FELCH	11/17/22	\$1,750,000	WD	03-ARM'S LENGTH	\$1,750,000	\$943,000	53.89	\$1,886,074	\$274,271	\$1,475,729	\$1,156,243	1.276
70-16-21-100-077	451 E LAKEWOOD	03/15/23	\$1,745,000	WD	03-ARM'S LENGTH	\$1,745,000	\$1,188,300	68.10	\$2,376,622	\$325,435	\$1,419,565	\$1,471,440	0.965
70-16-16-100-124	3006 WEST SHORE	06/29/22	\$2,700,000	WD	03-ARM'S LENGTH	\$2,700,000	\$1,858,700	68.84	\$3,717,344	\$519,945	\$2,180,055	\$2,293,687	0.950
Totals:			\$19,784,118			\$19,784,118	\$10,691,100		\$21,382,507		\$15,504,934	\$11,675,083	
								Sale. Ratio =>	54.04			E.C.F. =>	1.328
								Std. Dev. =>	9.92				

Commercial Adams & 196 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
70-16-36-100-015	10240 ADAMS	01/10/24	\$1,525,000	WD	03-ARM'S LENGTH	\$1,525,000	\$873,100	57.25	\$1,681,822	\$382,270	\$1,142,730	\$862,344	1.325		
70-16-36-200-024	719 96TH	05/31/23	\$1,335,000	WD	03-ARM'S LENGTH	\$1,335,000	\$677,900	50.78	\$1,355,871	\$571,192	\$763,808	\$520,689	1.467		
70-16-36-232-003	9670 ADAMS	02/10/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$336,800	63.55	\$673,626	\$183,072	\$346,928	\$325,517	1.066		
Totals:			\$3,390,000			\$3,390,000	\$1,887,800		\$3,711,319		\$2,253,466	\$1,708,550			
								Sale. Ratio =>	55.69					E.C.F. =>	1.319
								Std. Dev. =>	6.38						

Commercial Outskirts ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-16-20-300-006	127 N RIVER	09/08/23	\$450,000	LC	03-ARM'S LENGTH	\$450,000	\$182,900	40.64	\$365,733	\$98,395	\$351,605	\$237,002	1.484
70-16-19-381-030	120 ANILINE	09/16/22	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$83,500	40.34	\$167,030	\$22,699	\$184,301	\$127,953	1.440
70-16-22-264-001	11555 CROSSINGS	04/26/23	\$205,600	WD	03-ARM'S LENGTH	\$205,600	\$84,400	41.05	\$168,751	\$24,024	\$181,576	\$128,304	1.415
70-16-13-300-025	10263 CHICAGO	09/06/22	\$462,500	WD	03-ARM'S LENGTH	\$462,500	\$194,800	42.12	\$389,670	\$85,372	\$377,128	\$269,768	1.398
70-16-22-114-001	393 GARDEN	04/11/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$127,900	43.36	\$255,743	\$34,847	\$260,153	\$195,830	1.328
70-16-20-301-007	176 W LAKEWOOD	01/20/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$153,600	43.89	\$307,266	\$42,932	\$307,068	\$234,339	1.310
70-16-16-377-012	2530 VAN OMMEN	04/26/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$328,400	48.65	\$656,741	\$359,065	\$315,935	\$242,605	1.302
70-16-20-265-002	76 E LAKEWOOD	05/04/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$97,500	45.35	\$195,000	\$38,902	\$176,098	\$138,385	1.273
70-16-20-265-001	76 E LAKEWOOD	08/04/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$97,500	46.43	\$195,000	\$38,902	\$171,098	\$138,385	1.236
70-16-19-381-025	120 ANILINE	05/09/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$73,500	47.42	\$147,046	\$22,699	\$132,301	\$110,237	1.200
70-16-19-376-003	503 DOUGLAS	02/10/23	\$572,500	PTA	03-ARM'S LENGTH	\$572,500	\$280,100	48.93	\$560,143	\$84,110	\$488,390	\$422,015	1.157
70-16-15-300-026	11971 JAMES	08/01/23	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$412,000	41.20	\$984,378	\$110,869	\$889,131	\$774,387	1.148
70-16-19-244-002	406 BUTTERNUT	10/07/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$88,200	50.40	\$176,368	\$20,109	\$154,891	\$138,527	1.118
70-16-19-244-005	406 BUTTERNUT	10/07/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$102,700	52.67	\$205,388	\$26,394	\$168,606	\$158,683	1.063
70-16-19-376-002	503 DOUGLAS	10/03/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$304,800	53.01	\$609,527	\$78,104	\$496,896	\$471,120	1.055
70-16-28-298-023	144 COOLIDGE	05/31/23	\$898,000	WD	03-ARM'S LENGTH	\$898,000	\$442,200	49.24	\$965,796	\$140,130	\$757,870	\$731,973	1.035
70-16-08-300-069	187 RILEY	09/19/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$414,600	53.50	\$829,107	\$171,818	\$603,182	\$582,703	1.035
70-16-19-244-010	406 BUTTERNUT	08/01/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$97,900	54.39	\$195,708	\$29,032	\$150,968	\$147,762	1.022
70-16-19-477-004	280 DOUGLAS	05/02/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$81,800	54.53	\$163,559	\$23,297	\$126,703	\$124,346	1.019
70-16-22-450-008	11298 CHICAGO	12/26/22	\$390,000	LC	03-ARM'S LENGTH	\$390,000	\$213,600	54.77	\$427,140	\$162,043	\$227,957	\$235,015	0.970
70-16-28-474-004	529 E 16TH	01/05/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$147,900	56.88	\$295,790	\$68,254	\$191,746	\$201,716	0.951
Totals:			\$8,395,600			\$8,395,600	\$4,009,800		\$8,260,884		\$6,713,603	\$5,811,054	
								Sale. Ratio =>	47.76			E.C.F. =>	1.155
								Std. Dev. =>	5.40				