

HOLLAND CHARTER TOWNSHIP

Ashbury Condos										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-07-388-009	3283 WESTBURY CT	08/16/23	\$315,000	0.000%	\$315,000	\$5,380	\$45,800	\$263,820	\$201,797	1.307
70-16-07-388-016	3236 WESTBURY CT	05/23/23	\$306,000	0.000%	\$306,000	\$5,457	\$45,800	\$254,743	\$206,498	1.234
70-16-07-388-012	3266 WESTBURY CT	06/07/22	\$265,500	0.000%	\$265,500	\$1,442	\$45,800	\$218,258	\$193,562	1.128
70-16-07-388-003	3233 WESTBURY CT	08/26/21	\$257,000	0.000%	\$257,000	\$5,768	\$45,800	\$205,432	\$185,057	1.110
70-16-07-388-003	3233 WESTBURY CT	05/21/21	\$246,000	0.000%	\$246,000	\$5,768	\$45,800	\$194,432	\$185,057	1.051
70-16-07-388-011	3270 WESTBURY CT	01/07/22	\$275,000	0.000%	\$275,000	\$5,509	\$45,800	\$223,691	\$229,440	0.975
70-16-07-388-017	3224 WESTBURY CT	03/10/21	\$239,900	0.000%	\$239,900	\$5,587	\$45,800	\$188,513	\$200,725	0.939
70-16-07-388-002	3221 WESTBURY CT	11/08/21	\$273,000	0.000%	\$273,000	\$6,131	\$45,800	\$221,069	\$236,376	0.935
<b>Totals:</b>								<b>\$1,769,958</b>	<b>\$1,638,512</b>	<b>1.080</b>
								Standard Deviation:	13.68%	
								Coefficient of Dispersion :	10.17%	
								<b>Adopted ECF:</b>	<b>1.080</b>	

ECF Was: 1.015

HOLLAND CHARTER TOWNSHIP

Regency, Woodbridge, Ashtyn Woods Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
<del>70-16-14-205-001</del>	<del>10657 W STOCKBRIDGE CT</del>	<del>08/30/23</del>	<del>\$310,000</del>	<del>0.000%</del>	<del>\$310,000</del>	<del>\$6,079</del>	<del>\$47,200</del>	<del>\$256,721</del>	<del>\$150,259</del>	<del>1.709</del>
70-16-14-205-016	3170 REGENCY PKWY	01/06/23	\$309,900	0.000%	\$309,900	\$6,545	\$47,200	\$256,155	\$177,802	1.441
70-16-14-205-012	10656 W STOCKBRIDGE CT	05/01/24	\$265,000	0.000%	\$265,000	\$6,131	\$47,200	\$211,669	\$149,131	1.419
70-16-14-205-029	3089 REGENCY PKWY	06/07/24	\$292,000	0.000%	\$292,000	\$6,545	\$47,200	\$238,255	\$169,551	1.405
70-16-25-211-024	1482 COPPICE CT	06/23/23	\$372,000	0.000%	\$372,000	\$7,830	\$47,200	\$316,970	\$231,976	1.366
70-16-14-205-010	10666 W STOCKBRIDGE CT	11/17/21	\$235,000	0.000%	\$235,000	\$6,286	\$47,200	\$181,514	\$140,372	1.293
70-16-14-205-001	10657 W STOCKBRIDGE CT	09/09/22	\$242,900	0.000%	\$242,900	\$6,079	\$47,200	\$189,621	\$150,259	1.262
70-16-24-112-009	2328 BRICKYARD LN	01/12/23	\$290,000	0.000%	\$290,000	\$7,896	\$47,200	\$234,904	\$197,517	1.189
<del>70-16-14-205-032</del>	<del>3101 REGENCY PKWY</del>	<del>12/22/23</del>	<del>\$260,000</del>	<del>0.000%</del>	<del>\$260,000</del>	<del>\$6,183</del>	<del>\$47,200</del>	<del>\$206,617</del>	<del>\$188,017</del>	<del>1.099</del>
<del>70-16-24-112-005</del>	<del>2352 BRICKYARD LN</del>	<del>07/25/23</del>	<del>\$245,000</del>	<del>0.000%</del>	<del>\$245,000</del>	<del>\$6,842</del>	<del>\$47,200</del>	<del>\$190,958</del>	<del>\$181,846</del>	<del>1.050</del>
<del>70-16-14-205-035</del>	<del>3119 REGENCY PKWY</del>	<del>08/04/21</del>	<del>\$211,000</del>	<del>0.000%</del>	<del>\$211,000</del>	<del>\$6,597</del>	<del>\$47,200</del>	<del>\$157,203</del>	<del>\$160,817</del>	<del>0.978</del>
<del>70-16-24-112-004</del>	<del>2356 BRICKYARD LN</del>	<del>03/11/24</del>	<del>\$200,000</del>	<del>0.000%</del>	<del>\$200,000</del>	<del>\$6,923</del>	<del>\$47,200</del>	<del>\$145,877</del>	<del>\$178,285</del>	<del>0.818</del>
<b>Totals:</b>								<b>\$1,629,088</b>	<b>\$1,216,609</b>	<b>1.339</b>
Standard Deviation:										9.34%
Coefficient of Dispersion :										5.73%
<b>Adopted ECF:</b>										<b>1.339</b>

ECF Was: 1.250

HOLLAND CHARTER TOWNSHIP

Beeline, 128th, Felch

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-16-16-300-002	12730 FELCH ST	04/10/23	\$390,000	0.000%	\$390,000	\$16,382	\$71,500	\$302,118	\$188,784	1.600	
70-16-16-300-040	2778 BEELINE RD	09/22/23	\$395,000	0.000%	\$395,000	\$10,185	\$71,500	\$313,315	\$201,038	1.558	
70-16-17-400-077	2766 BEELINE RD	11/30/23	\$248,500	0.000%	\$248,500	\$7,053	\$71,500	\$169,947	\$113,696	1.495	
70-16-17-400-059	2738 BEELINE RD	03/12/24	\$429,250	0.000%	\$429,250	\$27,912	\$71,500	\$329,838	\$223,843	1.474	
70-16-16-100-129	2834 BEELINE RD	05/04/23	\$201,000	0.000%	\$201,000	\$8,580	\$71,500	\$120,920	\$113,394	1.066	
<del>70-16-17-400-024</del>	<del>2515 BEELINE RD</del>	<del>12/22/23</del>	<del>\$288,000</del>	<del>0.000%</del>	<del>\$288,000</del>	<del>\$21,021</del>	<del>\$71,500</del>	<del>\$195,479</del>	<del>\$215,534</del>	<del>0.907</del>	
70-16-16-163-003	12769 FELCH ST	01/30/24	\$124,345	0.000%	\$124,345	\$3,863	\$71,500	\$48,982	\$109,691	0.447	
70-16-16-163-005	12777 FELCH ST	04/12/24	\$120,000	0.000%	\$120,000	\$3,863	\$71,500	\$44,637	\$109,691	0.407	
70-16-16-163-002	12765 FELCH ST	03/12/24	\$114,500	0.000%	\$114,500	\$3,863	\$71,500	\$39,137	\$113,307	0.345	
70-16-16-100-129	2834 BEELINE RD	03/16/23	\$118,961	0.000%	\$118,961	\$8,580	\$71,500	\$38,881	\$113,394	0.343	
70-16-16-163-001	12761 FELCH ST	03/13/24	\$90,000	0.000%	\$90,000	\$3,863	\$71,500	\$14,637	\$109,691	0.133	
<b>Totals:</b>								<b>\$1,236,138</b>	<b>\$840,755</b>	<b>1.470</b>	
										Standard Deviation:	21.42%
										Coefficient of Dispersion :	9.96%
										<b>Adopted ECF:</b>	<b>1.470</b>

ECF Was: 1.085

Holland Charter Township

Bel Air, 136th, Felch, Elwood Estates

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-18-230-005	918 136TH AVE	03/07/24	\$290,000	0.000%	\$290,000	\$7,889	\$71,500	\$210,611	\$112,475	1.873
70-16-17-104-026	866 WOODSIDE DR	04/01/22	\$300,000	0.000%	\$300,000	\$4,930	\$71,500	\$223,570	\$121,990	1.833
70-16-18-227-013	285 FRANKLIN ST	08/25/23	\$239,900	0.000%	\$239,900	\$1,880	\$71,500	\$166,520	\$93,885	1.774
70-16-17-101-008	952 WOODSIDE DR	11/09/23	\$250,000	0.000%	\$250,000	\$7,950	\$71,500	\$170,550	\$100,581	1.696
70-16-17-153-016	180 LIBERTY ST	04/24/23	\$305,000	0.000%	\$305,000	\$5,796	\$71,500	\$227,704	\$140,618	1.619
70-16-17-105-023	151 LIBERTY ST	08/21/23	\$300,000	0.000%	\$300,000	\$6,750	\$71,500	\$221,750	\$139,371	1.591
70-16-17-100-021	182 ELWILL CT	11/30/23	\$224,500	0.000%	\$224,500	\$6,532	\$71,500	\$146,468	\$96,661	1.515
70-16-18-277-014	267 MAE ROSE AVE	07/07/23	\$315,000	0.000%	\$315,000	\$9,337	\$71,500	\$234,163	\$154,396	1.517
70-16-17-353-002	537 SUNNYJUNE AVE	05/05/22	\$361,000	0.000%	\$361,000	\$8,938	\$71,500	\$280,562	\$194,616	1.442
70-16-18-400-084	286 FELCH ST	03/06/24	\$350,000	0.000%	\$350,000	\$2,671	\$71,500	\$275,829	\$191,568	1.440
70-16-18-230-018	323 ELEMEDA ST	12/30/22	\$289,000	0.000%	\$289,000	\$5,998	\$71,500	\$211,502	\$153,326	1.379
70-16-17-169-015	102 ELWOOD CT	05/27/22	\$316,000	0.000%	\$316,000	\$9,469	\$71,500	\$235,031	\$176,909	1.329
70-16-17-169-014	94 ELWOOD CT	03/03/23	\$322,500	0.000%	\$322,500	\$9,317	\$71,500	\$241,683	\$182,658	1.323
70-16-18-231-018	254 ELEMEDA ST	06/24/22	\$315,000	0.000%	\$315,000	\$8,782	\$71,500	\$234,718	\$181,678	1.292
70-16-17-102-009	887 WOODSIDE DR	08/31/23	\$230,000	0.000%	\$230,000	\$5,910	\$71,500	\$152,590	\$121,147	1.260
70-16-18-275-068	287 FELCH ST	04/20/23	\$295,000	0.000%	\$295,000	\$14,087	\$71,500	\$209,413	\$166,306	1.259
70-16-18-277-019	802 136TH AVE	12/01/23	\$265,000	0.000%	\$265,000	\$4,774	\$71,500	\$188,726	\$150,679	1.253
70-16-17-153-007	157 ELM LN	08/15/22	\$226,000	0.000%	\$226,000	\$8,653	\$71,500	\$145,847	\$119,387	1.222
70-16-17-100-021	182 ELWILL CT	05/26/22	\$195,000	0.000%	\$195,000	\$6,532	\$71,500	\$116,968	\$96,661	1.210
70-16-17-100-093	763 136TH AVE	04/29/22	\$295,000	0.000%	\$295,000	\$6,618	\$71,500	\$216,882	\$176,035	1.232
70-16-17-101-008	952 WOODSIDE DR	04/07/23	\$200,000	0.000%	\$200,000	\$7,950	\$71,500	\$120,550	\$100,581	1.199
70-16-18-276-011	798 OAKDALE CT	04/29/22	\$300,000	0.000%	\$300,000	\$7,076	\$71,500	\$221,424	\$185,604	1.193
70-16-17-351-014	203 ELBERDENE ST	05/01/23	\$335,000	0.000%	\$335,000	\$5,597	\$71,500	\$257,903	\$276,508	0.933
70-16-18-277-012	281 MAE ROSE AVE	06/01/22	\$205,000	0.000%	\$205,000	\$3,630	\$71,500	\$129,870	\$161,097	0.806

Totals: \$3,232,356 \$2,448,212 1.320

Standard Deviation: 11.03%

Coefficient of Dispersion : 7.15%

Adopted ECF: 1.320

ECF Was: 1.133

HOLLAND CHARTER TOWNSHIP

Berryfield Condo

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
70-16-16-168-005	2998 RASPBERRY LN	02/16/23	\$275,000	0.000%	\$275,000	\$2,046	\$50,400	\$222,554	\$172,002	1.294
70-16-16-168-013	2992 RASPBERRY LN	03/28/24	\$352,000	0.000%	\$352,000	\$7,449	\$50,400	\$294,151	\$245,084	1.200
70-16-16-168-024	12747 YOUNGBERRY LN	09/15/23	\$290,000	0.000%	\$290,000	\$3,484	\$50,400	\$236,116	\$198,028	1.192
70-16-16-168-013	2992 RASPBERRY LN	08/24/23	\$350,000	0.000%	\$350,000	\$7,449	\$50,400	\$292,151	\$245,084	1.192
70-16-16-168-039	2967 LOGANBERRY LN	06/05/24	\$325,000	0.000%	\$325,000	\$7,765	\$50,400	\$266,835	\$227,749	1.172
70-16-16-168-019	3042 RASPBERRY LN	05/09/24	\$278,000	0.000%	\$278,000	\$8,016	\$50,400	\$219,584	\$193,648	1.134
70-16-16-168-044	2982 LOGANBERRY LN	03/08/24	\$295,000	0.000%	\$295,000	\$7,990	\$50,400	\$236,610	\$212,791	1.112
70-16-16-168-016	2983 RASPBERRY LN	09/08/23	\$289,900	0.000%	\$289,900	\$7,820	\$50,400	\$231,680	\$208,479	1.111
70-16-16-168-008	3024 RASPBERRY LN	06/28/21	\$243,105	0.000%	\$243,105	\$6,929	\$50,400	\$185,776	\$167,954	1.106
70-16-16-168-005	2998 RASPBERRY LN	12/10/21	\$242,500	0.000%	\$242,500	\$2,046	\$50,400	\$190,054	\$172,002	1.105
70-16-16-168-057	3021 RASPBERRY LN	12/11/23	\$315,000	0.000%	\$315,000	\$8,160	\$50,400	\$256,440	\$238,484	1.075
70-16-16-168-009	3026 RASPBERRY LN	03/31/21	\$220,000	0.000%	\$220,000	\$6,798	\$50,400	\$162,802	\$163,870	0.993
70-16-16-168-016	2983 RASPBERRY LN	12/29/22	\$265,000	0.000%	\$265,000	\$7,820	\$50,400	\$206,780	\$208,479	0.992
70-16-16-168-001	12748 GOOSEBERRY LN	05/04/21	\$285,000	0.000%	\$285,000	\$7,765	\$50,400	\$226,835	\$245,943	0.922
70-16-07-388-017	3224 WESTBURY CT	03/10/21	\$239,900	0.000%	\$239,900	\$5,380	\$50,400	\$184,120	\$201,797	0.912
<del>70-16-16-168-056</del>	<del>3027 RASPBERRY LN</del>	<del>07/01/21</del>	<del>\$256,500</del>	<del>0.000%</del>	<del>\$256,500</del>	<del>\$8,160</del>	<del>\$50,400</del>	<del>\$197,940</del>	<del>\$223,369</del>	<del>0.886</del>
<del>70-16-16-168-057</del>	<del>3021 RASPBERRY LN</del>	<del>09/15/21</del>	<del>\$265,000</del>	<del>0.000%</del>	<del>\$265,000</del>	<del>\$8,160</del>	<del>\$50,400</del>	<del>\$206,440</del>	<del>\$238,484</del>	<del>0.866</del>
<del>70-16-16-168-024</del>	<del>12747 YOUNGBERRY LN</del>	<del>02/11/22</del>	<del>\$225,000</del>	<del>0.000%</del>	<del>\$225,000</del>	<del>\$3,484</del>	<del>\$50,400</del>	<del>\$171,116</del>	<del>\$198,028</del>	<del>0.864</del>
<del>70-16-16-168-012</del>	<del>2986 RASPBERRY LN</del>	<del>03/30/21</del>	<del>\$235,000</del>	<del>0.000%</del>	<del>\$235,000</del>	<del>\$7,990</del>	<del>\$50,400</del>	<del>\$176,610</del>	<del>\$204,651</del>	<del>0.863</del>
<b>Totals:</b>								<b>\$3,412,488</b>	<b>\$3,101,394</b>	<b>1.100</b>
								Standard Deviation:	10.75%	
								Coefficient of Dispersion :	7.31%	
								<b>Adopted ECF:</b>	<b>1.100</b>	

ECF Was: 0.970

HOLLAND CHARTER TOWNSHIP

Blue Heron, Pointe Lake Condos, Lyn Dore Meadows, Summer Grove Condos										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-15-437-024	11286 BLUE HERON PKWY	03/22/23	\$307,500	0.000%	\$307,500	\$5,760	\$58,300	\$243,440	\$162,966	1.494
70-16-15-437-016	11227 BLUE HERON PKWY	02/16/24	\$320,000	0.000%	\$320,000	\$6,004	\$58,300	\$255,696	\$177,446	1.441
70-16-15-437-085	11271 AVOCET CT	11/01/23	\$320,000	0.000%	\$320,000	\$6,584	\$58,300	\$255,116	\$181,943	1.402
70-16-15-437-054	11354 BLUE HERON PKWY	05/12/23	\$314,000	0.000%	\$314,000	\$6,084	\$58,300	\$249,616	\$179,786	1.388
70-16-14-230-003	10499 SUMMER GROVE CT	01/16/24	\$341,100	0.000%	\$341,100	\$5,756	\$58,300	\$277,044	\$205,243	1.350
70-16-15-261-033	11364 EAST LAKE DR	02/23/24	\$290,000	0.000%	\$290,000	\$5,916	\$58,300	\$225,784	\$167,556	1.348
70-16-15-261-130	11446 SOUTH LAKE DR	09/20/24	\$445,000	0.000%	\$445,000	\$7,990	\$58,300	\$378,710	\$281,801	1.344
70-16-15-261-002	2926 REDBIRD CT	08/08/23	\$280,000	0.000%	\$280,000	\$6,450	\$58,300	\$215,250	\$164,258	1.310
70-16-15-261-094	11585 NORTH LAKE DR	03/25/24	\$325,000	0.000%	\$325,000	\$7,310	\$58,300	\$259,390	\$201,839	1.285
70-16-15-437-040	11280 KINGFISHER CT	06/23/22	\$330,000	0.000%	\$330,000	\$1,766	\$58,300	\$269,934	\$211,463	1.277
70-16-15-261-071	11501 NORTH LAKE DR	11/08/22	\$305,000	0.000%	\$305,000	\$6,306	\$58,300	\$240,394	\$191,029	1.258
70-16-15-437-019	11249 AVOCET CT	06/26/23	\$290,000	0.000%	\$290,000	\$6,952	\$58,300	\$224,748	\$178,748	1.257
70-16-15-261-172	11555 SOUTH LAKE DR	05/24/24	\$450,000	0.000%	\$450,000	\$7,277	\$69,300	\$373,423	\$298,901	1.249
70-16-15-261-003	2922 REDBIRD CT	06/16/23	\$284,500	0.000%	\$284,500	\$6,536	\$58,300	\$219,664	\$176,501	1.245
70-16-15-261-085	11556 NORTH LAKE DR	05/18/22	\$336,000	0.000%	\$336,000	\$6,306	\$69,300	\$260,394	\$209,828	1.241
70-16-15-437-079	11307 AVOCET CT	06/10/22	\$319,000	0.000%	\$319,000	\$2,562	\$58,300	\$258,138	\$212,532	1.215
70-16-15-261-028	11389 POINTE LAKE BLVD	04/20/22	\$289,900	0.000%	\$289,900	\$6,802	\$58,300	\$224,798	\$185,438	1.212
70-16-15-261-097	11572 NORTH LAKE DR	06/25/24	\$308,500	0.000%	\$308,500	\$6,232	\$69,300	\$232,968	\$194,425	1.198
70-16-15-261-120	11494 SOUTH LAKE DR	09/06/24	\$413,000	0.000%	\$413,000	\$7,332	\$58,300	\$347,368	\$293,485	1.184
70-16-15-261-014	2917 THISTLE CT	09/09/24	\$265,000	0.000%	\$265,000	\$5,916	\$58,300	\$200,784	\$170,150	1.180
70-16-15-261-049	11427 NORTH LAKE DR	12/08/23	\$270,000	0.000%	\$270,000	\$6,952	\$58,300	\$204,748	\$175,552	1.166
70-16-15-261-027	11347 VILLAGE GREEN DR	04/08/24	\$280,000	0.000%	\$280,000	\$0	\$58,300	\$221,700	\$192,559	1.151
70-16-15-261-150	11395 SOUTH LAKE DR	12/22/23	\$424,900	0.000%	\$424,900	\$8,221	\$69,300	\$347,379	\$302,530	1.148
70-16-15-261-052	11442 NORTH LAKE DR	06/24/22	\$310,000	0.000%	\$310,000	\$2,325	\$69,300	\$238,375	\$208,605	1.143
70-16-15-261-151	11399 SOUTH LAKE DR	10/02/23	\$425,000	0.000%	\$425,000	\$6,975	\$69,300	\$348,725	\$305,273	1.142
70-16-15-261-001	2930 REDBIRD CT	07/14/22	\$285,000	0.000%	\$285,000	\$3,123	\$58,300	\$223,577	\$195,850	1.142
70-16-15-261-039	11390 EAST LAKE DR	04/29/22	\$280,000	0.000%	\$280,000	\$3,167	\$58,300	\$218,533	\$200,702	1.089
70-16-15-261-108	11552 SOUTH LAKE DR	09/02/22	\$372,000	0.000%	\$372,000	\$0	\$58,300	\$313,700	\$290,027	1.082
70-16-15-261-147	11365 SOUTH LAKE DR	08/05/22	\$391,900	0.000%	\$391,900	\$2,208	\$69,300	\$320,392	\$301,283	1.063
70-16-15-261-042	11400 NORTH LAKE DR	12/19/23	\$249,900	0.000%	\$249,900	\$6,084	\$69,300	\$174,516	\$166,445	1.048
70-16-15-261-170	11541 SOUTH LAKE DR	01/20/23	\$370,000	0.000%	\$370,000	\$4,159	\$69,300	\$296,541	\$286,940	1.033
70-16-15-261-076	11513 NORTH LAKE DR	01/13/23	\$234,000	0.000%	\$234,000	\$6,350	\$58,300	\$169,350	\$165,263	1.025
70-16-15-261-019	11305 VILLAGE GREEN DR	03/08/23	\$245,000	0.000%	\$245,000	\$6,346	\$58,300	\$180,354	\$178,513	1.010
<del>70-16-15-261-098</del>	<del>11576 NORTH LAKE DR</del>	<del>12/15/22</del>	<del>\$242,000</del>	<del>0.000%</del>	<del>\$242,000</del>	<del>\$6,225</del>	<del>\$69,300</del>	<del>\$166,475</del>	<del>\$185,799</del>	<del>0.896</del>

Totals: \$8,470,549 \$7,014,883 1.208

Standard Deviation: 12.44%

Coefficient of Dispersion : 8.26%

Adopted ECF: 1.208

ECF Was: 1.105

HOLLAND CHARTER TOWNSHIP

Brookview - Brookwood - Foxwood - Riley Woods										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-11-475-001	3238 107TH AVE	03/27/24	\$400,000	0.000%	\$400,000	\$7,692	\$72,700	\$319,608	\$175,977	1.816
70-16-13-105-010	10240 HOLIDAY DR	05/05/23	\$316,500	0.000%	\$316,500	\$10,286	\$72,700	\$233,514	\$131,215	1.780
70-16-13-104-005	10300 SPRINGWOOD DR	08/31/22	\$320,000	0.000%	\$320,000	\$3,576	\$72,700	\$243,724	\$147,134	1.656
70-16-11-474-006	10671 BROOKVIEW DR	04/11/22	\$340,000	0.000%	\$340,000	\$5,644	\$72,700	\$261,656	\$175,114	1.494
70-16-13-104-013	10291 HOLIDAY DR	11/03/22	\$305,000	0.000%	\$305,000	\$9,825	\$72,700	\$222,475	\$152,847	1.456
70-16-13-104-001	10366 SPRINGWOOD DR	04/15/24	\$397,500	0.000%	\$397,500	\$10,324	\$72,700	\$314,476	\$221,257	1.421
70-16-11-475-002	10686 BROOKVIEW DR	08/22/24	\$321,000	0.000%	\$321,000	\$10,340	\$72,700	\$237,960	\$172,015	1.383
70-16-11-474-003	10731 BROOKVIEW DR	08/15/24	\$405,000	0.000%	\$405,000	\$5,718	\$72,700	\$326,582	\$236,324	1.382
70-16-13-130-002	10110 RILEY ST	06/28/24	\$375,000	0.000%	\$375,000	\$9,188	\$72,700	\$293,112	\$213,376	1.374
70-16-13-103-010	10385 HOLIDAY DR	10/31/22	\$300,000	0.000%	\$300,000	\$3,074	\$72,700	\$224,226	\$163,773	1.369
70-16-13-103-003	3100 104TH AVE	05/08/23	\$310,500	0.000%	\$310,500	\$4,939	\$72,700	\$232,861	\$173,573	1.342
70-16-12-365-027	10234 CRABAPPLE LN	05/24/24	\$516,000	0.000%	\$516,000	\$6,511	\$72,700	\$436,789	\$333,331	1.310
70-16-11-474-008	10641 BROOKVIEW DR	04/19/23	\$369,900	0.000%	\$369,900	\$11,088	\$72,700	\$286,112	\$220,557	1.297
70-16-13-100-026	10388 RILEY ST	04/16/24	\$335,000	0.000%	\$335,000	\$6,600	\$72,700	\$255,700	\$199,753	1.280
70-16-13-130-002	10110 RILEY ST	07/29/22	\$342,000	0.000%	\$342,000	\$9,188	\$72,700	\$260,112	\$213,376	1.219
70-16-11-400-041	10498 BROOKVIEW DR	02/05/24	\$300,000	0.000%	\$300,000	\$2,342	\$72,700	\$224,958	\$191,356	1.176
70-16-11-474-008	10641 BROOKVIEW DR	10/13/22	\$335,000	0.000%	\$335,000	\$11,088	\$72,700	\$251,212	\$220,557	1.139
70-16-13-100-049	10334 RILEY ST	02/02/23	\$430,000	0.000%	\$430,000	\$11,595	\$72,700	\$345,705	\$304,671	1.135
70-16-13-130-005	10087 RED FOX WAY	04/14/22	\$390,000	0.000%	\$390,000	\$23,611	\$72,700	\$293,689	\$274,502	1.070
70-16-12-365-018	10324 CRABAPPLE LN	07/01/22	\$492,000	0.000%	\$492,000	\$9,806	\$72,700	\$409,494	\$396,076	1.034
70-16-13-102-022	10211 HOLIDAY DR	07/12/23	\$220,000	0.000%	\$220,000	\$7,912	\$72,700	\$139,388	\$156,886	0.888
<b>Totals:</b>								<b>\$3,375,329</b>	<b>\$2,642,664</b>	<b>1.277</b>
										Standard Deviation: 9.45%
										Coefficient of Dispersion : 6.02%
										<b>Adopted ECF: 1.277</b>

ECF Was: 1.053

HOLLAND CHARTER TOWNSHIP

Country Corners - Crystal Valley - Patriot Farms										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
<del>70-16-10-418-011</del>	<del>11465 BARKTON DR</del>	<del>01/17/24</del>	<del>\$450,000</del>	<del>0.000%</del>	<del>\$450,000</del>	<del>\$5,494</del>	<del>\$69,100</del>	<del>\$375,406</del>	<del>\$214,743</del>	<del>1.748</del>
70-16-10-473-003	3263 CLEAR VIEW DR	05/02/23	\$328,000	0.000%	\$328,000	\$3,931	\$69,100	\$254,969	\$160,308	1.590
70-16-10-453-008	3264 CRYSTAL VALLEY CT	05/31/24	\$400,000	0.000%	\$400,000	\$4,838	\$69,100	\$326,062	\$205,717	1.585
70-16-10-499-009	3244 CORNERSTONE LN	07/05/22	\$295,000	0.000%	\$295,000	\$8,114	\$69,100	\$217,786	\$141,690	1.537
70-16-10-494-009	11365 STONEHEDGE DR	03/29/24	\$340,000	0.000%	\$340,000	\$4,939	\$69,100	\$265,961	\$173,038	1.537
70-16-10-497-023	11294 STONEHEDGE DR	10/10/23	\$330,000	0.000%	\$330,000	\$4,704	\$69,100	\$256,196	\$170,558	1.502
70-16-10-450-006	11224 STARFLOWER DR	05/12/22	\$300,000	0.000%	\$300,000	\$4,536	\$69,100	\$226,364	\$151,126	1.498
70-16-10-469-014	3380 CRYSTAL VALLEY CT	02/05/24	\$350,000	0.000%	\$350,000	\$5,090	\$69,100	\$275,810	\$185,630	1.486
70-16-10-326-001	11802 GREENLY ST	05/28/24	\$305,000	0.000%	\$305,000	\$6,833	\$69,100	\$229,067	\$154,645	1.481
70-16-10-467-001	3329 CLEAR VIEW DR	06/09/22	\$285,000	0.000%	\$285,000	\$4,234	\$69,100	\$211,666	\$143,806	1.472
70-16-10-494-022	11299 STONEHEDGE DR	06/08/22	\$320,000	0.000%	\$320,000	\$8,831	\$69,100	\$242,069	\$168,019	1.441
70-16-10-447-001	11361 STARFLOWER DR	06/16/23	\$335,900	0.000%	\$335,900	\$5,695	\$69,100	\$261,105	\$183,774	1.421
70-16-10-499-023	3210 CORNERSTONE PL	12/09/22	\$276,600	0.000%	\$276,600	\$5,695	\$69,100	\$201,805	\$148,385	1.360
70-16-10-494-006	11383 STONEHEDGE DR	05/01/24	\$351,500	0.000%	\$351,500	\$7,056	\$69,100	\$275,344	\$204,023	1.350
70-16-10-499-004	3224 CORNERSTONE LN	11/01/22	\$301,000	0.000%	\$301,000	\$5,556	\$69,100	\$226,344	\$168,754	1.341
70-16-10-448-001	3449 STARFLOWER CT	04/20/22	\$337,000	0.000%	\$337,000	\$4,636	\$69,100	\$263,264	\$197,370	1.334
70-16-10-437-008	11265 BARKTON DR	04/12/24	\$367,000	0.000%	\$367,000	\$8,820	\$69,100	\$289,080	\$220,607	1.310
70-16-11-355-002	3389 LINDSEY LN	10/05/23	\$340,000	0.000%	\$340,000	\$5,912	\$69,100	\$264,988	\$205,034	1.292
70-16-11-351-005	3459 LINDSEY LN	09/14/22	\$333,000	0.000%	\$333,000	\$3,969	\$69,100	\$259,931	\$201,233	1.292
70-16-10-311-004	3538 SNIP DR	04/15/22	\$310,000	0.000%	\$310,000	\$8,793	\$69,100	\$232,107	\$181,876	1.276
70-16-10-467-005	3297 CLEAR VIEW DR	06/21/23	\$357,000	0.000%	\$357,000	\$5,494	\$69,100	\$282,406	\$224,227	1.259
70-16-10-473-016	11516 GALWAY CT	02/28/23	\$295,000	0.000%	\$295,000	\$7,462	\$69,100	\$218,438	\$175,548	1.244
70-16-10-329-016	11615 BARKTON DR	05/24/22	\$342,000	0.000%	\$342,000	\$5,589	\$69,100	\$267,311	\$215,460	1.241
70-16-10-499-032	3320 CORNERSTONE LN	09/02/22	\$302,500	0.000%	\$302,500	\$7,162	\$69,100	\$226,238	\$186,875	1.211
70-16-10-448-009	11336 STARFLOWER DR	03/24/23	\$310,000	0.000%	\$310,000	\$4,914	\$69,100	\$235,986	\$195,258	1.209
70-16-10-310-015	11894 BARKTON DR	11/04/22	\$320,000	0.000%	\$320,000	\$11,021	\$69,100	\$239,879	\$201,262	1.192
70-16-10-499-046	3263 112TH AVE	01/25/23	\$270,000	0.000%	\$270,000	\$6,652	\$69,100	\$194,248	\$163,026	1.192
70-16-10-499-044	3287 112TH AVE	10/04/22	\$300,000	0.000%	\$300,000	\$5,556	\$69,100	\$225,344	\$193,539	1.164
70-16-10-411-001	11473 STARFLOWER DR	02/24/23	\$360,000	0.000%	\$360,000	\$6,360	\$69,100	\$284,540	\$245,303	1.160
<del>70-16-10-326-010</del>	<del>11686 GREENLY ST</del>	<del>04/25/24</del>	<del>\$370,000</del>	<del>0.000%</del>	<del>\$370,000</del>	<del>\$7,742</del>	<del>\$69,100</del>	<del>\$293,158</del>	<del>\$281,982</del>	<del>1.040</del>
<del>70-16-10-467-007</del>	<del>3287 CLEAR VIEW DR</del>	<del>08/21/23</del>	<del>\$250,000</del>	<del>0.000%</del>	<del>\$250,000</del>	<del>\$4,939</del>	<del>\$69,100</del>	<del>\$175,961</del>	<del>\$174,279</del>	<del>1.010</del>
<del>70-16-10-418-012</del>	<del>11453 BARKTON DR</del>	<del>06/02/23</del>	<del>\$300,000</del>	<del>0.000%</del>	<del>\$300,000</del>	<del>\$4,495</del>	<del>\$69,100</del>	<del>\$226,405</del>	<del>\$259,879</del>	<del>0.871</del>
<b>Totals:</b>								<b>\$6,954,308</b>	<b>\$5,166,091</b>	<b>1.346</b>
										Standard Deviation: 13.56%
										Coefficient of Dispersion : 8.73%
										<b>Adopted ECF: 1.346</b>

ECF Was: 1.039



HOLLAND CHARTER TOWNSHIP

Country Meadows - Greystone Estates - Fairfield Farms										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-14-470-012	2448 MEADOW DR	02/27/24	\$354,000	0.000%	\$354,000	\$8,250	\$71,000	\$274,750	\$200,212	1.372
70-16-14-420-013	2598 MEADOW DR	03/15/24	\$408,000	0.000%	\$408,000	\$7,950	\$71,000	\$329,050	\$294,874	1.116
70-16-14-419-007	2637 MEADOW DR	05/24/22	\$355,000	0.000%	\$355,000	\$6,048	\$71,000	\$277,952	\$271,550	1.024
<del>70-16-14-420-016</del>	<del>2702 MEADOW DR</del>	<del>05/29/24</del>	<del>\$250,000</del>	<del>0.000%</del>	<del>\$250,000</del>	<del>\$7,950</del>	<del>\$71,000</del>	<del>\$171,050</del>	<del>\$303,956</del>	<del>0.563</del>
<b>Totals:</b>								<b>\$881,752</b>	<b>\$766,635</b>	<b>1.150</b>
										Standard Deviation: 18.07%
										Coefficient of Dispersion : 12.05%
										<b>Adopted ECF: 1.150</b>

ECF Was: 1.015

HOLLAND CHARTER TOWNSHIP

Crystal Waters Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-16-16-225-002	3138 W CRYSTAL WATERS DR #2	05/25/22	\$239,900	0.000%	\$239,900	\$4,408	\$57,000	\$178,492	\$140,547	1.270	
70-16-16-225-019	3170 W CRYSTAL WATERS DR #3	05/09/24	\$232,000	0.000%	\$232,000	\$4,350	\$57,000	\$170,650	\$141,221	1.208	
70-16-16-225-027	3169 E CRYSTAL WATERS DR #3	09/25/23	\$227,500	0.000%	\$227,500	\$4,350	\$57,000	\$166,150	\$139,342	1.192	
70-16-16-225-090	3041 E CRYSTAL WATERS DR #2	01/23/24	\$232,000	0.000%	\$232,000	\$4,698	\$57,000	\$170,302	\$149,946	1.136	
70-16-16-225-114	12265 S CRYSTAL WATERS DR #2	06/23/23	\$229,900	0.000%	\$229,900	\$4,698	\$57,000	\$168,202	\$150,513	1.118	
70-16-16-225-051	3121 E CRYSTAL WATERS DR #3	06/07/23	\$220,000	0.000%	\$220,000	\$4,350	\$57,000	\$158,650	\$143,996	1.102	
70-16-16-225-078	3073 E CRYSTAL WATERS DR #6	08/26/22	\$200,000	0.000%	\$200,000	\$0	\$57,000	\$143,000	\$150,776	0.948	
70-16-16-225-017	3170 W CRYSTAL WATERS DR #1	04/29/22	\$223,000	0.000%	\$223,000	\$0	\$44,500	\$178,500	\$135,973	1.313	
70-16-16-225-004	3138 W CRYSTAL WATERS DR #4	10/11/23	\$219,500	0.000%	\$219,500	\$4,408	\$44,500	\$170,592	\$137,229	1.243	
70-16-16-225-161	3122 W CRYSTAL WATERS DR #1	07/14/23	\$220,000	0.000%	\$220,000	\$4,466	\$44,500	\$171,034	\$139,028	1.230	
70-16-16-225-025	3169 E CRYSTAL WATERS DR #1	09/29/23	\$215,000	0.000%	\$215,000	\$4,350	\$44,500	\$166,150	\$135,413	1.227	
70-16-16-225-016	3154 W CRYSTAL WATERS DR #8	04/17/23	\$211,000	0.000%	\$211,000	\$4,350	\$44,500	\$162,150	\$138,668	1.169	
70-16-16-225-141	3074 W CRYSTAL WATERS DR #5	04/08/24	\$215,000	0.000%	\$215,000	\$4,582	\$44,500	\$165,918	\$142,315	1.166	
70-16-16-225-032	3169 E CRYSTAL WATERS DR #8	06/05/23	\$207,000	0.000%	\$207,000	\$4,350	\$44,500	\$158,150	\$136,494	1.159	
70-16-16-225-164	3122 W CRYSTAL WATERS DR #4	01/23/24	\$210,000	0.000%	\$210,000	\$4,466	\$44,500	\$161,034	\$140,837	1.143	
70-16-16-225-120	12265 S CRYSTAL WATERS DR #8	02/14/23	\$216,900	0.000%	\$216,900	\$4,698	\$44,500	\$167,702	\$147,792	1.135	
70-16-16-225-104	12233 S CRYSTAL WATERS DR #8	01/22/24	\$205,000	0.000%	\$205,000	\$0	\$44,500	\$160,500	\$144,629	1.110	
70-16-16-225-049	3121 E CRYSTAL WATERS DR #1	06/28/22	\$200,000	0.000%	\$200,000	\$4,350	\$44,500	\$151,150	\$137,229	1.101	
70-16-16-225-152	3090 W CRYSTAL WATERS DR #8	07/22/22	\$203,000	0.000%	\$203,000	\$0	\$44,500	\$158,500	\$146,387	1.083	
70-16-16-225-100	12233 S CRYSTAL WATERS DR #4	11/16/23	\$209,000	0.000%	\$209,000	\$4,640	\$44,500	\$159,860	\$147,680	1.082	
70-16-16-225-156	3106 W CRYSTAL WATERS DR #4	04/29/22	\$201,000	0.000%	\$201,000	\$0	\$44,500	\$156,500	\$144,923	1.080	
70-16-16-225-148	3090 W CRYSTAL WATERS DR #4	09/22/23	\$205,000	0.000%	\$205,000	\$4,640	\$44,500	\$155,860	\$144,430	1.079	
70-16-16-225-133	3058 W CRYSTAL WATERS DR #5	05/05/23	\$205,000	0.000%	\$205,000	\$4,640	\$44,500	\$155,860	\$145,945	1.068	
70-16-16-225-128	3042 W CRYSTAL WATERS DR #8	04/17/24	\$200,000	0.000%	\$200,000	\$4,698	\$44,500	\$150,802	\$147,792	1.020	
70-16-16-225-065	3089 E CRYSTAL WATERS DR #1	09/14/22	\$185,000	0.000%	\$185,000	\$4,582	\$44,500	\$135,918	\$140,479	0.968	
70-16-16-225-136	3058 W CRYSTAL WATERS DR #8	12/28/22	\$190,000	0.000%	\$190,000	\$4,640	\$44,500	\$140,860	\$145,945	0.965	
70-16-16-225-165	3122 W CRYSTAL WATERS DR #5	09/19/22	\$183,000	0.000%	\$183,000	\$4,466	\$44,500	\$134,034	\$140,487	0.954	
70-16-16-225-108	12249 S CRYSTAL WATERS DR #4	05/04/22	\$189,900	0.000%	\$189,900	\$0	\$44,500	\$145,400	\$153,095	0.950	
<del>70-16-16-225-117</del>	<del>12265 S CRYSTAL WATERS DR #5</del>	<del>10/05/22</del>	<del>\$182,000</del>	<del>0.000%</del>	<del>\$182,000</del>	<del>\$4,698</del>	<del>\$44,500</del>	<del>\$132,802</del>	<del>\$147,792</del>	<del>0.899</del>	
<del>70-16-16-225-097</del>	<del>12233 S CRYSTAL WATERS DR #1</del>	<del>05/11/22</del>	<del>\$194,000</del>	<del>0.000%</del>	<del>\$194,000</del>	<del>\$0</del>	<del>\$44,500</del>	<del>\$149,500</del>	<del>\$167,946</del>	<del>0.890</del>	
<b>Totals:</b>								<b>\$4,461,920</b>	<b>\$4,009,110</b>	<b>1.113</b>	
										Standard Deviation:	10.01%
										Coefficient of Dispersion :	7.05%
										<b>Adopted ECF:</b>	<b>1.113</b>

ECF Was: 0.982

HOLLAND CHARTER TOWNSHIP

Dejonge, Eagen, Mannes, Riemersma, Groningen										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
70-16-13-300-024	10283 CHICAGO DR	12/04/23	\$926,500	0.000%	\$926,500	\$41,408	\$72,800	\$812,292	\$112,754	7.204
70-16-23-226-050	10593 CHICAGO DR	05/10/23	\$420,000	0.000%	\$420,000	\$7,543	\$72,800	\$339,657	\$114,638	2.963
70-16-23-299-008	10524 PAW PAW DR	02/20/24	\$311,000	0.000%	\$311,000	\$11,367	\$72,800	\$226,833	\$113,052	2.006
70-16-23-450-002	10504 MARY ANN ST	09/15/23	\$284,002	0.000%	\$284,002	\$21,005	\$72,800	\$190,197	\$104,241	1.825
70-16-24-104-016	10335 PAW PAW DR	12/01/23	\$297,000	0.000%	\$297,000	\$4,959	\$72,800	\$219,241	\$124,074	1.767
70-16-23-448-025	1893 104TH AVE	05/17/23	\$275,000	0.000%	\$275,000	\$8,374	\$72,800	\$193,826	\$112,133	1.729
70-16-23-448-020	10441 MARY ANN ST	05/26/23	\$287,000	0.000%	\$287,000	\$14,213	\$72,800	\$199,987	\$140,275	1.426
70-16-23-250-013	2278 BURTON DR	06/24/22	\$315,000	0.000%	\$315,000	\$6,333	\$72,800	\$235,867	\$165,930	1.421
70-16-23-226-020	10557 CHICAGO DR	09/16/22	\$235,000	0.000%	\$235,000	\$10,216	\$72,800	\$151,984	\$119,108	1.276
70-16-23-226-013	10633 CHICAGO DR	01/31/24	\$234,900	0.000%	\$234,900	\$5,140	\$72,800	\$156,960	\$125,906	1.247
70-16-23-299-018	2071 104TH AVE	09/06/22	\$231,000	0.000%	\$231,000	\$4,912	\$72,800	\$153,288	\$128,119	1.196
70-16-23-226-011	10655 CHICAGO DR	06/06/22	\$215,000	0.000%	\$215,000	\$7,060	\$72,800	\$135,140	\$120,896	1.118
70-16-23-250-020	2255 104TH AVE	06/23/23	\$260,000	0.000%	\$260,000	\$4,092	\$72,800	\$183,108	\$180,817	1.013
70-16-23-276-029	2121 BURTON DR	04/19/22	\$210,000	0.000%	\$210,000	\$6,393	\$72,800	\$130,807	\$142,574	0.917
70-16-23-449-006	1867 105TH AVE	12/21/22	\$150,000	0.000%	\$150,000	\$11,676	\$72,800	\$65,524	\$81,275	0.806
70-16-23-226-007	10699 CHICAGO DR	07/26/22	\$215,000	0.000%	\$215,000	\$0	\$72,800	\$142,200	\$200,259	0.710
70-16-24-104-012	10343 PAW PAW DR	03/15/22	\$200,000	0.000%	\$200,000	\$3,858	\$72,800	\$123,342	\$219,594	0.562
70-16-23-447-004	10491 MELVIN ST	10/27/23	\$300,000	0.000%	\$300,000	\$12,263	\$72,800	\$214,937	\$645,647	0.333
70-16-24-301-014	1898 104TH AVE	11/29/22	\$100,000	0.000%	\$100,000	\$9,075	\$72,800	\$18,125	\$144,320	0.126

Totals: \$1,216,334 \$981,050 1.240

Standard Deviation: 15.12%

Coefficient of Dispersion : 9.17%

Adopted ECF: 1.240

ECF Was: 1.112

HOLLAND CHARTER TOWNSHIP

Div, Lkwd, Dglas Area

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-19-101-012	588-142ND AVE	06/06/24	\$405,000	0.000%	\$405,000	\$0	\$68,200	\$336,800	\$7,010	48.047
70-16-19-100-036	447-W LAKEWOOD BLVD	09/12/23	\$295,000	0.000%	\$295,000	\$6,863	\$68,200	\$219,937	\$100,257	2.194
70-16-19-300-013	550-W LAKEWOOD BLVD	10/31/23	\$280,000	0.000%	\$280,000	\$6,034	\$68,200	\$205,766	\$102,112	2.015
70-16-19-100-086	461-W LAKEWOOD BLVD	06/04/24	\$360,900	0.000%	\$360,900	\$6,716	\$68,200	\$285,984	\$155,289	1.842
70-16-19-300-093	168 ANILINE AVE	10/05/23	\$240,000	0.000%	\$240,000	\$0	\$68,200	\$171,800	\$98,232	1.749
70-16-19-101-055	14280 JAMES ST	12/08/23	\$373,000	0.000%	\$373,000	\$8,848	\$68,200	\$295,952	\$195,996	1.510
70-16-19-101-052	14288 JAMES ST	06/06/24	\$365,000	0.000%	\$365,000	\$5,789	\$68,200	\$291,011	\$195,087	1.492
70-16-19-101-010	14236 JAMES ST	05/02/22	\$185,000	0.000%	\$185,000	\$2,968	\$68,200	\$113,832	\$81,907	1.390
70-16-19-300-010	574 W LAKEWOOD BLVD	07/31/23	\$315,000	0.000%	\$315,000	\$6,274	\$68,200	\$240,526	\$173,040	1.390
70-16-19-101-052	14288 JAMES ST	07/07/22	\$330,000	0.000%	\$330,000	\$5,789	\$68,200	\$256,011	\$195,087	1.312
70-16-19-163-005	271 N DIVISION AVE	11/17/23	\$362,500	0.000%	\$362,500	\$11,291	\$68,200	\$283,009	\$224,381	1.261
70-16-19-300-001	227 N DIVISION AVE	05/26/22	\$237,000	0.000%	\$237,000	\$5,995	\$68,200	\$162,805	\$146,888	1.108
70-16-19-101-040	14376 JAMES ST	12/29/23	\$230,000	0.000%	\$230,000	\$4,956	\$68,200	\$156,844	\$165,133	0.950
70-16-19-100-086	461-W LAKEWOOD BLVD	03/08/24	\$220,000	0.000%	\$220,000	\$6,716	\$68,200	\$145,084	\$155,289	0.934
<b>Totals:</b>								<b>\$1,643,146</b>	<b>\$1,212,386</b>	<b>1.355</b>
								Standard Deviation:	13.94%	
								Coefficient of Dispersion :	7.68%	
								<b>Adopted ECF:</b>	<b>1.355</b>	

ECF Was: 1.220

HOLLAND CHARTER TOWNSHIP

Dunbrook-Pilgrim Haven

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
<del>70-16-16-352-010</del>	<del>2433 BRIARWOOD DR</del>	<del>05/22/23</del>	<del>\$270,000</del>	<del>0.000%</del>	<del>\$270,000</del>	<del>\$5,342</del>	<del>\$68,200</del>	<del>\$196,458</del>	<del>\$128,638</del>	<del>1.527</del>
70-16-17-477-010	12825 RENWOOD DR	04/28/22	\$300,000	0.000%	\$300,000	\$10,109	\$68,200	\$221,691	\$162,100	1.368
70-16-17-478-006	2497 PLYMOUTH ROCK AV	03/28/24	\$209,900	0.000%	\$209,900	\$9,088	\$68,200	\$132,612	\$97,632	1.358
70-16-17-478-008	2481 PLYMOUTH ROCK AV	03/28/23	\$235,000	0.000%	\$235,000	\$4,350	\$68,200	\$162,450	\$123,346	1.317
70-16-16-352-006	2491 BRIARWOOD DR	03/24/22	\$224,000	0.000%	\$224,000	\$6,552	\$68,200	\$149,248	\$114,022	1.309

**Totals: \$666,001 \$497,100 1.340**

Standard Deviation: 2.93%

Coefficient of Dispersion : 1.87%

**Adopted ECF: 1.340**

*ECF Was:* 1.265

Holland Charter Township

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Duplex		Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
					Adj. Sale \$	Land Imp \$				
70-16-13-402-021	350 N JEFFERSON AVE	07/07/23	\$350,000	0.000%	\$350,000	\$10,837	\$78,100	\$261,063	\$171,401	1.523
70-16-23-226-050	10593 CHICAGO DR	05/10/23	\$420,000	0.000%	\$420,000	\$7,543	\$78,100	\$334,357	\$219,594	1.523
70-16-18-400-084	286 FELCH ST	03/06/24	\$350,000	0.000%	\$350,000	\$2,671	\$78,100	\$269,229	\$191,568	1.405
70-16-19-460-004	388 OAK HARBOR CT	05/01/23	\$384,000	0.000%	\$384,000	\$6,804	\$78,100	\$299,096	\$209,856	1.425
70-16-08-152-007	3742 136TH AVE	07/07/23	\$365,000	0.000%	\$365,000	\$6,300	\$78,100	\$280,600	\$209,772	1.338
70-16-08-152-008	3742 136TH AVE	07/07/23	\$365,000	0.000%	\$365,000	\$6,300	\$78,100	\$280,600	\$209,772	1.338
70-16-18-100-047	508 RILEY ST	09/12/22	\$360,000	0.000%	\$360,000	\$10,125	\$78,100	\$271,775	\$206,640	1.315
70-16-13-295-007	9690 LITTLE CREEK CT	06/29/23	\$356,000	0.000%	\$356,000	\$11,287	\$78,100	\$266,613	\$211,975	1.258
70-16-17-176-001	2919 WURTSBORO LN	01/12/24	\$390,000	0.000%	\$390,000	\$4,246	\$78,100	\$307,654	\$258,966	1.188
70-16-19-454-008	25 N ANILINE AVE	04/11/22	\$265,000	0.000%	\$265,000	\$1,725	\$78,100	\$185,175	\$186,856	0.991
70-16-19-454-009	17 N ANILINE AVE	04/11/22	\$265,000	0.000%	\$265,000	\$5,443	\$78,100	\$181,457	\$196,780	0.922
70-16-13-279-013	9628 BOONE CT	04/13/22	\$380,000	0.000%	\$380,000	\$11,232	\$78,100	\$290,668	\$284,614	1.021
70-16-13-279-012	9642 BOONE CT	04/13/22	\$380,000	0.000%	\$380,000	\$10,998	\$78,100	\$290,902	\$287,770	1.011
70-16-13-279-011	9656 BOONE CT	04/13/22	\$380,000	0.000%	\$380,000	\$11,076	\$78,100	\$290,824	\$287,770	1.011
70-16-17-177-008	13242 WURTSBORO DR	12/08/22	\$336,500	0.000%	\$336,500	\$8,850	\$78,100	\$249,550	\$258,062	0.967
70-16-19-454-010	9 N ANILINE AVE	10/11/23	\$250,000	0.000%	\$250,000	\$5,191	\$78,100	\$166,709	\$193,018	0.864
70-16-06-200-026	4439 136TH AVE	03/20/24	\$510,000	0.000%	\$510,000	\$8,625	\$78,100	\$423,275	\$405,582	1.044
70-16-08-100-041	3714 136TH AVE	09/19/22	\$310,000	0.000%	\$310,000	\$9,556	\$78,100	\$222,344	\$246,136	0.903
<b>Totals:</b>								<b>\$2,608,558</b>	<b>\$2,605,552</b>	<b>1.001</b>
Standard Deviation:										8.97%
Coefficient of Dispersion :										6.27%
<b>Adopted ECF:</b>										<b>1.001</b>

ECF Was:

HOLLAND CHARTER TOWNSHIP

Fairview Estates, Imperial Estates										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-14-185-008	2865-CREEKVIEW-DR	04/15/22	\$490,000	0.000%	\$490,000	\$21,910	\$68,400	\$399,690	\$98,966	4.039
70-16-14-362-032	2662-SPRING-CT	04/20/23	\$376,000	0.000%	\$376,000	\$7,950	\$68,400	\$299,650	\$98,966	3.028
70-16-14-185-027	2935-CREEKVIEW-DR	05/23/24	\$460,000	0.000%	\$460,000	\$8,287	\$68,400	\$383,313	\$147,320	2.602
70-16-14-325-005	2674-CREEKVIEW-DR	06/24/22	\$405,000	0.000%	\$405,000	\$39,935	\$68,400	\$296,665	\$119,711	2.478
70-16-14-171-005	11130-CANYON-CREEK-DR	08/08/22	\$305,000	0.000%	\$305,000	\$9,774	\$68,400	\$226,826	\$98,966	2.292
70-16-14-399-008	2430-FLORAL-DR	02/12/24	\$378,650	0.000%	\$378,650	\$4,838	\$68,400	\$305,412	\$151,909	2.010
70-16-14-329-013	10859-RAJAH-DR	11/30/23	\$370,000	0.000%	\$370,000	\$7,950	\$68,400	\$293,650	\$162,068	1.812
70-16-14-378-017	2471-VALARIE-DR	09/27/23	\$350,000	0.000%	\$350,000	\$8,025	\$68,400	\$273,575	\$154,208	1.774
70-16-14-328-019	2557-VALARIE-DR	05/19/22	\$327,000	0.000%	\$327,000	\$4,734	\$68,400	\$253,866	\$145,867	1.740
70-16-14-171-004	11144-CANYON-CREEK-DR	06/01/23	\$420,000	0.000%	\$420,000	\$8,100	\$68,400	\$343,500	\$200,850	1.710
70-16-14-362-027	11141-AUTUMN-DR	09/25/23	\$318,000	0.000%	\$318,000	\$9,665	\$68,400	\$239,935	\$144,678	1.658
70-16-14-375-014	2415-RHODORA-DR	06/24/22	\$415,000	0.000%	\$415,000	\$2,871	\$68,400	\$343,729	\$213,611	1.609
70-16-14-330-007	10850-RAJAH-DR	05/16/23	\$350,000	0.000%	\$350,000	\$17,091	\$68,400	\$264,509	\$168,952	1.566
70-16-14-330-007	10850-RAJAH-DR	07/07/23	\$398,025	0.000%	\$398,025	\$17,091	\$68,400	\$312,534	\$203,428	1.536
70-16-14-376-005	11015-CAMPANEL-DR	07/15/22	\$330,000	0.000%	\$330,000	\$5,609	\$68,400	\$255,991	\$167,634	1.527
70-16-14-379-001	2537-FLORAL-DR	08/29/22	\$315,000	0.000%	\$315,000	\$6,654	\$68,400	\$239,946	\$174,689	1.374
70-16-14-327-011	2736-EAST-CHESTER-DR	05/17/22	\$352,500	0.000%	\$352,500	\$8,175	\$68,400	\$275,925	\$206,492	1.336
70-16-14-362-019	2542-SPRING-CT	05/01/23	\$320,000	0.000%	\$320,000	\$7,950	\$68,400	\$243,650	\$192,774	1.264
70-16-14-379-002	2544-VALARIE-DR	01/25/24	\$327,500	0.000%	\$327,500	\$7,350	\$68,400	\$251,750	\$199,390	1.263
70-16-14-379-003	2532-VALARIE-DR	11/18/22	\$319,000	0.000%	\$319,000	\$7,801	\$68,400	\$242,799	\$200,347	1.212
70-16-14-330-014	2624-FLORAL-DR	10/27/23	\$284,000	0.000%	\$284,000	\$4,838	\$68,400	\$210,762	\$183,770	1.147
70-16-14-330-014	2624-FLORAL-DR	11/20/23	\$295,000	0.000%	\$295,000	\$4,838	\$68,400	\$221,762	\$194,660	1.139
70-16-14-361-005	11140-WINTER-DR	11/30/22	\$255,000	0.000%	\$255,000	\$3,000	\$68,400	\$183,600	\$183,770	0.999
70-16-14-330-005	10868-RAJAH-DR	04/14/23	\$315,000	0.000%	\$315,000	\$7,350	\$68,400	\$239,250	\$249,186	0.960
70-16-14-171-002	11172-CANYON-CREEK-DR	06/01/23	\$281,000	0.000%	\$281,000	\$10,208	\$68,400	\$202,392	\$228,162	0.887
70-16-14-379-021	2415-SIERRA-DR	10/17/22	\$289,900	0.000%	\$289,900	\$4,032	\$68,400	\$217,468	\$255,382	0.852
70-16-14-170-004	11143-CANYON-CREEK-DR	05/11/22	\$255,000	0.000%	\$255,000	\$10,399	\$68,400	\$176,201	\$249,186	0.707
70-16-14-323-002	11040-CANYON-CREEK-DR	06/22/23	\$203,000	0.000%	\$203,000	\$9,424	\$68,400	\$125,176	\$195,002	0.642
70-16-14-399-008	2430-FLORAL-DR	10/13/22	\$190,000	0.000%	\$190,000	\$4,838	\$68,400	\$116,762	\$183,062	0.638
70-16-14-350-001	10814-RAJAH-DR	05/10/23	\$250,000	0.000%	\$250,000	\$4,032	\$68,400	\$177,568	\$339,810	0.523
70-16-14-399-008	2430-FLORAL-DR	12/06/23	\$235,000	0.000%	\$235,000	\$4,838	\$68,400	\$161,762	\$317,572	0.509
70-16-14-171-004	11144-CANYON-CREEK-DR	12/21/22	\$177,000	0.000%	\$177,000	\$8,100	\$68,400	\$100,500	\$213,611	0.470

Totals: \$3,974,233 \$2,751,351 1.444

Standard Deviation: 22.13%

Coefficient of Dispersion : 12.79%

ECF Was: 1.245

Adopted ECF: 1.444

HOLLAND CHARTER TOWNSHIP

Federal Districts										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
<del>70-16-28-198-035</del>	<del>163 HIGHLAND AVE</del>	<del>05/24/24</del>	<del>\$240,000</del>	<del>0.000%</del>	<del>\$240,000</del>	<del>\$13,891</del>	<del>\$68,700</del>	<del>\$157,409</del>	<del>\$98,688</del>	<del>1.595</del>
70-16-28-252-056	173 WALNUT AVE	04/18/24	\$228,500	0.000%	\$228,500	\$8,467	\$68,700	\$151,333	\$111,413	1.358
70-16-28-475-001	303 LANE AVE	02/16/24	\$299,500	0.000%	\$299,500	\$12,076	\$68,700	\$218,724	\$161,633	1.353
70-16-28-198-008	142 REED AVE	06/17/22	\$190,000	0.000%	\$190,000	\$7,192	\$68,700	\$114,108	\$92,715	1.231
70-16-28-475-020	367 LANE AVE	04/04/23	\$200,000	0.000%	\$200,000	\$12,772	\$68,700	\$118,528	\$96,366	1.230
70-16-28-251-007	104 SPRUCE AVE	06/03/22	\$185,000	0.000%	\$185,000	\$9,751	\$68,700	\$106,549	\$86,670	1.229
70-16-28-252-026	143 SPRUCE AVE	09/15/23	\$135,000	0.000%	\$135,000	\$6,996	\$68,700	\$59,304	\$48,652	1.219
<del>70-16-28-198-002</del>	<del>124 REED AVE</del>	<del>11/16/23</del>	<del>\$100,000</del>	<del>0.000%</del>	<del>\$100,000</del>	<del>\$13,991</del>	<del>\$68,700</del>	<del>\$17,309</del>	<del>\$96,109</del>	<del>0.180</del>
<b>Totals:</b>								<b>\$768,546</b>	<b>\$597,450</b>	<b>1.286</b>
								Standard Deviation:	6.65%	
								Coefficient of Dispersion :	4.64%	
								<b>Adopted ECF:</b>	<b>1.286</b>	

ECF Was: 1.191



HOLLAND CHARTER TOWNSHIP

Greenly Place Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
<del>70-16-10-301-013</del>	<del>11954 SHADE TREE CT</del>	<del>04/29/24</del>	<del>\$215,000</del>	<del>0.000%</del>	<del>\$215,000</del>	<del>\$1,858</del>	<del>\$33,600</del>	<del>\$179,542</del>	<del>\$125,902</del>	<del>1.426</del>	
<del>70-16-10-301-005</del>	<del>11971 SHADE TREE CT</del>	<del>08/04/22</del>	<del>\$212,000</del>	<del>0.000%</del>	<del>\$212,000</del>	<del>\$2,124</del>	<del>\$33,600</del>	<del>\$176,276</del>	<del>\$125,902</del>	<del>1.400</del>	
70-16-07-488-005	301 RILEY ST #5	08/02/22	\$125,000	0.000%	\$125,000	\$0	\$33,600	\$91,400	\$72,625	1.259	
70-16-10-301-018	3557 GREENLY CT	10/13/22	\$195,000	0.000%	\$195,000	\$1,911	\$33,600	\$159,489	\$130,002	1.227	
70-16-10-301-002	3581 GREENLY CT	12/29/22	\$189,500	0.000%	\$189,500	\$1,911	\$33,600	\$153,989	\$125,902	1.223	
<del>70-16-07-488-006</del>	<del>301 RILEY ST #6</del>	<del>09/02/22</del>	<del>\$110,000</del>	<del>0.000%</del>	<del>\$110,000</del>	<del>\$4,466</del>	<del>\$33,600</del>	<del>\$71,934</del>	<del>\$71,657</del>	<del>1.004</del>	
<del>70-16-10-301-010</del>	<del>11931 SHADE TREE CT</del>	<del>03/25/22</del>	<del>\$156,000</del>	<del>0.000%</del>	<del>\$156,000</del>	<del>\$2,018</del>	<del>\$33,600</del>	<del>\$120,382</del>	<del>\$136,033</del>	<del>0.885</del>	
<b>Totals:</b>								<b>\$404,878</b>	<b>\$328,529</b>	<b>1.232</b>	
										Standard Deviation:	1.95%
										Coefficient of Dispersion :	1.22%
										<b>Adopted ECF:</b>	<b>1.232</b>

ECF Was: 1.060

HOLLAND CHARTER TOWNSHIP

Hickorywoods										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-10-131-007	3888 ELDERBERRY DR	04/03/24	\$463,400	0.000%	\$463,400	\$0	\$72,200	\$391,200	\$150,759	2.595
70-16-10-131-008	11723 BRANCH RUN DR	05/13/24	\$429,900	0.000%	\$429,900	\$7,252	\$72,200	\$350,448	\$186,475	1.879
70-16-10-131-003	3924 ELDERBERRY DR	03/14/24	\$450,000	0.000%	\$450,000	\$6,382	\$72,200	\$371,418	\$200,249	1.855
70-16-10-138-004	3810 ELDERBERRY DR	02/12/24	\$453,000	0.000%	\$453,000	\$5,748	\$72,200	\$375,052	\$279,122	1.344
70-16-10-130-018	3777 ELDERBERRY DR	01/16/24	\$460,000	0.000%	\$460,000	\$0	\$72,200	\$387,800	\$301,698	1.285
70-16-10-131-001	3944 ELDERBERRY DR	06/03/22	\$419,900	0.000%	\$419,900	\$6,046	\$72,200	\$341,654	\$268,199	1.274
70-16-10-128-009	3920 ELM RIDGE DR	07/12/22	\$380,000	0.000%	\$380,000	\$6,205	\$72,200	\$301,595	\$239,348	1.260
70-16-10-127-005	3823 ELM RIDGE DR	04/03/23	\$394,900	0.000%	\$394,900	\$6,511	\$72,200	\$316,189	\$251,367	1.258
70-16-10-130-002	3937 ELDERBERRY DR	09/21/23	\$439,900	0.000%	\$439,900	\$6,107	\$72,200	\$361,593	\$288,630	1.253
70-16-10-128-003	11740 SHAGBARK DR	03/01/24	\$431,500	0.000%	\$431,500	\$10,495	\$72,200	\$348,805	\$287,592	1.213
70-16-10-130-017	3785 ELDERBERRY DR	02/23/24	\$400,000	0.000%	\$400,000	\$5,748	\$72,200	\$322,052	\$267,770	1.203
70-16-10-130-003	3925 ELDERBERRY DR	01/05/23	\$400,900	0.000%	\$400,900	\$5,598	\$72,200	\$323,102	\$274,240	1.178
70-16-10-130-001	3947 ELDERBERRY DR	06/06/22	\$399,900	0.000%	\$399,900	\$5,598	\$72,200	\$322,102	\$273,834	1.176
70-16-10-130-007	3879 ELDERBERRY DR	04/22/24	\$439,900	0.000%	\$439,900	\$5,748	\$72,200	\$361,952	\$313,235	1.156
70-16-10-130-013	3825 ELDERBERRY DR	02/08/23	\$400,000	0.000%	\$400,000	\$6,382	\$72,200	\$321,418	\$279,388	1.150
70-16-10-130-010	3853 ELDERBERRY DR	10/13/23	\$389,900	0.000%	\$389,900	\$5,748	\$72,200	\$311,952	\$271,178	1.150
70-16-10-131-002	3934 ELDERBERRY DR	06/27/23	\$400,000	0.000%	\$400,000	\$6,382	\$72,200	\$321,418	\$280,224	1.147
70-16-10-130-016	3795 ELDERBERRY DR	11/10/23	\$435,000	0.000%	\$435,000	\$7,059	\$72,200	\$355,741	\$310,330	1.146
70-16-10-174-023	3723 ELM RIDGE DR	05/19/22	\$325,000	0.000%	\$325,000	\$4,252	\$72,200	\$248,548	\$218,004	1.140
70-16-10-138-002	3828 ELDERBERRY DR	02/28/23	\$379,900	0.000%	\$379,900	\$5,598	\$72,200	\$302,102	\$266,146	1.135
70-16-10-130-012	3833 ELDERBERRY DR	11/17/23	\$422,300	0.000%	\$422,300	\$7,078	\$72,200	\$343,022	\$302,913	1.132
70-16-10-138-007	3780 ELDERBERRY DR	09/11/23	\$430,000	0.000%	\$430,000	\$6,107	\$72,200	\$351,693	\$311,146	1.130
70-16-10-130-008	3869 ELDERBERRY DR	03/17/23	\$423,100	0.000%	\$423,100	\$6,757	\$72,200	\$344,143	\$310,169	1.110
70-16-10-174-027	11786 HICKORYROW DR	06/14/22	\$410,000	0.000%	\$410,000	\$5,102	\$72,200	\$332,698	\$300,195	1.108
70-16-10-130-011	3841 ELDERBERRY DR	11/22/22	\$380,454	0.000%	\$380,454	\$6,046	\$72,200	\$302,208	\$273,736	1.104
70-16-10-138-006	3788 ELDERBERRY DR	12/28/22	\$387,900	0.000%	\$387,900	\$5,374	\$72,200	\$310,326	\$283,713	1.094
70-16-10-130-004	3913 ELDERBERRY DR	11/23/22	\$463,180	0.000%	\$463,180	\$7,718	\$72,200	\$383,262	\$350,960	1.092
70-16-10-130-009	3861 ELDERBERRY DR	06/29/23	\$414,900	0.000%	\$414,900	\$6,107	\$72,200	\$336,593	\$310,566	1.084
70-16-10-131-003	3924 ELDERBERRY DR	02/17/23	\$409,900	0.000%	\$409,900	\$6,382	\$72,200	\$331,318	\$307,085	1.079
70-16-10-130-015	3807 ELDERBERRY DR	02/02/23	\$368,000	0.000%	\$368,000	\$5,598	\$72,200	\$290,202	\$270,535	1.073
70-16-10-130-014	3817 ELDERBERRY DR	01/06/23	\$379,900	0.000%	\$379,900	\$5,598	\$72,200	\$302,102	\$291,413	1.037
70-16-10-130-005	3903 ELDERBERRY DR	09/08/23	\$389,902	0.000%	\$389,902	\$6,107	\$72,200	\$311,595	\$301,782	1.033
70-16-10-153-001	11957 MAPLEGROVE DR	03/21/22	\$391,400	0.000%	\$391,400	\$9,643	\$72,200	\$309,557	\$312,961	0.989
70-16-10-138-003	3820 ELDERBERRY DR	03/10/23	\$400,000	0.000%	\$400,000	\$5,429	\$72,200	\$322,371	\$326,686	0.987
70-16-10-174-013	3696 SNIP DR	03/17/23	\$331,000	0.000%	\$331,000	\$5,607	\$72,200	\$253,193	\$268,199	0.944
70-16-10-174-032	11842 HICKORYROW DR	08/17/22	\$365,000	0.000%	\$365,000	\$5,200	\$72,200	\$287,600	\$310,328	0.927
70-16-10-174-011	3714 SNIP DR	11/03/22	\$333,000	0.000%	\$333,000	\$6,579	\$72,200	\$254,221	\$283,230	0.898
<b>Totals:</b>								<b>\$9,187,185</b>	<b>\$8,005,398</b>	<b>1.148</b>
Standard Deviation:										6.97%
Coefficient of Dispersion :										4.73%
<b>Adopted ECF:</b>										<b>1.148</b>

ECF Was: 1.045

Holland Charter Township

High Pointe and Savannah Lake Condo											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-16-24-375-006	1695 HIGH POINTE DR	12/02/24	\$380,000	0.000%	\$380,000	\$5,791	\$78,300	\$295,909	\$230,124	1.286	
70-16-24-375-019	1669 HIGH POINTE DR	08/11/23	\$384,500	0.000%	\$384,500	\$5,452	\$78,300	\$300,748	\$237,363	1.267	
70-16-24-375-014	1678 HIGH POINTE DR	01/22/24	\$335,000	0.000%	\$335,000	\$5,894	\$65,400	\$263,706	\$210,854	1.251	
70-16-24-375-042	1612 HIGH POINTE DR	11/10/22	\$325,000	0.000%	\$325,000	\$6,562	\$65,400	\$253,038	\$203,354	1.244	
70-16-24-375-004	1642 104TH AVE	06/24/24	\$390,000	0.000%	\$390,000	\$8,850	\$78,300	\$302,850	\$244,163	1.240	
70-16-24-375-024	1654 HIGH POINTE DR	01/17/23	\$325,000	0.000%	\$325,000	\$6,541	\$65,400	\$253,059	\$215,224	1.176	
70-16-24-375-020	1667 HIGH POINTE DR	03/17/23	\$350,000	0.000%	\$350,000	\$5,374	\$78,300	\$266,326	\$228,509	1.165	
70-16-25-188-029	1264 BENTGRASS CT	06/06/22	\$340,000	0.000%	\$340,000	\$4,435	\$65,400	\$270,165	\$284,326	0.950	
70-16-25-188-064	10089 PRAIRIE GRASS CT	08/15/23	\$379,000	0.000%	\$379,000	\$8,261	\$65,400	\$305,339	\$322,321	0.947	
<del>70-16-25-188-037</del>	<del>10135 PRAIRIE GRASS DR</del>	<del>05/01/23</del>	<del>\$369,900</del>	<del>0.000%</del>	<del>\$369,900</del>	<del>\$8,786</del>	<del>\$65,400</del>	<del>\$295,714</del>	<del>\$326,886</del>	<del>0.905</del>	
<del>70-16-25-188-063</del>	<del>10085 PRAIRIE GRASS CT</del>	<del>04/29/22</del>	<del>\$355,000</del>	<del>0.000%</del>	<del>\$355,000</del>	<del>\$3,619</del>	<del>\$65,400</del>	<del>\$285,981</del>	<del>\$345,920</del>	<del>0.827</del>	
<b>Totals:</b>								<b>\$2,511,140</b>	<b>\$2,176,238</b>	<b>1.154</b>	
										Standard Deviation:	0.131
										Coefficient of Dispersion :	7.99%
										<b>Adopted ECF:</b>	<b>1.154</b>

ECF Was:

HOLLAND CHARTER TOWNSHIP

Howrd 2nd, HB Dunton

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-19-204-007	376 HAYES ST	02/01/23	\$315,000	0.000%	\$315,000	\$6,179	\$63,900	\$244,921	\$116,938	2.094
70-16-19-300-068	162 ANILINE AVE	05/09/24	\$408,000	0.000%	\$408,000	\$9,577	\$63,900	\$334,523	\$168,938	1.980
70-16-19-204-013	383 CHRISTOPHER CT	06/01/23	\$287,500	0.000%	\$287,500	\$14,763	\$63,900	\$208,837	\$112,684	1.853
70-16-19-405-004	396 SECOND AVE	10/10/23	\$325,000	0.000%	\$325,000	\$8,310	\$63,900	\$252,790	\$136,966	1.846
70-16-19-256-006	253 ANILINE AVE	08/10/23	\$350,000	0.000%	\$350,000	\$4,082	\$63,900	\$282,018	\$155,581	1.813
70-16-19-300-026	216 ANILINE AVE	10/13/23	\$260,000	0.000%	\$260,000	\$11,707	\$63,900	\$184,393	\$106,493	1.732
70-16-19-226-002	448 BUTTERNUT DR	10/28/22	\$212,000	0.000%	\$212,000	\$4,176	\$63,900	\$143,924	\$84,099	1.711
70-16-19-405-007	380 SECOND AVE	08/31/23	\$305,000	0.000%	\$305,000	\$8,100	\$63,900	\$233,000	\$136,717	1.704
70-16-19-406-002	133 ANILINE AVE	10/24/23	\$259,900	0.000%	\$259,900	\$10,427	\$63,900	\$185,573	\$109,073	1.701
70-16-19-202-041	464 JAMESGATE CT	04/29/24	\$341,000	0.000%	\$341,000	\$9,218	\$63,900	\$267,882	\$163,575	1.638
70-16-19-256-003	406 N CALVIN ST	07/01/22	\$306,275	0.000%	\$306,275	\$4,988	\$63,900	\$237,387	\$147,225	1.612
70-16-19-201-001	471 ANILINE AVE	12/22/23	\$265,000	0.000%	\$265,000	\$2,816	\$63,900	\$198,284	\$131,094	1.513
70-16-19-401-008	230 BEECH ST	11/22/23	\$270,000	0.000%	\$270,000	\$11,472	\$63,900	\$194,628	\$128,950	1.509
70-16-19-254-009	407 N CALVIN ST	06/17/22	\$296,000	0.000%	\$296,000	\$5,612	\$63,900	\$226,488	\$150,838	1.502
70-16-19-406-003	410 THIRD AVE	02/15/23	\$313,000	0.000%	\$313,000	\$3,740	\$63,900	\$245,360	\$163,613	1.500
70-16-19-452-002	360 FOURTH AVE	05/03/24	\$285,000	0.000%	\$285,000	\$6,987	\$63,900	\$214,113	\$142,798	1.499
70-16-19-101-057	571 HAYES ST	09/18/23	\$340,000	0.000%	\$340,000	\$5,887	\$63,900	\$270,213	\$182,120	1.484
70-16-19-203-008	427 ANILINE AVE	07/25/22	\$275,000	0.000%	\$275,000	\$11,034	\$63,900	\$200,066	\$134,920	1.483
70-16-19-202-026	352 JAMES ST	04/27/22	\$240,000	0.000%	\$240,000	\$10,230	\$63,900	\$165,870	\$113,445	1.462
70-16-19-205-038	332 HAYES AVE	07/29/22	\$270,000	0.000%	\$270,000	\$4,660	\$63,900	\$201,440	\$143,223	1.406
70-16-19-407-013	361 FOURTH AVE	04/19/24	\$315,000	0.000%	\$315,000	\$15,847	\$63,900	\$235,253	\$170,112	1.383
70-16-19-407-017	331 FOURTH AVE	11/02/22	\$240,000	0.000%	\$240,000	\$10,415	\$63,900	\$165,685	\$120,786	1.372
70-16-19-452-002	360 FOURTH AVE	05/02/22	\$265,000	0.000%	\$265,000	\$6,987	\$63,900	\$194,113	\$142,798	1.359
70-16-19-203-003	402 KIMBER LN	03/06/23	\$231,500	0.000%	\$231,500	\$5,264	\$63,900	\$162,336	\$120,597	1.346
70-16-19-206-014	368 BEECH ST	08/26/22	\$300,000	0.000%	\$300,000	\$4,974	\$63,900	\$231,126	\$173,593	1.331
70-16-19-401-018	398 W LAKEWOOD BLVD	09/16/22	\$185,000	0.000%	\$185,000	\$3,229	\$63,900	\$117,871	\$88,674	1.329
70-16-19-101-057	571 HAYES ST	08/05/22	\$311,000	0.000%	\$311,000	\$5,887	\$63,900	\$241,213	\$182,120	1.324
70-16-19-206-017	403 GARFIELD AVE	02/27/23	\$299,900	0.000%	\$299,900	\$10,208	\$63,900	\$225,792	\$171,524	1.316
70-16-19-453-006	380 FIFTH AVE	09/16/22	\$215,000	0.000%	\$215,000	\$8,183	\$63,900	\$142,917	\$111,767	1.279
70-16-19-202-042	465 JAMESGATE CT	10/23/23	\$300,000	0.000%	\$300,000	\$6,478	\$63,900	\$229,622	\$181,102	1.268
70-16-19-205-040	372 ELM ST	11/08/23	\$315,000	0.000%	\$315,000	\$8,671	\$63,900	\$242,429	\$194,461	1.247
70-16-19-101-057	571 HAYES ST	08/08/23	\$292,371	0.000%	\$292,371	\$5,887	\$63,900	\$222,584	\$182,120	1.222
70-16-19-451-006	394 FOURTH AVE	05/15/23	\$170,000	0.000%	\$170,000	\$10,525	\$63,900	\$95,575	\$79,198	1.207
70-16-19-204-007	376 HAYES ST	06/22/22	\$206,000	0.000%	\$206,000	\$6,179	\$63,900	\$135,921	\$116,938	1.162
70-16-19-255-012	349 W LAKEWOOD BLVD	12/09/22	\$140,100	0.000%	\$140,100	\$1,418	\$63,900	\$74,782	\$71,845	1.041
70-16-19-201-008	419 KIMBER LN	06/09/23	\$285,000	0.000%	\$285,000	\$21,773	\$63,900	\$199,327	\$201,708	0.988
70-16-19-406-003	410 THRD AVE	11/30/22	\$225,000	0.000%	\$225,000	\$3,740	\$63,900	\$157,360	\$163,613	0.962
70-16-19-407-013	361 FOURTH AVE	02/23/24	\$220,000	0.000%	\$220,000	\$15,847	\$63,900	\$140,253	\$170,112	0.824
70-16-19-452-004	344 FOURTH AVE	05/03/22	\$124,000	0.000%	\$124,000	\$4,980	\$63,900	\$55,120	\$75,457	0.730
70-16-19-300-030	180 ANILINE AVE	01/26/23	\$170,000	0.000%	\$170,000	\$13,179	\$63,900	\$92,921	\$147,513	0.630
70-16-19-453-013	391 SIXTH AVE	07/11/23	\$120,000	0.000%	\$120,000	\$3,525	\$63,900	\$52,575	\$133,594	0.394

Totals: \$4,633,681 \$3,398,636 1.363

Standard Deviation: 12.58%

Coefficient of Dispersion : 7.39%

Adopted ECF: 1.363

ECF Was: 1.291

HOLLAND CHARTER TOWNSHIP

Jack Pine Court

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-16-08-153-008	3758 JILL AVE	09/06/22	\$358,000	0.000%	\$358,000	\$5,967	\$62,000	\$290,033	\$256,766	<del>1.130</del>	
70-16-08-153-002	13469 JACK ST	07/01/22	\$315,000	0.000%	\$315,000	\$7,251	\$62,000	\$245,749	\$224,566	1.094	
70-16-08-153-009	3744 JILL AVE	10/17/22	\$335,000	0.000%	\$335,000	\$7,459	\$62,000	\$265,541	\$256,766	1.034	
70-16-08-154-003	13468 JACK ST	10/19/22	\$315,000	0.000%	\$315,000	\$6,115	\$62,000	\$246,885	\$240,110	1.028	
70-16-08-153-004	13441 JACK ST	01/12/22	\$318,000	0.000%	\$318,000	\$9,457	\$62,000	\$246,543	\$243,356	1.013	
70-16-08-153-010	3730 JILL AVE	03/31/22	\$262,000	0.000%	\$262,000	\$5,645	\$62,000	\$194,355	\$199,152	0.976	
70-16-08-153-001	13487 JACK ST	02/14/22	\$264,000	0.000%	\$264,000	\$6,028	\$62,000	\$195,972	\$207,666	0.944	
<b>Totals:</b>								<b>\$1,395,045</b>	<b>\$1,371,616</b>	<b>1.017</b>	
										Standard Deviation:	5.19%
										Coefficient of Dispersion :	3.66%
										<b>Adopted ECF:</b>	<b>1.017</b>

ECF Was: 0.975

Holland Charter Township

Jack, Greenly, 136th

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-08-152-007	3742 136TH AVE	07/07/23	\$365,000	0.000%	\$365,000	\$6,300	\$62,100	\$296,600	\$209,772	1.414
70-16-08-163-002	1208 JAYBERRY DR	07/21/22	\$344,900	0.000%	\$344,900	\$5,690	\$62,100	\$277,110	\$210,090	1.319
70-16-08-163-004	1220 JAYBERRY DR	05/27/22	\$344,900	0.000%	\$344,900	\$5,690	\$62,100	\$277,110	\$213,602	1.297
70-16-07-288-065	13667 SIGNATURE DR	06/16/23	\$304,900	0.000%	\$304,900	\$3,114	\$62,100	\$239,686	\$189,716	1.263
70-16-07-288-064	13669 SIGNATURE DR	06/14/23	\$304,900	0.000%	\$304,900	\$3,832	\$62,100	\$238,968	\$189,716	1.260
70-16-07-288-072	13641 SIGNATURE DR	04/08/24	\$299,900	0.000%	\$299,900	\$6,388	\$62,100	\$231,412	\$185,929	1.245
70-16-08-163-005	1226 JAYBERRY DR	03/15/23	\$329,900	0.000%	\$329,900	\$5,748	\$62,100	\$262,052	\$212,084	1.236
70-16-07-288-069	13655 SIGNATURE DR	01/08/24	\$299,900	0.000%	\$299,900	\$3,114	\$62,100	\$234,686	\$190,743	1.230
70-16-08-163-003	1214 JAYBERRY DR	03/22/23	\$330,625	0.000%	\$330,625	\$5,748	\$62,100	\$262,777	\$213,449	1.231
70-16-07-288-075	13635 SIGNATURE DR	08/07/23	\$297,000	0.000%	\$297,000	\$6,388	\$62,100	\$228,512	\$185,945	1.229
70-16-08-163-017	1211 JAYBERRY DR	04/18/22	\$291,129	0.000%	\$291,129	\$5,690	\$62,100	\$223,339	\$181,992	1.227
70-16-08-163-018	1205 JAYBERRY DR	06/06/22	\$324,400	0.000%	\$324,400	\$5,690	\$62,100	\$256,610	\$210,211	1.221
70-16-08-163-010	1255 JAYBERRY DR	08/12/22	\$351,835	0.000%	\$351,835	\$6,046	\$62,100	\$283,689	\$237,536	1.194
70-16-07-288-005	13626 SIGNATURE DR	05/18/23	\$289,900	0.000%	\$289,900	\$6,388	\$62,100	\$221,412	\$185,929	1.191
70-16-07-288-006	13628 SIGNATURE DR	04/19/23	\$289,900	0.000%	\$289,900	\$6,388	\$62,100	\$221,412	\$185,929	1.191
70-16-07-288-074	13637 SIGNATURE DR	05/01/23	\$289,900	0.000%	\$289,900	\$6,388	\$62,100	\$221,412	\$185,945	1.191
70-16-07-288-073	13639 SIGNATURE DR	03/17/23	\$289,900	0.000%	\$289,900	\$6,388	\$62,100	\$221,412	\$185,945	1.191
70-16-08-163-012	1241 JAYBERRY DR	10/17/22	\$371,515	0.000%	\$371,515	\$5,848	\$62,100	\$303,567	\$259,984	1.168
70-16-08-163-013	1235 JAYBERRY DR	07/11/22	\$349,900	0.000%	\$349,900	\$7,096	\$62,100	\$280,704	\$240,579	1.167
70-16-08-300-012	1039 136TH AVE	09/01/23	\$200,000	0.000%	\$200,000	\$15,238	\$62,100	\$122,662	\$107,383	1.142
70-16-08-163-011	1247 JAYBERRY DR	12/09/22	\$359,900	0.000%	\$359,900	\$6,717	\$62,100	\$291,083	\$254,525	1.144
70-16-08-163-015	1223 JAYBERRY DR	01/19/24	\$340,000	0.000%	\$340,000	\$5,690	\$62,100	\$272,210	\$238,954	1.139
70-16-07-288-002	13614 SIGNATURE DR	06/16/23	\$279,900	0.000%	\$279,900	\$3,114	\$62,100	\$214,686	\$189,200	1.135
70-16-08-100-041	3714 136TH AVE	09/19/22	\$310,000	0.000%	\$310,000	\$9,556	\$62,100	\$238,344	\$246,136	0.968

Totals: \$5,109,401 \$4,245,298 1.204

Standard Deviation: 4.52%

Coefficient of Dispersion : 3.16%

ECF Was: 1.186

Adopted ECF: 1.204

HOLLAND CHARTER TOWNSHIP

Jameswood Estates

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-17-467-011	2477 OAK FOREST DR	12/30/22	\$279,900	0.000%	\$279,900	\$5,171	\$65,000	\$209,729	\$149,176	1.406
70-16-17-467-011	2477 OAK FOREST DR	07/01/22	\$213,601	0.000%	\$213,601	\$5,171	\$65,000	\$143,430	\$149,176	0.961
70-16-17-400-054	2572 OAK FOREST DR	06/15/22	\$253,200	0.000%	\$253,200	\$4,728	\$65,000	\$183,472	\$134,458	1.365
<b>Totals:</b>								<b>\$536,631</b>	<b>\$432,810</b>	<b>1.240</b>
Standard Deviation:										24.55%
Coefficient of Dispersion :										13.80%
<b>Adopted ECF:</b>										<b>1.240</b>

ECF Was: 1.102

HOLLAND CHARTER TOWNSHIP

Kingwood, Maywood Park

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-18-177-025	805 BUTTERNUT DR	09/12/22	\$235,000	0.000%	\$235,000	\$5,936	\$68,500	\$160,564	\$92,617	1.734
70-16-18-253-005	376 MAYFLOWER ST	10/10/23	\$310,500	0.000%	\$310,500	\$10,472	\$68,500	\$231,528	\$134,345	1.723
70-16-18-204-014	337 EVERGREEN DR	07/25/23	\$355,000	0.000%	\$355,000	\$20,905	\$68,500	\$265,595	\$170,484	1.558
70-16-18-276-005	827 MAYWOOD AVE	07/29/22	\$324,900	0.000%	\$324,900	\$23,916	\$68,500	\$232,484	\$149,341	1.557
70-16-18-275-004	790 MAYFIELD AVE	04/25/22	\$250,000	0.000%	\$250,000	\$0	\$68,500	\$181,500	\$120,836	1.502
70-16-18-251-010	385 WEST MAE ROSE AVE	05/24/24	\$257,000	0.000%	\$257,000	\$9,786	\$68,500	\$178,714	\$123,304	1.449
70-16-18-202-005	916 NORTH KINGWOOD C	06/14/23	\$325,000	0.000%	\$325,000	\$9,005	\$68,500	\$247,495	\$176,717	1.401
70-16-18-251-005	419 WEST MAE ROSE AVE	09/15/22	\$305,000	0.000%	\$305,000	\$13,086	\$68,500	\$223,414	\$160,487	1.392
70-16-18-251-006	413 W MAE ROSE	12/30/22	\$264,000	0.000%	\$264,000	\$8,935	\$68,500	\$186,565	\$140,329	1.329
70-16-18-253-010	775 MAYFIELD AVE	10/14/22	\$305,750	0.000%	\$305,750	\$3,434	\$68,500	\$233,816	\$181,950	1.285
70-16-18-204-022	895 SOUTH KINGWOOD C	06/22/22	\$335,000	0.000%	\$335,000	\$8,870	\$68,500	\$257,630	\$222,194	1.159
70-16-18-252-002	396 WEST MAE ROSE AVE	12/01/23	\$248,200	0.000%	\$248,200	\$12,058	\$68,500	\$167,642	\$144,452	1.161
70-16-18-204-002	396 KINGWOOD DR	05/24/24	\$180,000	0.000%	\$180,000	\$10,603	\$68,500	\$100,897	\$166,023	0.608
70-16-18-204-015	376 KINGWOOD DR	10/27/23	\$180,000	0.000%	\$180,000	\$10,212	\$68,500	\$101,288	\$167,278	0.606
<b>Totals:</b>								<b>\$1,676,776</b>	<b>\$1,270,270</b>	<b>1.320</b>
								Standard Deviation:	12.67%	
								Coefficient of Dispersion :	7.44%	
								<b>Adopted ECF:</b>	<b>1.320</b>	

ECF Was: 1.295



HOLLAND CHARTER TOWNSHIP

Knollwood											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F	
70-16-35-492-018	105 WOODGATE PASS	06/07/24	\$379,900	0.000%	\$379,900	\$0	\$65,400	\$314,500	\$8,479	37.093	
70-16-35-494-011	10562 SUGAR HILL DR	06/07/24	\$384,900	0.000%	\$384,900	\$0	\$65,400	\$319,500	\$14,133	22.607	
70-16-35-492-008	130 BRYNWOOD AVE	05/24/24	\$384,900	0.000%	\$384,900	\$0	\$65,400	\$319,500	\$14,133	22.607	
70-16-35-492-009	122 BRYNWOOD AVE	04/30/24	\$384,900	0.000%	\$384,900	\$0	\$65,400	\$319,500	\$54,789	5.831	
70-16-35-492-016	121 WOODGATE PASS	03/13/24	\$379,900	0.000%	\$379,900	\$0	\$65,400	\$314,500	\$83,101	3.785	
70-16-35-492-015	129 WOODGATE PASS	03/07/24	\$364,900	0.000%	\$364,900	\$0	\$65,400	\$299,500	\$84,744	3.534	
70-16-35-492-017	113 WOODGATE PASS	02/29/24	\$394,900	0.000%	\$394,900	\$0	\$65,400	\$329,500	\$118,085	2.790	
70-16-35-492-010	114 BRYNWOOD AVE	09/10/24	\$389,900	0.000%	\$389,900	\$0	\$65,400	\$324,500	\$179,279	1.810	
70-16-35-492-011	106 BRYNWOOD AVE	03/14/24	\$370,000	0.000%	\$370,000	\$0	\$65,400	\$304,600	\$211,864	1.438	
70-16-35-495-005	10558 KNOLLGATE DR	07/14/23	\$428,600	0.000%	\$428,600	\$5,953	\$65,400	\$357,247	\$272,058	1.313	
70-16-35-494-001	10561 KNOLLGATE DR	01/19/24	\$373,000	0.000%	\$373,000	\$6,723	\$65,400	\$300,877	\$257,406	1.169	
70-16-35-491-009	10563 SUNBRANCH DR	05/09/23	\$429,900	0.000%	\$429,900	\$5,109	\$65,400	\$359,391	\$326,583	1.100	
70-16-35-492-013	143 WOODGATE PASS	01/16/24	\$369,900	0.000%	\$369,900	\$2,661	\$65,400	\$301,839	\$278,430	1.084	
70-16-35-491-011	10545 SUNBRANCH DR	03/30/23	\$368,900	0.000%	\$368,900	\$5,090	\$65,400	\$298,410	\$275,954	1.081	
70-16-35-491-002	10581 SUGAR HILL DR	04/27/23	\$380,000	0.000%	\$380,000	\$3,513	\$65,400	\$311,087	\$288,749	1.077	
70-16-35-492-007	138 BRYNWOOD AVE	09/29/23	\$369,900	0.000%	\$369,900	\$2,661	\$65,400	\$301,839	\$280,603	1.076	
70-16-35-491-010	10555 SUNBRANCH DR	06/28/23	\$364,900	0.000%	\$364,900	\$5,109	\$65,400	\$294,391	\$274,079	1.074	
70-16-35-498-002	22 KNOLLWOOD PKWY	05/31/23	\$430,000	0.000%	\$430,000	\$13,366	\$65,400	\$351,234	\$328,973	1.068	
70-16-35-491-006	157 BRYNWOOD AVE	10/13/23	\$369,900	0.000%	\$369,900	\$5,109	\$65,400	\$299,391	\$280,797	1.066	
70-16-35-491-004	135 BRYNWOOD AVE	09/18/23	\$369,250	0.000%	\$369,250	\$5,655	\$65,400	\$298,195	\$280,481	1.063	
70-16-35-492-006	144 BRYNWOOD AVE	10/18/23	\$384,900	0.000%	\$384,900	\$2,661	\$65,400	\$316,839	\$298,208	1.062	
70-16-35-492-004	10536 SUNBRANCH DR	11/17/23	\$369,900	0.000%	\$369,900	\$3,194	\$65,400	\$301,306	\$284,270	1.060	
70-16-35-492-003	10546 SUNBRANCH DR	07/26/23	\$363,900	0.000%	\$363,900	\$2,661	\$65,400	\$295,839	\$279,616	1.058	
70-16-35-492-012	151 WOODGATE PASS	07/11/23	\$384,900	0.000%	\$384,900	\$2,661	\$65,400	\$316,839	\$299,492	1.058	
70-16-35-492-001	10560 SUNBRANCH DR	05/08/23	\$384,900	0.000%	\$384,900	\$2,661	\$65,400	\$316,839	\$303,823	1.043	
70-16-35-492-014	137 WOODGATE PASS	03/07/24	\$384,900	0.000%	\$384,900	\$2,661	\$65,400	\$316,839	\$308,271	1.028	
70-16-35-491-027	102 WILLOWGATE DR	05/25/23	\$385,000	0.000%	\$385,000	\$12,230	\$65,400	\$307,370	\$299,715	1.026	
70-16-35-492-005	152 BRYNWOOD AVE	09/15/23	\$354,900	0.000%	\$354,900	\$2,661	\$65,400	\$286,839	\$281,770	1.018	
70-16-35-491-001	10593 SUGAR HILL DR	08/14/23	\$364,900	0.000%	\$364,900	\$5,655	\$65,400	\$293,845	\$290,139	1.013	
70-16-35-491-007	169 BRYNWOOD AVE	10/13/23	\$399,900	0.000%	\$399,900	\$5,109	\$65,400	\$329,391	\$331,914	0.992	
70-16-35-491-005	147 BRYNWOOD AVE	06/30/23	\$381,805	0.000%	\$381,805	\$5,109	\$65,400	\$311,296	\$322,821	0.964	
70-16-35-494-008	67 KNOLLWOOD PKWY	05/24/23	\$370,000	0.000%	\$370,000	\$6,885	\$65,400	\$297,715	\$324,045	0.919	
70-16-35-491-003	125 BRYNWOOD AVE	08/09/23	\$394,900	0.000%	\$394,900	\$5,268	\$65,400	\$324,232	\$357,055	0.908	
70-16-35-492-001	10560 SUNBRANCH DR	04/04/23	\$284,925	0.000%	\$284,925	\$2,661	\$65,400	\$216,864	\$303,823	0.714	

Totals: \$6,147,343 \$5,912,148 1.040

Standard Deviation: 4.31%

Coefficient of Dispersion : 3.13%

Adopted ECF: 1.040

ECF Was: 0.944

HOLLAND CHARTER TOWNSHIP

Lakewood Condos										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-19-180-085	516 CHERRY LN	05/06/22	\$273,560	0.000%	\$273,560	\$0	\$49,000	\$224,560	\$86,758	2.588
70-16-19-180-065	567 CHERRY LN	07/28/23	\$265,000	0.000%	\$265,000	\$0	\$49,000	\$216,000	\$94,795	2.279
70-16-19-180-059	525 CHERRY LN	02/09/24	\$220,000	0.000%	\$242,000	\$0	\$59,500	\$182,500	\$94,795	1.925
70-16-19-207-010	341 NESTLEWOOD DR	04/16/24	\$210,000	0.000%	\$210,000	\$388	\$49,000	\$160,612	\$93,417	1.719
70-16-19-207-003	319 NESTLEWOOD DR	09/16/22	\$209,900	0.000%	\$209,900	\$388	\$49,000	\$160,512	\$104,210	1.540
70-16-19-180-014	435 ARTHUR AVE	09/16/22	\$200,000	0.000%	\$200,000	\$0	\$49,000	\$151,000	\$98,105	1.539
70-16-19-207-008	333 NESTLEWOOD DR	07/20/22	\$199,900	0.000%	\$199,900	\$388	\$49,000	\$150,512	\$102,763	1.465
70-16-19-207-002	317 NESTLEWOOD DR	09/15/23	\$192,500	0.000%	\$192,500	\$388	\$49,000	\$143,112	\$98,105	1.459
70-16-19-180-048	467 CHERRY LN	08/01/22	\$240,000	0.000%	\$265,000	\$1,560	\$59,500	\$203,940	\$140,224	1.454
70-16-19-180-009	322 ANILINE AVE	08/15/23	\$280,000	0.000%	\$265,000	\$0	\$59,500	\$205,500	\$142,003	1.447
70-16-19-207-001	315 NESTLEWOOD DR	06/20/23	\$189,000	0.000%	\$189,000	\$388	\$49,000	\$139,612	\$98,150	1.422
70-16-19-207-005	323 NESTLEWOOD DR	03/22/23	\$185,000	0.000%	\$185,000	\$388	\$49,000	\$135,612	\$96,781	1.401
70-16-19-207-009	335 NESTLEWOOD DR	05/05/23	\$195,000	0.000%	\$195,000	\$388	\$49,000	\$145,612	\$104,616	1.392
70-16-19-207-010	341 NESTLEWOOD DR	06/02/23	\$185,000	0.000%	\$185,000	\$388	\$49,000	\$135,612	\$99,325	1.365
70-16-19-207-004	321 NESTLEWOOD DR	06/13/23	\$192,000	0.000%	\$192,000	\$388	\$49,000	\$142,612	\$104,616	1.363
70-16-19-207-008	333 NESTLEWOOD DR	05/20/24	\$218,000	0.000%	\$218,000	\$388	\$49,000	\$168,612	\$126,013	1.338
70-16-19-207-013	347 NESTLEWOOD DR	02/24/23	\$175,000	0.000%	\$175,000	\$388	\$49,000	\$125,612	\$97,102	1.294
70-16-19-207-011	343 NESTLEWOOD DR	06/23/23	\$182,000	0.000%	\$182,000	\$388	\$49,000	\$132,612	\$107,500	1.234
70-16-19-180-065	567 CHERRY LN	07/28/23	\$265,000	0.000%	\$240,000	\$0	\$59,500	\$180,500	\$152,603	1.183
70-16-19-207-007	331 NESTLEWOOD DR	03/02/23	\$168,000	0.000%	\$168,000	\$388	\$49,000	\$118,612	\$104,210	1.138
70-16-19-180-021	337 PINE VIEW LN	08/08/22	\$188,000	0.000%	\$193,700	\$569	\$59,500	\$133,631	\$120,974	1.105
70-16-19-180-042	338 PINE VIEW LN	09/26/22	\$262,000	0.000%	\$188,000	\$0	\$59,500	\$128,500	\$119,522	1.075
70-16-19-180-007	332 ANILINE AVE	07/25/22	\$190,000	0.000%	\$162,000	\$1,528	\$59,500	\$100,972	\$96,602	1.045
70-16-19-180-007	332 ANILINE AVE	07/25/22	\$190,000	0.000%	\$190,000	\$1,444	\$49,000	\$139,556	\$140,224	0.995
70-16-19-207-012	345 NESTLEWOOD DR	09/09/22	\$189,500	0.000%	\$189,500	\$388	\$49,000	\$140,112	\$146,757	0.955
<b>Totals:</b>								<b>\$2,261,703</b>	<b>\$1,694,985</b>	<b>1.334</b>
										Standard Deviation: 12.04%
										Coefficient of Dispersion : 7.17%
										<b>Adopted ECF: 1.334</b>

ECF Was: 1.341

HOLLAND CHARTER TOWNSHIP

Lakewood Manor, Oak Park, Oak Valley

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-20-250-021	226 BETH ST	10/01/23	\$450,000	0.000%	\$450,000	\$10,482	\$71,100	\$368,418	\$161,351	<del>2.283</del>
70-16-20-200-044	458 BEELINE RD	04/15/24	\$259,000	0.000%	\$259,000	\$1,331	\$71,100	\$186,569	\$91,151	<del>2.047</del>
70-16-20-277-003	136 ANN ST	10/10/23	\$336,500	0.000%	\$336,500	\$9,775	\$71,100	\$255,625	\$154,249	<del>1.657</del>
70-16-20-279-001	112 SURRY OAK DR	11/13/23	\$279,900	0.000%	\$279,900	\$19,492	\$71,100	\$189,308	\$130,100	<del>1.455</del>
70-16-20-277-004	146 ANN ST	07/27/22	\$300,000	0.000%	\$300,000	\$15,986	\$71,100	\$212,914	\$156,279	1.362
70-16-20-277-008	188 ANN ST	08/15/22	\$325,000	0.000%	\$325,000	\$10,798	\$71,100	\$243,102	\$184,657	1.317
70-16-20-277-001	110 ANN ST	02/17/23	\$224,900	0.000%	\$224,900	\$8,463	\$71,100	\$145,337	\$116,370	1.249
70-16-20-252-012	278 EASTMONT AVE	04/17/23	\$290,500	0.000%	\$290,500	\$10,170	\$71,100	\$209,230	\$168,618	1.241
70-16-20-277-010	196 ANN ST	05/20/22	\$300,000	0.000%	\$300,000	\$10,632	\$71,100	\$218,268	\$192,736	1.132
70-16-20-252-009	285 WESTMONT AVE	08/09/22	\$235,000	0.000%	\$235,000	\$5,249	\$71,100	\$158,651	\$142,010	1.117
70-16-20-252-008	294 EASTMONT AVE	07/11/22	\$226,000	0.000%	\$226,000	\$4,562	\$71,100	\$150,338	\$138,203	1.088
70-16-20-250-020	375 DONANN DR	07/11/22	\$380,000	0.000%	\$380,000	\$28,790	\$71,100	\$280,110	\$253,307	1.106
70-16-20-279-009	180 SURRY OAK DR	06/28/22	\$225,000	0.000%	\$225,000	\$10,360	\$71,100	\$143,540	\$133,493	1.075
70-16-20-253-015	93 E LAKEWOOD BLVD	08/26/22	\$179,000	0.000%	\$179,000	\$3,239	\$71,100	\$104,661	\$104,432	1.002
70-16-20-277-003	136 ANN ST	07/13/23	\$232,000	0.000%	\$232,000	\$9,775	\$71,100	\$151,125	\$154,249	0.980
70-16-20-250-020	375 DONANN DR	07/21/23	\$345,000	0.000%	\$345,000	\$28,790	\$71,100	\$245,110	\$253,307	0.968
<b>Totals:</b>								<b>\$2,262,386</b>	<b>\$1,997,660</b>	<b>1.133</b>
Standard Deviation:										12.99%
Coefficient of Dispersion :										9.34%
<b>Adopted ECF:</b>										<b>1.133</b>

ECF Was: 1.120

HOLLAND CHARTER TOWNSHIP

Legends Condos - Non-Water										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-06-326-005	14146 GEORGIAN BAY DR	04/10/24	\$471,600	0.000%	\$471,600	\$4,281	\$68,800	\$398,519	\$318,030	<del>1.253</del>
70-16-06-327-004	14118 GEORGIAN BAY DR	12/29/22	\$675,000	0.000%	\$675,000	\$23,140	\$68,800	\$583,060	\$481,361	<del>1.211</del>
70-16-06-187-005	4540 GRAND POINT	08/03/23	\$540,000	0.000%	\$540,000	\$5,736	\$86,500	\$447,764	\$371,811	<del>1.204</del>
70-16-06-141-025	4728 MACATAWA LEGENDS BLVD	05/01/24	\$459,000	0.000%	\$459,000	\$2,225	\$68,800	\$387,975	\$322,318	<del>1.204</del>
70-16-06-141-031	4707 MACATAWA LEGENDS BLVD	02/28/23	\$472,128	0.000%	\$472,128	\$2,600	\$68,800	\$400,728	\$334,527	1.198
70-16-06-156-007	4436 SUNNYCREST CT	01/10/24	\$457,500	0.000%	\$457,500	\$5,526	\$86,500	\$365,474	\$305,970	1.194
70-16-06-138-004	4661 MACATAWA LEGENDS BLVD #4	01/30/24	\$401,000	0.000%	\$401,000	\$4,171	\$68,800	\$328,029	\$282,245	1.162
70-16-06-187-001	4574 GRAND POINT	04/28/23	\$460,000	0.000%	\$460,000	\$10,489	\$86,500	\$363,011	\$318,254	1.141
70-16-06-141-029	4715 MACATAWA LEGENDS BLVD	11/21/23	\$447,023	0.000%	\$447,023	\$2,112	\$68,800	\$376,111	\$333,780	1.127
70-16-06-141-032	4705 MACATAWA LEGENDS BLVD	07/14/23	\$397,500	0.000%	\$397,500	\$2,600	\$68,800	\$326,100	\$290,242	1.124
70-16-06-156-008	4438 SUNNYCREST CT	06/28/23	\$455,000	0.000%	\$455,000	\$4,739	\$86,500	\$363,761	\$324,146	1.122
70-16-06-141-017	4692 MACATAWA LEGENDS BLVD	06/12/23	\$425,000	0.000%	\$425,000	\$2,250	\$68,800	\$353,950	\$319,103	1.109
70-16-06-141-013	4684 MACATAWA LEGENDS BLVD	09/23/22	\$419,900	0.000%	\$419,900	\$2,250	\$68,800	\$348,850	\$315,644	1.105
70-16-06-326-002	14156 GEORGIAN BAY DR	08/26/22	\$400,000	0.000%	\$400,000	\$3,581	\$68,800	\$327,619	\$297,489	1.101
70-16-06-141-030	4713 MACATAWA LEGENDS BLVD	03/11/24	\$399,900	0.000%	\$399,900	\$2,112	\$68,800	\$328,988	\$299,858	1.097
70-16-06-141-018	4694 MACATAWA LEGENDS BLVD	03/28/23	\$503,500	0.000%	\$503,500	\$2,225	\$68,800	\$432,475	\$395,425	1.094
70-16-06-187-004	4558 GRAND POINT	04/17/23	\$460,000	0.000%	\$460,000	\$6,183	\$86,500	\$367,317	\$338,528	1.085
70-16-06-141-024	4720 MACATAWA LEGENDS BLVD	05/03/23	\$418,000	0.000%	\$418,000	\$2,660	\$68,800	\$346,540	\$322,775	1.074
70-16-06-327-003	14122 GEORGIAN BAY DR	07/05/22	\$585,000	0.000%	\$585,000	\$7,304	\$68,800	\$508,896	\$477,000	1.067
70-16-06-141-026	4730 MACATAWA LEGENDS BLVD	09/01/23	\$425,000	0.000%	\$425,000	\$2,274	\$68,800	\$353,926	\$335,154	1.056
70-16-06-141-009	4736 MACATAWA LEGENDS BLVD	03/07/24	\$427,500	0.000%	\$427,500	\$2,079	\$68,800	\$356,621	\$339,374	1.051
70-16-06-141-019	4702 MACATAWA LEGENDS BLVD	11/20/23	\$400,000	0.000%	\$400,000	\$2,632	\$68,800	\$328,568	\$315,482	1.041
70-16-06-141-012	4676 MACATAWA LEGENDS BLVD	09/28/22	\$485,000	0.000%	\$485,000	\$2,225	\$68,800	\$413,975	\$403,439	1.026
70-16-06-327-005	14112 GEORGIAN BAY DR	04/27/23	\$700,000	0.000%	\$700,000	\$6,924	\$68,800	\$624,276	\$609,547	1.024
70-16-06-141-025	4728 MACATAWA LEGENDS BLVD	07/26/22	\$399,900	0.000%	\$399,900	\$2,225	\$68,800	\$328,875	\$322,318	1.020
70-16-06-141-033	4699 MACATAWA LEGENDS BLVD	06/21/22	\$412,623	0.000%	\$412,623	\$2,287	\$68,800	\$341,536	\$335,275	1.019
<b>Totals:</b>								<b>\$8,285,626</b>	<b>\$7,615,576</b>	<b>1.088</b>
Standard Deviation:										5.29%
Coefficient of Dispersion :										3.84%
<b>Adopted ECF:</b>										<b>1.088</b>

ECF Was: 0.986

HOLLAND CHARTER TOWNSHIP

Parcel Number	Street Address	Sale Date	Sale Price	Legends Homes			Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
				Adj.	Adj. Sale \$						
<del>70-16-06-201-003</del>	<del>4657 PERRY CIR</del>	<del>06/20/23</del>	<del>\$596,957</del>	<del>0.000%</del>	<del>\$596,957</del>	<del>\$6,003</del>	<del>\$90,600</del>	<del>\$500,354</del>	<del>\$375,173</del>	<del>-1.334</del>	
70-16-06-257-012	4520 POINT SUPERIOR CT	09/28/23	\$650,000	0.000%	\$650,000	\$6,555	\$90,600	\$552,845	\$430,266	1.285	
70-16-06-257-013	4534 POINT SUPERIOR CT	04/29/24	\$710,000	0.000%	\$710,000	\$6,792	\$90,600	\$612,608	\$477,915	1.282	
70-16-06-137-008	14021 PHOENIX PL	10/18/23	\$590,000	0.000%	\$590,000	\$7,212	\$90,600	\$492,188	\$395,818	1.243	
70-16-06-201-008	4697 PERRY CIR	08/31/22	\$596,005	0.000%	\$596,005	\$8,387	\$90,600	\$497,018	\$400,343	1.241	
70-16-06-201-013	4735 PERRY CIR	08/23/23	\$502,382	0.000%	\$502,382	\$4,654	\$90,600	\$407,128	\$330,903	1.230	
70-16-06-163-010	14195 GEORGIAN BAY DR	06/10/24	\$600,000	0.000%	\$600,000	\$7,028	\$113,500	\$479,472	\$393,928	1.217	
70-16-06-201-005	4673 PERRY CIR	07/27/23	\$511,071	0.000%	\$511,071	\$4,702	\$90,600	\$415,769	\$346,314	1.201	
70-16-06-146-006	14020 BRADSHAW PARK LN	08/21/23	\$493,243	0.000%	\$493,243	\$4,268	\$90,600	\$398,375	\$332,034	1.200	
70-16-06-201-021	4670 PERRY CIR	10/31/23	\$581,546	0.000%	\$581,546	\$6,586	\$90,600	\$484,360	\$406,593	1.191	
70-16-06-286-013	13698 HARRINGTON LDG	04/30/24	\$695,000	0.000%	\$695,000	\$7,482	\$90,600	\$596,918	\$503,375	1.186	
70-16-06-139-004	14053 BELMONT LN	07/26/23	\$562,500	0.000%	\$562,500	\$7,096	\$90,600	\$464,804	\$394,715	1.178	
70-16-06-132-006	4689 WEST PERRY CIR	07/14/23	\$515,000	0.000%	\$515,000	\$4,407	\$90,600	\$419,993	\$357,447	1.175	
70-16-06-137-013	13987 PHOENIX PL	08/26/22	\$575,000	0.000%	\$575,000	\$5,210	\$90,600	\$479,190	\$410,550	1.167	
70-16-06-139-009	14009 BELMONT LN	08/26/22	\$569,900	0.000%	\$569,900	\$3,907	\$90,600	\$475,393	\$408,388	1.164	
70-16-06-248-005	13885 HARRINGTON LDG	04/19/24	\$584,900	0.000%	\$584,900	\$5,541	\$90,600	\$488,759	\$421,691	1.159	
70-16-06-164-007	14298 GEORGIAN BAY DR	06/30/23	\$605,000	0.000%	\$605,000	\$7,595	\$90,600	\$506,805	\$437,714	1.158	
70-16-06-164-015	14192 GEORGIAN BAY DR	03/14/23	\$505,500	0.000%	\$505,500	\$7,076	\$90,600	\$407,824	\$353,884	1.152	
70-16-06-137-015	14008 PHOENIX PL	12/15/23	\$559,900	0.000%	\$559,900	\$5,306	\$90,600	\$463,994	\$404,091	1.148	
70-16-06-249-014	13697 HARRINGTON LDG	03/10/23	\$548,645	0.000%	\$548,645	\$4,693	\$90,600	\$453,352	\$398,335	1.138	
70-16-06-201-018	4692 PERRY CIR	07/22/22	\$553,026	0.000%	\$553,026	\$5,176	\$90,600	\$457,250	\$401,900	1.138	
70-16-06-139-006	14033 BELMONT LN	07/01/22	\$590,000	0.000%	\$590,000	\$6,317	\$90,600	\$493,083	\$439,798	1.121	
70-16-06-139-013	13980 BELMONT LN	05/25/23	\$595,000	0.000%	\$595,000	\$8,591	\$90,600	\$495,809	\$450,393	1.101	
70-16-06-201-004	4665 PERRY CIR	12/22/22	\$512,217	0.000%	\$512,217	\$6,134	\$90,600	\$415,483	\$378,288	1.098	
70-16-06-137-019	14042 PHOENIX PL	05/30/23	\$500,000	0.000%	\$500,000	\$6,391	\$90,600	\$403,009	\$368,811	1.093	
70-16-06-198-015	4514 GRAND POINT	02/21/23	\$700,000	0.000%	\$700,000	\$6,948	\$113,500	\$579,552	\$530,858	1.092	
70-16-06-249-003	13831 HARRINGTON LDG	06/30/22	\$640,000	0.000%	\$640,000	\$7,580	\$90,600	\$541,820	\$502,863	1.077	
70-16-06-163-003	14323 GEORGIAN BAY DR	06/03/24	\$667,120	0.000%	\$667,120	\$8,279	\$113,500	\$545,341	\$516,434	1.056	
70-16-06-131-003	14093 PHOENIX PL	04/28/22	\$440,000	0.000%	\$440,000	\$6,653	\$90,600	\$342,747	\$324,955	1.055	
70-16-06-287-003	13650 HARRINGTON LDG	09/26/23	\$566,424	0.000%	\$566,424	\$6,935	\$90,600	\$468,889	\$445,552	1.052	
70-16-06-145-001	14073 BRADSHAW PARK LN	07/07/22	\$463,181	0.000%	\$463,181	\$5,476	\$90,600	\$367,105	\$353,986	1.037	
70-16-06-198-002	4503 GRAND POINT	07/01/22	\$785,000	0.000%	\$785,000	\$11,627	\$113,500	\$659,873	\$637,016	1.036	
70-16-06-286-003	13830 HARRINGTON LDG	07/01/22	\$715,000	0.000%	\$715,000	\$7,062	\$113,500	\$594,438	\$579,619	1.026	
70-16-06-201-019	4684 PERRY CIR	01/30/23	\$547,392	0.000%	\$547,392	\$4,458	\$90,600	\$452,334	\$441,193	1.025	
70-16-06-286-009	13752 HARRINGTON LDG	11/22/22	\$579,900	0.000%	\$579,900	\$6,875	\$113,500	\$459,525	\$453,569	1.013	
70-16-06-248-005	13885 HARRINGTON LDG	12/15/22	\$520,127	0.000%	\$520,127	\$5,541	\$90,600	\$423,986	\$421,691	1.005	
70-16-06-201-001	4641 PERRY CIR	10/21/22	\$371,818	0.000%	\$371,818	\$3,755	\$90,600	\$277,463	\$279,810	0.992	
70-16-06-139-019	14042 BELMONT LN	06/08/22	\$479,675	0.000%	\$479,675	\$3,755	\$90,600	\$385,320	\$389,491	0.989	
70-16-06-164-010	14260 GEORGIAN BAY DR	08/08/22	\$615,000	0.000%	\$615,000	\$6,386	\$90,600	\$518,014	\$523,953	0.989	
70-16-06-201-014	4724 PERRY CIR	05/05/22	\$476,392	0.000%	\$476,392	\$7,170	\$90,600	\$378,622	\$388,688	0.974	
70-16-06-250-003	13651 HARRINGTON LDG	09/08/23	\$421,859	0.000%	\$421,859	\$5,058	\$90,600	\$326,201	\$342,484	0.952	
70-16-06-286-004	13818 HARRINGTON LDG	05/01/24	\$640,000	0.000%	\$640,000	\$5,685	\$113,500	\$520,815	\$556,041	0.937	
70-16-06-198-007	4415 GRAND POINT	08/04/22	\$895,000	0.000%	\$895,000	\$7,570	\$113,500	\$773,930	\$827,197	0.936	
70-16-06-328-002	14091 GEORGIAN BAY DR	04/07/22	\$607,037	0.000%	\$607,037	\$7,170	\$113,500	\$486,367	\$528,855	0.920	

Totals: \$20,463,771 \$18,687,748 1.095

Standard Deviation: 0.099

Coefficient of Dispersion : 7.65%

ECF Was: 0.980

Adopted ECF: 1.095

Holland Charter Township

Legends View Condo										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-06-294-009	13653 LEGENDS VIEW CT	05/17/24	\$381,500	0.000%	\$381,500	\$2,632	\$64,500	\$314,368	\$243,053	1.293
70-16-06-294-018	13683 LEGENDS VIEW CT	10/04/23	\$385,155	0.000%	\$385,155	\$0	\$64,500	\$320,655	\$252,148	1.272
70-16-06-294-015	13677 LEGENDS VIEW CT	10/12/23	\$370,125	0.000%	\$370,125	\$2,660	\$64,500	\$302,965	\$247,351	1.225
70-16-06-294-023	13684 LEGENDS VIEW CT	06/06/23	\$365,235	0.000%	\$365,235	\$2,112	\$64,500	\$298,623	\$251,259	1.189
70-16-06-294-024	13682 LEGENDS VIEW CT	09/08/23	\$374,000	0.000%	\$374,000	\$3,324	\$64,500	\$306,176	\$262,179	1.168
70-16-06-294-016	13679 LEGENDS VIEW CT	10/24/23	\$351,040	0.000%	\$351,040	\$3,142	\$64,500	\$283,398	\$248,726	1.139
70-16-06-294-014	13673 LEGENDS VIEW CT	09/09/22	\$346,695	0.000%	\$346,695	\$3,324	\$64,500	\$278,871	\$247,283	1.128
70-16-06-294-017	13681 LEGENDS VIEW CT	10/13/23	\$350,000	0.000%	\$350,000	\$3,324	\$64,500	\$282,176	\$250,387	1.127
70-16-06-294-026	13678 LEGENDS VIEW CT	08/16/23	\$346,000	0.000%	\$346,000	\$0	\$64,500	\$281,500	\$250,977	1.122
70-16-06-294-007	13645 LEGENDS VIEW CT	11/10/22	\$344,000	0.000%	\$344,000	\$3,324	\$64,500	\$276,176	\$252,148	1.095
70-16-06-294-008	13649 LEGENDS VIEW CT	10/31/22	\$349,360	0.000%	\$349,360	\$3,324	\$64,500	\$281,536	\$262,615	1.072
70-16-06-294-001	13615 LEGENDS VIEW CT	01/26/24	\$340,000	0.000%	\$340,000	\$3,324	\$64,500	\$272,176	\$253,979	1.072
70-16-06-294-013	13671 LEGENDS VIEW CT	09/01/22	\$336,884	0.000%	\$336,884	\$3,324	\$64,500	\$269,060	\$254,747	1.056
70-16-06-294-029	13638 LEGENDS VIEW CT	03/19/24	\$320,000	0.000%	\$320,000	\$3,256	\$64,500	\$252,244	\$242,900	1.038
70-16-06-294-032	13624 LEGENDS VIEW CT	02/22/23	\$320,000	0.000%	\$320,000	\$3,050	\$64,500	\$252,450	\$261,277	0.966
<b>Totals:</b>								<b>\$2,477,137</b>	<b>\$2,263,762</b>	<b>1.094</b>
								Standard Deviation:	3.63%	
								Coefficient of Dispersion :	2.82%	
								<b>Adopted ECF:</b>	<b>1.094</b>	

ECF Was: 1.207

HOLLAND CHARTER TOWNSHIP

Little Creek Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
<del>70-16-13-295-007</del>	<del>9690 LITTLE CREEK CT</del>	<del>06/29/23</del>	<del>\$356,000</del>	<del>0.000%</del>	<del>\$356,000</del>	<del>\$11,287</del>	<del>\$49,700</del>	<del>\$295,013</del>	<del>\$211,975</del>	<del>1.392</del>
70-16-13-279-011	9656 BOONE CT	04/13/22	\$380,000	0.000%	\$380,000	\$11,076	\$49,700	\$319,224	\$287,770	1.109
70-16-13-279-013	9628 BOONE CT	04/13/22	\$380,000	0.000%	\$380,000	\$11,232	\$49,700	\$319,068	\$284,614	1.121
70-16-13-279-012	9642 BOONE CT	04/13/22	\$380,000	0.000%	\$380,000	\$10,998	\$49,700	\$319,302	\$287,770	1.110
70-16-13-281-006	9656 MEADOWLAND CT	04/05/22	\$360,000	0.000%	\$360,000	\$8,984	\$49,700	\$301,316	\$279,174	1.079

**Totals: \$1,258,910 \$1,139,327 1.105**

Standard Deviation: 1.79%

Coefficient of Dispersion : 8.27%

**Adopted ECF: 1.105**

ECF Was: 1.080

HOLLAND CHARTER TOWNSHIP

Macatawa Shores Condo

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-16-30-148-026	416 HOWARD AVE	04/09/24	\$600,000	0.000%	\$600,000	\$29,350	\$205,000	\$365,650	\$200,029	1.828	
70-16-30-148-021	414 HOWARD AVE	04/13/22	\$535,000	0.000%	\$535,000	\$35,000	\$205,000	\$295,000	\$203,515	1.450	
70-16-30-148-026	416 HOWARD AVE	06/01/21	\$515,000	0.000%	\$515,000	\$29,350	\$205,000	\$280,650	\$200,029	1.403	
70-16-30-148-005	454 HOWARD AVE	09/29/21	\$434,000	0.000%	\$434,000	\$34,350	\$205,000	\$194,650	\$153,697	1.266	
<b>Totals:</b>								<b>\$1,135,950</b>	<b>\$757,270</b>	<b>1.500</b>	
										Standard Deviation:	24.04%
										Coefficient of Dispersion :	11.96%
										<b>Adopted ECF:</b>	<b>1.500</b>

ECF Was: 1.450



HOLLAND CHARTER TOWNSHIP

Mason Lake Estates , Sleepy Hollow, Summerlin South, Savannah Lake											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-16-35-331-002	10969 SUMMERLIN CT	07/31/23	\$325,000	0.000%	\$325,000	\$9,876	\$71,600	\$243,524	\$176,813	1.377	
70-16-25-141-003	1578 SHENANDOAH DR	03/28/24	\$476,000	0.000%	\$476,000	\$10,416	\$71,600	\$393,984	\$325,305	1.211	
70-16-35-320-010	11004 RYANS WAY	09/07/23	\$415,000	0.000%	\$415,000	\$9,811	\$71,600	\$333,589	\$283,895	1.175	
70-16-25-139-009	10158 SWITCHGRASS LN	08/07/24	\$580,000	0.000%	\$580,000	\$6,698	\$71,600	\$501,702	\$432,391	1.160	
70-16-25-182-008	9994 SERENGETI LN	06/28/24	\$615,000	0.000%	\$615,000	\$10,622	\$71,600	\$532,778	\$472,406	1.128	
70-16-25-182-007	10000 SERENGETI LN	01/10/24	\$625,000	0.000%	\$625,000	\$10,364	\$71,600	\$543,036	\$489,678	1.109	
70-16-35-123-018	610 SAND HOLLOW DR	08/31/23	\$352,700	0.000%	\$352,700	\$8,662	\$71,600	\$272,438	\$247,209	1.102	
70-16-25-140-004	1561 SHENANDOAH DR	06/30/22	\$577,150	0.000%	\$577,150	\$8,262	\$82,600	\$486,288	\$442,329	1.099	
70-16-35-306-004	11155 RYANS WAY	05/26/22	\$479,099	0.000%	\$479,099	\$8,319	\$82,600	\$388,180	\$364,148	1.066	
70-16-35-301-008	269 IRA SPRING RD	10/04/22	\$412,500	0.000%	\$412,500	\$7,288	\$71,600	\$333,612	\$323,273	1.032	
70-16-25-143-005	10048 SWITCHGRASS LN	09/16/24	\$515,000	0.000%	\$515,000	\$12,060	\$82,600	\$420,340	\$407,633	1.031	
70-16-35-300-027	11048 MASON ST	08/11/22	\$415,000	0.000%	\$415,000	\$8,733	\$82,600	\$323,667	\$320,403	1.010	
70-16-25-141-007	1554 SHENANDOAH DR	07/11/22	\$455,000	0.000%	\$455,000	\$11,693	\$71,600	\$371,707	\$379,108	0.980	
70-16-35-319-004	242 IRA SPRING RD	03/30/22	\$411,500	0.000%	\$411,500	\$6,414	\$71,600	\$333,486	\$343,731	0.970	
<b>Totals:</b>								<b>\$4,840,823</b>	<b>\$4,506,202</b>	<b>1.074</b>	
										Standard Deviation:	6.77%
										Coefficient of Dispersion :	5.26%
										<b>Adopted ECF:</b>	<b>1.074</b>

ECF Was: 0.957

HOLLAND CHARTER TOWNSHIP

Morning Dew Estates, Riley Ridge Subd

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C.F
70-16-15-133-002	3174 RILEY RIDGE RD	10/10/23	\$300,000	0.000%	\$300,000	\$3,684	\$69,100	\$227,216	\$136,197	1.668
70-16-15-202-011	3072 ROBERTS WAY	03/05/24	\$332,000	0.000%	\$332,000	\$12,054	\$69,100	\$250,846	\$153,687	1.632
70-16-15-204-010	2928 RILEY RIDGE RD	12/04/23	\$338,000	0.000%	\$338,000	\$7,050	\$69,100	\$261,850	\$166,693	1.571
70-16-15-127-020	3023 SUNRISE AVE	09/08/22	\$305,000	0.000%	\$305,000	\$8,000	\$69,100	\$227,900	\$149,004	1.529
70-16-15-126-009	3123 DAYBREAK LN	06/01/22	\$325,000	0.000%	\$325,000	\$4,354	\$69,100	\$251,546	\$170,694	1.474
70-16-15-179-010	2891 SUNRISE AVE	04/23/24	\$385,000	0.000%	\$385,000	\$4,189	\$80,700	\$300,111	\$203,892	1.472
70-16-15-199-002	2852 RILEY RIDGE RD	06/15/22	\$285,000	0.000%	\$285,000	\$0	\$69,100	\$215,900	\$147,500	1.464
70-16-15-134-007	3090 RILEY RIDGE RD	07/21/23	\$290,000	0.000%	\$290,000	\$6,990	\$69,100	\$213,910	\$147,443	1.451
70-16-15-198-003	2859 RILEY RIDGE RD	02/20/24	\$354,900	0.000%	\$354,900	\$8,176	\$80,700	\$266,024	\$185,348	1.435
70-16-15-126-003	11767 MISTY LN	04/20/22	\$310,000	0.000%	\$310,000	\$4,838	\$69,100	\$236,062	\$165,164	1.429
70-16-15-202-004	3136 ROBERTS WAY	10/13/23	\$319,000	0.000%	\$319,000	\$7,230	\$69,100	\$242,670	\$170,525	1.423
70-16-15-132-003	3165 RILEY RIDGE RD	10/27/22	\$285,000	0.000%	\$285,000	\$4,529	\$69,100	\$211,371	\$148,729	1.421
70-16-15-127-026	3048 DAYBREAK LN	05/28/24	\$325,000	0.000%	\$325,000	\$5,415	\$69,100	\$250,485	\$178,522	1.403
70-16-15-252-013	2860 RILEY RIDGE RD	03/03/23	\$344,900	0.000%	\$344,900	\$3,459	\$69,100	\$272,341	\$198,022	1.375
70-16-15-165-006	11932 JONKER WAY	12/21/22	\$330,000	0.000%	\$330,000	\$5,952	\$69,100	\$254,948	\$190,267	1.340
70-16-15-136-020	2925 RILEY RIDGE RD	07/26/23	\$355,000	0.000%	\$355,000	\$4,341	\$80,700	\$269,959	\$205,369	1.315
70-16-15-133-006	11642 KERKWIN RD	08/26/22	\$325,000	0.000%	\$325,000	\$3,454	\$69,100	\$252,446	\$192,692	1.310
70-16-15-137-004	11633 CHRIS DR	12/19/22	\$280,000	0.000%	\$280,000	\$7,350	\$69,100	\$203,550	\$158,059	1.288
70-16-15-165-046	11843 JONKER WAY	07/07/23	\$390,000	0.000%	\$390,000	\$6,032	\$69,100	\$314,868	\$247,155	1.274
70-16-15-195-003	2779 RILEY RIDGE RD	01/31/24	\$389,900	0.000%	\$389,900	\$4,064	\$80,700	\$305,136	\$242,039	1.261
70-16-15-136-026	11615 RIDGEWAY CT	08/29/22	\$300,000	0.000%	\$300,000	\$4,238	\$80,700	\$215,062	\$174,478	1.233
70-16-15-195-007	2811 RILEY RIDGE RD	07/13/22	\$355,000	0.000%	\$355,000	\$5,725	\$80,700	\$268,575	\$219,488	1.224
70-16-15-136-029	11618 RIDGEWAY CT	04/28/22	\$363,000	0.000%	\$363,000	\$4,240	\$80,700	\$278,060	\$229,150	1.213
70-16-15-179-014	2847 SUNRISE AVE	01/06/23	\$323,500	0.000%	\$323,500	\$8,624	\$80,700	\$234,176	\$193,153	1.212
70-16-15-193-002	2874 SUNRISE AVE	12/28/22	\$315,000	0.000%	\$315,000	\$5,378	\$69,100	\$240,522	\$198,882	1.209
70-16-15-195-001	2763 RILEY RIDGE RD	12/11/23	\$405,000	0.000%	\$405,000	\$18,052	\$80,700	\$306,248	\$272,642	1.123
70-16-15-165-038	11755 JONKER WAY	06/21/22	\$400,000	0.000%	\$400,000	\$5,357	\$69,100	\$325,543	\$292,474	1.113
70-16-15-165-003	11964 JONKER WAY	12/21/23	\$285,000	0.000%	\$285,000	\$5,405	\$69,100	\$210,495	\$189,377	1.112
70-16-15-165-034	11772 JONKER WAY	04/07/23	\$390,000	0.000%	\$390,000	\$6,064	\$69,100	\$314,836	\$284,541	1.106
70-16-15-165-033	11778 JONKER WAY	07/25/22	\$340,000	0.000%	\$340,000	\$4,006	\$69,100	\$266,894	\$246,024	1.085
70-16-15-195-006	2803 RILEY RIDGE RD	05/12/23	\$349,900	0.000%	\$349,900	\$4,926	\$80,700	\$264,274	\$258,342	1.023
70-16-15-127-029	11759 DEWY DR	08/18/23	\$215,000	0.000%	\$215,000	\$8,635	\$69,100	\$137,265	\$149,789	0.916
<b>Totals:</b>								<b>\$6,986,012</b>	<b>\$5,509,971</b>	<b>1.268</b>
Standard Deviation:										13.69%
Coefficient of Dispersion :										8.99%
<b>Adopted ECF:</b>										<b>1.268</b>

ECF Was: 1.187

HOLLAND CHARTER TOWNSHIP

Non-Water Sec 30 Area

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-30-126-029	537 PINECREST DR	06/02/23	\$284,900	0.000%	\$284,900	\$1,899	\$67,900	\$215,101	\$117,138	1.836
70-16-30-151-011	86 OAK VALLEY DR	10/02/23	\$343,576	0.000%	\$343,576	\$2,075	\$67,900	\$273,601	\$152,501	1.794
70-16-30-151-005	53 S DIVISION AVE	05/12/22	\$282,500	0.000%	\$282,500	\$7,761	\$67,900	\$206,839	\$116,897	1.769
70-16-30-151-011	86 OAK VALLEY DR	11/01/23	\$337,000	0.000%	\$337,000	\$2,075	\$67,900	\$267,025	\$152,501	1.751
70-16-30-126-025	565 PINECREST DR	03/25/24	\$340,000	0.000%	\$340,000	\$9,757	\$67,900	\$262,343	\$157,291	1.668
70-16-30-302-006	616 NORTH SHORE DR	06/10/22	\$326,000	0.000%	\$326,000	\$4,644	\$67,900	\$253,456	\$153,848	1.647
70-16-30-123-063	515 HOWARD AVE	03/01/23	\$205,500	0.000%	\$205,500	\$5,291	\$67,900	\$132,309	\$84,026	1.575
70-16-30-123-063	515 HOWARD AVE	02/03/23	\$205,500	0.000%	\$205,500	\$5,291	\$67,900	\$132,309	\$84,026	1.575
70-16-30-151-029	557 HOWARD AVE	12/09/22	\$285,000	0.000%	\$285,000	\$9,265	\$67,900	\$207,835	\$133,757	1.554
70-16-30-151-018	630 OAK VALLEY DR	09/07/22	\$325,000	0.000%	\$325,000	\$4,533	\$67,900	\$252,567	\$163,922	1.541
70-16-30-150-030	481 PINECREST DR	08/01/22	\$327,500	0.000%	\$327,500	\$11,499	\$67,900	\$248,101	\$166,320	1.492
70-16-30-176-031	480 PINECREST DR	10/31/22	\$325,000	0.000%	\$325,000	\$2,976	\$67,900	\$254,124	\$171,192	1.484
70-16-30-155-026	611 HOWARD AVE	11/23/22	\$310,000	0.000%	\$310,000	\$6,770	\$67,900	\$235,330	\$164,119	1.434
70-16-30-151-024	119 OAK VALLEY DR	08/16/22	\$320,000	0.000%	\$320,000	\$9,291	\$67,900	\$242,809	\$184,065	1.319
70-16-30-150-018	469 PINECREST DR	03/02/23	\$240,000	0.000%	\$240,000	\$0	\$67,900	\$172,100	\$143,695	1.198
70-16-30-155-012	189 S DIVISION AVE	09/26/22	\$275,000	0.000%	\$275,000	\$5,072	\$67,900	\$202,028	\$186,061	1.086
70-16-30-151-052	579 HOWARD AVE	01/20/23	\$240,000	0.000%	\$240,000	\$4,125	\$67,900	\$167,975	\$172,034	0.976
70-16-30-123-035	599 PINEVIEW DR	08/16/22	\$137,500	0.000%	\$137,500	\$21,986	\$67,900	\$47,614	\$169,557	0.281
<b>Totals:</b>								<b>\$2,247,487</b>	<b>\$1,653,216</b>	<b>1.359</b>
Standard Deviation:										21.08%
Coefficient of Dispersion :										11.76%
<b>Adopted ECF:</b>										<b>1.359</b>

ECF Was: 1.264

HOLLAND CHARTER TOWNSHIP

Oak Harbour Estates

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
<del>70-16-19-460-004</del>	<del>388 OAK HARBOR CT</del>	<del>05/01/23</del>	<del>\$384,000</del>	<del>0.000%</del>	<del>\$384,000</del>	<del>\$6,804</del>	<del>\$67,700</del>	<del>\$309,496</del>	<del>\$209,856</del>	<del>1.475</del>
70-16-19-454-008	25 N ANILINE AVE	04/11/22	\$265,000	0.000%	\$265,000	\$1,725	\$67,700	\$195,575	\$186,856	1.047
70-16-19-454-009	17 N ANILINE AVE	04/11/22	\$265,000	0.000%	\$265,000	\$5,443	\$67,700	\$191,857	\$196,780	0.975
70-16-19-460-004	388 OAK HARBOR CT	02/18/22	\$275,000	0.000%	\$275,000	\$6,804	\$67,700	\$200,496	\$209,856	0.955
70-16-19-454-010	9 N ANILINE AVE	10/11/23	\$250,000	0.000%	\$250,000	\$5,191	\$67,700	\$177,109	\$193,018	0.918
70-16-19-460-013	383 OAK HARBOR CT	02/09/22	\$275,000	0.000%	\$275,000	\$6,300	\$67,700	\$201,000	\$224,958	0.893
<b>Totals:</b>								<b>\$966,037</b>	<b>\$1,011,467</b>	<b>0.955</b>
								Standard Deviation:	5.91%	
								Coefficient of Dispersion :	4.45%	
								<b>Adopted ECF:</b>	<b>0.955</b>	

ECF Was: 0.950

HOLLAND CHARTER TOWNSHIP

Oakfield Condos - Sawgrass - Winter Oak										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-19-175-059	314 WINTER OAK WEST	08/19/24	\$372,000	0.000%	\$372,000	\$6,870	\$69,000	\$296,130	\$189,875	1.560
70-16-18-368-030	2522 NUTTALL CT	07/08/24	\$439,900	0.000%	\$439,900	\$8,053	\$69,000	\$362,847	\$235,330	1.542
70-16-18-368-034	2552 NUTTALL CT	07/13/23	\$395,000	0.000%	\$395,000	\$2,320	\$69,000	\$323,680	\$213,053	1.519
70-16-19-175-035	545 RED OAK CT	12/29/23	\$310,000	0.000%	\$310,000	\$5,794	\$69,000	\$235,206	\$172,294	1.365
70-16-18-368-058	2541 SAWTOOTH CT	10/26/23	\$390,000	0.000%	\$390,000	\$7,849	\$69,000	\$313,151	\$228,558	1.370
70-16-19-175-065	302 WINTER OAK WEST	05/02/24	\$325,000	0.000%	\$325,000	\$6,161	\$69,000	\$249,839	\$183,995	1.358
70-16-18-368-077	2424 SAWTOOTH CT	06/19/24	\$410,500	0.000%	\$410,500	\$8,159	\$69,000	\$333,341	\$247,547	1.347
70-16-18-368-021	2463 NUTTALL CT	06/27/23	\$349,900	0.000%	\$349,900	\$5,957	\$69,000	\$274,943	\$220,625	1.246
70-16-19-175-004	557 SCARLET OAK CT	03/29/24	\$265,000	0.000%	\$265,000	\$6,190	\$69,000	\$189,810	\$157,898	1.202
<del>70-16-19-175-058</del>	<del>324 WINTER OAK WEST</del>	<del>05/18/23</del>	<del>\$280,943</del>	<del>0.000%</del>	<del>\$280,943</del>	<del>\$6,266</del>	<del>\$69,000</del>	<del>\$205,677</del>	<del>\$177,852</del>	<del>1.156</del>
<del>70-16-19-175-041</del>	<del>317 WINTER OAK EAST</del>	<del>07/08/24</del>	<del>\$265,000</del>	<del>0.000%</del>	<del>\$265,000</del>	<del>\$6,082</del>	<del>\$69,000</del>	<del>\$189,918</del>	<del>\$167,215</del>	<del>1.136</del>
<del>70-16-19-175-039</del>	<del>313 WINTER OAK EAST</del>	<del>07/29/24</del>	<del>\$260,000</del>	<del>0.000%</del>	<del>\$260,000</del>	<del>\$5,977</del>	<del>\$69,000</del>	<del>\$185,023</del>	<del>\$185,657</del>	<del>0.997</del>
<del>70-16-18-368-025</del>	<del>2433 NUTTALL CT</del>	<del>12/20/23</del>	<del>\$219,300</del>	<del>0.000%</del>	<del>\$219,300</del>	<del>\$8,010</del>	<del>\$69,000</del>	<del>\$142,290</del>	<del>\$219,148</del>	<del>0.649</del>
<b>Totals:</b>								<b>\$2,578,947</b>	<b>\$1,849,175</b>	<b>1.395</b>
Standard Deviation:										12.67%
Coefficient of Dispersion :										7.34%
<b>Adopted ECF:</b>										<b>1.395</b>

ECF Was: 1.250

HOLLAND CHARTER TOWNSHIP

Perry Ridge, Smidderks, Southland

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
<del>70-16-25-250-019</del>	<del>1256 CENTER ST</del>	<del>01/31/23</del>	<del>\$311,000</del>	<del>0.000%</del>	<del>\$311,000</del>	<del>\$9,421</del>	<del>\$64,800</del>	<del>\$236,779</del>	<del>\$157,517</del>	<del>1.503</del>	
<del>70-16-25-248-005</del>	<del>1452 WIERSMA DR</del>	<del>05/21/24</del>	<del>\$375,000</del>	<del>0.000%</del>	<del>\$375,000</del>	<del>\$8,325</del>	<del>\$64,800</del>	<del>\$301,875</del>	<del>\$201,455</del>	<del>1.498</del>	
70-16-25-224-001	1413 TIMBERVIEW PKWY	01/03/24	\$605,000	0.000%	\$605,000	\$16,453	\$64,800	\$523,747	\$392,065	1.336	
70-16-25-250-007	1491 96TH AVE	04/20/22	\$320,000	0.000%	\$320,000	\$12,914	\$64,800	\$242,286	\$184,355	1.314	
70-16-25-224-002	1397 TIMBERVIEW PKWY	08/30/23	\$620,000	0.000%	\$620,000	\$17,248	\$64,800	\$537,952	\$439,319	1.225	
70-16-25-227-016	1369 WIERSMA DR	07/24/23	\$270,000	0.000%	\$270,000	\$4,687	\$64,800	\$200,513	\$168,123	1.193	
70-16-25-224-003	1383 TIMBERVIEW PKWY	07/14/22	\$417,000	0.000%	\$417,000	\$6,917	\$64,800	\$345,283	\$294,184	1.174	
<b>Totals:</b>								<b>\$1,849,781</b>	<b>\$1,478,046</b>	<b>1.252</b>	
										Standard Deviation:	7.29%
										Coefficient of Dispersion :	5.02%
										<b>Adopted ECF:</b>	<b>1.252</b>

ECF Was: 1.116

HOLLAND CHARTER TOWNSHIP

Pine Wood Lake Area, Sapphire Lake Estates

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-19-137-013	456 HAYES AVE	07/01/24	\$408,000	0.000%	\$408,000	\$8,137	\$81,500	\$318,363	\$216,253	1.472
70-16-19-126-007	425 142ND AVE	06/23/23	\$460,000	0.000%	\$460,000	\$9,540	\$81,500	\$368,960	\$257,517	1.433
70-16-17-298-054	12831 SAPPHIRE PKWY	05/31/24	\$350,000	0.000%	\$350,000	\$6,222	\$81,500	\$262,278	\$185,530	1.414
70-16-19-126-015	417 142ND AVE	08/15/23	\$450,000	0.000%	\$450,000	\$4,888	\$81,500	\$363,612	\$257,628	1.411
70-16-17-298-027	12876 SAPPHIRE PKWY	11/03/23	\$318,500	0.000%	\$318,500	\$5,587	\$69,200	\$243,713	\$176,026	1.385
70-16-17-298-033	12911 SAPPHIRE PKWY	04/22/24	\$329,900	0.000%	\$329,900	\$6,007	\$81,500	\$242,393	\$182,915	1.325
70-16-19-149-012	404 ANILINE AVE	08/30/22	\$391,000	0.000%	\$391,000	\$7,115	\$81,500	\$302,385	\$230,037	1.315
70-16-17-298-040	12920 SAPPHIRE PKWY	09/13/24	\$339,900	0.000%	\$339,900	\$5,944	\$69,200	\$264,756	\$201,900	1.311
70-16-17-298-015	2843 JEWEL CT	09/12/24	\$306,525	0.000%	\$306,525	\$6,187	\$69,200	\$231,138	\$189,315	1.221
70-16-17-298-068	12860 COLEBROOKE CT	08/18/22	\$335,000	0.000%	\$335,000	\$3,189	\$81,500	\$250,311	\$206,921	1.210
70-16-19-126-004	449 142ND AVE	10/12/23	\$430,000	0.000%	\$430,000	\$6,048	\$81,500	\$342,452	\$291,194	1.176
70-16-19-137-014	448 HAYES AVE	04/11/22	\$415,000	0.000%	\$415,000	\$7,309	\$81,500	\$326,191	\$311,522	1.047
70-16-17-298-028	12880 SAPPHIRE PKWY	06/09/23	\$247,500	0.000%	\$247,500	\$5,718	\$69,200	\$172,582	\$169,870	1.016
<del>70-16-17-298-014</del>	<del>2839 JEWEL CT</del>	<del>04/14/23</del>	<del>\$261,500</del>	<del>0.000%</del>	<del>\$261,500</del>	<del>\$6,712</del>	<del>\$69,200</del>	<del>\$185,588</del>	<del>\$189,620</del>	<del>0.979</del>
<del>70-16-17-298-051</del>	<del>12843 SAPPHIRE PKWY</del>	<del>11/29/22</del>	<del>\$245,000</del>	<del>0.000%</del>	<del>\$245,000</del>	<del>\$5,812</del>	<del>\$81,500</del>	<del>\$157,688</del>	<del>\$183,685</del>	<del>0.858</del>
<b>Totals:</b>								<b>\$3,689,134</b>	<b>\$2,876,627</b>	<b>1.282</b>
Standard Deviation:										14.52%
Coefficient of Dispersion :										8.98%
<b>Adopted ECF:</b>										<b>1.282</b>
ECF Was:		1.076								

HOLLAND CHARTER TOWNSHIP

Quincy Meadows											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-16-10-101-013	11971 QUINCY MEADOWS	03/21/24	\$314,900	0.000%	\$314,900	\$3,291	\$39,400	\$272,209	\$231,847	1.174	
70-16-10-101-039	3922 QUINCY MEADOWS (	04/12/22	\$317,000	0.000%	\$317,000	\$2,863	\$39,400	\$274,737	\$238,635	1.151	
70-16-10-101-042	3938 QUINCY MEADOWS (	08/04/23	\$321,500	0.000%	\$321,500	\$3,305	\$39,400	\$278,795	\$243,000	1.147	
70-16-10-101-015	11983 QUINCY MEADOWS	07/12/23	\$307,000	0.000%	\$307,000	\$3,205	\$39,400	\$264,395	\$236,816	1.116	
70-16-10-101-014	11973 QUINCY MEADOWS	10/05/23	\$310,000	0.000%	\$310,000	\$3,291	\$39,400	\$267,309	\$248,855	1.074	
70-16-10-101-016	11985 QUINCY MEADOWS	10/17/22	\$280,000	0.000%	\$280,000	\$3,205	\$39,400	\$237,395	\$231,503	1.025	
70-16-10-101-003	11887 QUINCY MEADOWS	06/23/22	\$285,000	0.000%	\$285,000	\$3,472	\$39,400	\$242,128	\$237,219	1.021	
70-16-10-101-005	11903 QUINCY MEADOWS	07/22/22	\$270,000	0.000%	\$270,000	\$3,472	\$39,400	\$227,128	\$222,357	1.021	
70-16-10-101-036	3935 QUINCY MEADOWS (	03/08/22	\$270,000	0.000%	\$270,000	\$3,104	\$39,400	\$227,496	\$231,345	0.983	
<b>Totals:</b>								<b>\$2,291,592</b>	<b>\$2,121,578</b>	<b>1.080</b>	
										Standard Deviation:	6.99%
										Coefficient of Dispersion :	5.62%
										<b>Adopted ECF:</b>	<b>1.080</b>

ECF Was: 1.008



HOLLAND CHARTER TOWNSHIP

Riley Pointe and Greenly Place Condos										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
<del>70-16-10-301-013</del>	<del>11954 SHADE TREE CT</del>	<del>04/29/24</del>	<del>\$215,000</del>	<del>0.000%</del>	<del>\$215,000</del>	<del>\$1,858</del>	<del>\$29,000</del>	<del>\$184,142</del>	<del>\$125,902</del>	<del>1.463</del>
<del>70-16-10-301-005</del>	<del>11971 SHADE TREE CT</del>	<del>08/04/22</del>	<del>\$212,000</del>	<del>0.000%</del>	<del>\$212,000</del>	<del>\$2,124</del>	<del>\$29,000</del>	<del>\$180,876</del>	<del>\$125,902</del>	<del>1.437</del>
70-16-07-488-005	301 RILEY ST #5	08/02/22	\$125,000	0.000%	\$125,000	\$0	\$29,000	\$96,000	\$72,625	1.322
70-16-10-301-018	3557 GREENLY CT	10/13/22	\$195,000	0.000%	\$195,000	\$1,911	\$29,000	\$164,089	\$130,002	1.262
70-16-10-301-002	3581 GREENLY CT	12/29/22	\$189,500	0.000%	\$189,500	\$1,911	\$29,000	\$158,589	\$125,902	1.260
70-16-07-488-006	301 RILEY ST #6	09/02/22	\$110,000	0.000%	\$110,000	\$4,466	\$29,000	\$76,534	\$71,657	1.068
<del>70-16-10-301-010</del>	<del>11931 SHADE TREE CT</del>	<del>03/25/22</del>	<del>\$156,000</del>	<del>0.000%</del>	<del>\$156,000</del>	<del>\$2,018</del>	<del>\$29,000</del>	<del>\$124,982</del>	<del>\$136,033</del>	<del>0.919</del>
<b>Totals:</b>								<b>\$495,212</b>	<b>\$400,186</b>	<b>1.237</b>

Standard Deviation: 11.04%  
 Coefficient of Dispersion : 6.34%

ECF Was: 1.100

**Adopted ECF: 1.237**

HOLLAND CHARTER TOWNSHIP

Riley, Felch, 100th, 104th

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
<del>70-16-13-200-013</del>	<del>100TH AVE</del>	<del>09/30/22</del>	<del>\$400,000</del>	<del>0.000%</del>	<del>\$400,000</del>	<del>\$0</del>	<del>\$69,100</del>	<del>\$330,900</del>	<del>\$0</del>	<del>#DIV/0!</del>
<del>70-16-13-300-063</del>	<del>104TH AVE (VAC)</del>	<del>06/26/23</del>	<del>\$290,000</del>	<del>0.000%</del>	<del>\$290,000</del>	<del>\$0</del>	<del>\$69,100</del>	<del>\$220,900</del>	<del>\$0</del>	<del>#DIV/0!</del>
<del>70-16-13-200-053</del>	<del>2885 96TH AVE</del>	<del>12/29/23</del>	<del>\$220,000</del>	<del>0.000%</del>	<del>\$220,000</del>	<del>\$7,785</del>	<del>\$69,100</del>	<del>\$143,115</del>	<del>\$62,460</del>	<del>2.291</del>
<del>70-16-13-100-014</del>	<del>10291 FELCH ST</del>	<del>06/12/24</del>	<del>\$345,000</del>	<del>0.000%</del>	<del>\$345,000</del>	<del>\$11,244</del>	<del>\$69,100</del>	<del>\$264,656</del>	<del>\$118,575</del>	<del>2.232</del>
70-16-13-300-008	10094 FELCH ST	01/17/24	\$305,000	0.000%	\$305,000	\$5,090	\$69,100	\$230,810	\$148,640	1.553
70-16-13-300-048	2736 104TH AVE	06/26/23	\$290,000	0.000%	\$290,000	\$9,262	\$69,100	\$211,638	\$138,156	1.532
70-16-13-100-063	2860 104TH AVE	05/05/23	\$334,000	0.000%	\$334,000	\$5,896	\$69,100	\$259,004	\$172,494	1.502
70-16-12-300-044	3229 104TH AVE	06/07/23	\$263,000	0.000%	\$263,000	\$12,766	\$69,100	\$181,134	\$132,669	1.365
70-16-13-300-011	10042 FELCH ST	02/10/23	\$303,000	0.000%	\$303,000	\$4,275	\$69,100	\$229,625	\$172,485	1.331
<b>Totals:</b>								<b>\$1,112,211</b>	<b>\$764,443</b>	<b>1.455</b>
Standard Deviation:										10.12%
Coefficient of Dispersion :										5.77%
<b>Adopted ECF:</b>										<b>1.455</b>

ECF Was: 1.003

HOLLAND CHARTER TOWNSHIP

River Hills E to US31

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
<del>70-16-20-452-053</del>	<del>116 129TH AVE</del>	<del>03/31/23</del>	<del>\$230,000</del>	<del>0.000%</del>	<del>\$230,000</del>	<del>\$5,022</del>	<del>\$58,800</del>	<del>\$166,178</del>	<del>\$88,211</del>	<del>1.884</del>	
<del>70-16-20-452-004</del>	<del>54 SCOTTS DR</del>	<del>11/17/23</del>	<del>\$241,900</del>	<del>0.000%</del>	<del>\$241,900</del>	<del>\$13,847</del>	<del>\$58,800</del>	<del>\$169,253</del>	<del>\$90,467</del>	<del>1.871</del>	
<del>70-16-20-449-018</del>	<del>200 SCOTTS DR</del>	<del>07/18/22</del>	<del>\$265,000</del>	<del>0.000%</del>	<del>\$265,000</del>	<del>\$5,615</del>	<del>\$58,800</del>	<del>\$200,585</del>	<del>\$114,507</del>	<del>1.752</del>	
70-16-20-452-005	58 SCOTTS DR	04/28/22	\$196,000	0.000%	\$196,000	\$5,348	\$58,800	\$131,852	\$89,840	1.468	
70-16-20-401-013	59 SCOTTS DR	03/29/23	\$330,053	0.000%	\$330,053	\$7,217	\$58,800	\$264,036	\$187,322	1.410	
70-16-20-452-031	141 RIVER HILLS DR	06/17/22	\$244,000	0.000%	\$244,000	\$19,898	\$58,800	\$165,302	\$139,129	1.188	
<del>70-16-20-452-010</del>	<del>86 SCOTTS DR</del>	<del>09/06/22</del>	<del>\$140,000</del>	<del>0.000%</del>	<del>\$140,000</del>	<del>\$7,671</del>	<del>\$58,800</del>	<del>\$73,529</del>	<del>\$69,232</del>	<del>1.062</del>	
<b>Totals:</b>								<b>\$561,190</b>	<b>\$416,291</b>	<b>1.348</b>	
										Standard Deviation:	14.75%
										Coefficient of Dispersion :	7.90%
										<b>Adopted ECF:</b>	<b>1.348</b>

ECF Was: 1.175

HOLLAND CHARTER TOWNSHIP

Riverwalk South 6 Parcels & South Macatawa Ridge										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
<del>70-16-35-269-001</del>	<del>10641 MACATAWA LN</del>	<del>06/06/22</del>	<del>\$574,950</del>	<del>0.000%</del>	<del>\$574,950</del>	<del>\$11,786</del>	<del>\$99,900</del>	<del>\$463,264</del>	<del>\$409,379</del>	<del>1.132</del>
70-16-35-267-008	647 NORTHRIDGE DR	04/05/24	\$779,000	0.000%	\$779,000	\$16,774	\$99,900	\$662,326	\$616,837	1.074
70-16-35-267-015	490 NORTHRIDGE DR	01/12/24	\$970,000	0.000%	\$970,000	\$36,582	\$99,900	\$833,518	\$780,888	1.067
70-16-35-268-006	423 NORTHRIDGE DR	12/04/23	\$554,000	0.000%	\$554,000	\$18,850	\$99,900	\$435,250	\$423,797	1.027
70-16-35-267-006	579 NORTHRIDGE DR	09/09/22	\$650,000	0.000%	\$650,000	\$44,647	\$99,900	\$505,453	\$495,216	1.021
70-16-35-267-014	510 NORTHRIDGE DR	06/27/22	\$629,900	0.000%	\$629,900	\$13,908	\$99,900	\$516,092	\$506,450	1.019
70-16-35-268-008	10813 MASON ST	05/18/22	\$565,000	0.000%	\$565,000	\$16,436	\$99,900	\$448,664	\$441,290	1.017
70-16-35-267-004	527 NORTHRIDGE DR	08/09/24	\$950,000	0.000%	\$950,000	\$50,633	\$99,900	\$799,467	\$856,531	0.933
<b>Totals:</b>								<b>\$4,200,770</b>	<b>\$4,121,009</b>	<b>1.019</b>
								Standard Deviation:		4.59%
								Coefficient of Dispersion :		2.81%
								<b>Adopted ECF:</b>		<b>1.019</b>

ECF Was: 0.985

HOLLAND CHARTER TOWNSHIP

Riverwatch Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-20-335-002	36 W SCOTTS DR	06/06/23	\$250,000	0.000%	\$250,000	\$5,284	\$41,000	\$203,716	\$178,291	1.143
70-16-20-335-010	16 W SCOTTS DR	04/03/23	\$252,000	0.000%	\$252,000	\$5,288	\$41,000	\$205,712	\$171,586	1.199
<b>Totals:</b>								<b>\$409,428</b>	<b>\$349,877</b>	<b>1.170</b>
								Standard Deviation:	3.98%	
								Coefficient of Dispersion :	2.40%	
<i>ECF Was:</i> 1.035								<b>Adopted ECF:</b>	<b>1.170</b>	

HOLLAND CHARTER TOWNSHIP

Rose Park, BTNUT, James

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
70-16-18-196-002	421 FELCH ST	09/26/22	\$148,000	0.000%	\$148,000	\$0	\$71,200	\$76,800	\$6,377	12.043
70-16-18-196-001	433 FELCH ST	09/26/22	\$148,000	0.000%	\$148,000	\$0	\$71,200	\$76,800	\$6,574	11.683
70-16-18-177-022	747 BUTTERNUT DR	09/26/22	\$148,000	0.000%	\$148,000	\$0	\$71,200	\$76,800	\$21,432	3.583
70-16-18-375-011	2556 142ND AVE	09/08/23	\$225,000	0.000%	\$225,000	\$5,254	\$71,200	\$148,546	\$80,310	1.850
70-16-18-425-002	649 BUTTERNUT DR	02/02/24	\$279,000	0.000%	\$279,000	\$9,418	\$71,200	\$198,382	\$129,154	1.536
70-16-18-373-013	2545 142ND AVE	12/04/23	\$321,000	0.000%	\$321,000	\$8,462	\$71,200	\$241,338	\$157,199	1.535
70-16-18-373-016	14217 DONNA ST	08/05/22	\$300,000	0.000%	\$300,000	\$4,504	\$71,200	\$224,296	\$152,136	1.474
70-16-18-376-017	2450 THOMAS AVE	09/20/22	\$270,000	0.000%	\$270,000	\$4,703	\$71,200	\$194,097	\$131,692	1.474
70-16-18-375-024	2485 THOMAS AVE	07/29/22	\$295,000	0.000%	\$295,000	\$7,727	\$71,200	\$216,073	\$152,750	1.415
70-16-18-176-015	504 WOODLAND DR	01/23/24	\$258,000	0.000%	\$258,000	\$2,010	\$71,200	\$184,790	\$132,538	1.394
70-16-18-425-004	637 BUTTERNUT DR	11/21/22	\$255,000	0.000%	\$255,000	\$5,755	\$71,200	\$178,045	\$129,020	1.380
70-16-18-178-012	760 BUTTERNUT DR	07/06/22	\$160,000	0.000%	\$160,000	\$4,567	\$71,200	\$84,233	\$61,276	1.375
70-16-18-179-008	753 MARY AVE	06/28/22	\$289,000	0.000%	\$289,000	\$7,515	\$71,200	\$210,285	\$162,953	1.290
70-16-18-326-012	517 ESSENBURG DR	09/06/23	\$280,000	0.000%	\$280,000	\$3,798	\$71,200	\$205,002	\$159,341	1.287
70-16-18-373-004	14280 CAROL ST	11/14/23	\$277,500	0.000%	\$277,500	\$5,242	\$71,200	\$201,058	\$156,317	1.286
70-16-18-327-018	487 ROSE PARK DR	10/10/23	\$229,000	0.000%	\$229,000	\$7,561	\$71,200	\$150,239	\$117,717	1.276
70-16-18-328-017	433 ROSE PARK DR	11/14/22	\$226,000	0.000%	\$226,000	\$8,340	\$71,200	\$146,460	\$115,265	1.271
70-16-18-328-020	413 ROSE PARK DR	07/22/22	\$212,000	0.000%	\$212,000	\$11,900	\$71,200	\$128,900	\$102,974	1.252
70-16-18-177-016	795 BUTTERNUT DR	02/28/23	\$240,000	0.000%	\$240,000	\$3,226	\$71,200	\$165,574	\$132,746	1.247
70-16-18-376-014	528 JACOB AVE	07/31/23	\$267,000	0.000%	\$267,000	\$5,156	\$71,200	\$190,644	\$158,330	1.204
70-16-18-400-014	673 BUTTERNUT DR	02/27/23	\$303,000	0.000%	\$303,000	\$12,013	\$71,200	\$219,787	\$183,431	1.198
70-16-18-301-015	14341 ESSENBURG DR	08/03/22	\$250,000	0.000%	\$250,000	\$6,049	\$71,200	\$172,751	\$147,121	1.174
70-16-18-176-030	772 MARY AVE	04/22/22	\$283,000	0.000%	\$283,000	\$6,564	\$71,200	\$205,236	\$178,761	1.148
70-16-18-325-005	14260 ROSE PARK DR	04/29/22	\$410,000	0.000%	\$410,000	\$8,875	\$71,200	\$329,925	\$303,563	1.087
70-16-18-373-008	14226 CAROL ST	07/26/22	\$215,000	0.000%	\$215,000	\$5,353	\$71,200	\$138,447	\$135,078	1.025
70-16-18-194-002	747 BUTTERNUT DR	09/15/23	\$293,000	0.000%	\$293,000	\$8,582	\$71,200	\$213,218	\$214,215	0.995
70-16-18-194-001	749 BUTTERNUT DR	08/30/23	\$289,900	0.000%	\$289,900	\$8,582	\$71,200	\$210,118	\$214,856	0.978
70-16-18-195-002	735 BUTTERNUT DR	03/28/24	\$289,900	0.000%	\$289,900	\$7,052	\$71,200	\$211,648	\$217,051	0.975
70-16-18-195-001	737 BUTTERNUT DR	12/07/23	\$289,900	0.000%	\$289,900	\$7,052	\$71,200	\$211,648	\$220,193	0.961
70-16-18-376-018	512 JACOB AVE	02/02/24	\$200,000	0.000%	\$200,000	\$5,596	\$71,200	\$123,204	\$135,511	0.909
70-16-18-375-027	2476 142ND AVE	09/08/23	\$210,000	0.000%	\$210,000	\$0	\$71,200	\$138,800	\$154,716	0.897
70-16-18-125-040	517 WOODLAND DR	05/26/22	\$184,000	0.000%	\$184,000	\$10,112	\$71,200	\$102,688	\$141,488	0.726
70-16-18-374-005	14285 JAMES ST	04/24/24	\$125,000	0.000%	\$125,000	\$10,468	\$71,200	\$43,332	\$75,166	0.576
70-16-18-373-007	14242 CAROL ST	08/24/22	\$150,000	0.000%	\$150,000	\$8,280	\$71,200	\$70,520	\$134,888	0.523
70-16-18-195-002	735 BUTTERNUT DR	09/26/22	\$148,000	0.000%	\$148,000	\$7,052	\$71,200	\$69,748	\$217,051	0.321
70-16-18-194-002	747 BUTTERNUT DR	09/26/22	\$148,000	0.000%	\$148,000	\$8,582	\$71,200	\$68,218	\$214,215	0.318
70-16-18-194-001	749 BUTTERNUT DR	09/26/22	\$148,000	0.000%	\$148,000	\$8,582	\$71,200	\$68,218	\$214,856	0.318
70-16-18-195-001	737 BUTTERNUT DR	09/26/22	\$148,000	0.000%	\$148,000	\$7,052	\$71,200	\$69,748	\$220,193	0.317

Totals: \$3,127,449 \$2,529,180 1.237

Standard Deviation: 10.72%

Coefficient of Dispersion : 6.41%

Adopted ECF: 1.237

ECF Was: 0.981

HOLLAND CHARTER TOWNSHIP

Rural and Mid Rural

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
70-16-09-400-014	3385 120TH AVE	12/04/24	\$450,000	0.000%	\$450,000	\$8,504	\$72,300	\$369,196	\$144,348	2.558
70-16-04-200-004	12120 NEW HOLLAND ST	08/28/24	\$550,000	0.000%	\$550,000	\$7,903	\$72,300	\$469,797	\$191,258	2.456
70-16-09-200-012	3700 BEELINE RD	06/27/22	\$380,000	0.000%	\$380,000	\$2,448	\$72,300	\$305,252	\$132,903	2.297
70-16-05-100-047	13232 NEW HOLLAND ST	10/28/22	\$327,000	0.000%	\$327,000	\$0	\$72,300	\$254,700	\$116,812	2.180
70-16-06-400-018	4233 136TH AVE	11/08/23	\$347,000	0.000%	\$347,000	\$8,237	\$72,300	\$266,463	\$131,762	2.022
70-16-12-100-003	10214 QUINCY ST	12/18/23	\$269,900	0.000%	\$269,900	\$4,350	\$72,300	\$193,250	\$104,404	1.851
70-16-10-200-004	11357 GREENLY ST	04/15/24	\$320,000	0.000%	\$320,000	\$958	\$72,300	\$246,742	\$143,264	1.722
70-16-07-100-009	3979 142ND AVE	08/28/23	\$315,000	0.000%	\$315,000	\$9,398	\$72,300	\$233,302	\$139,753	1.669
70-16-16-400-023	12083 JAMES ST	01/26/24	\$250,000	0.000%	\$250,000	\$3,083	\$72,300	\$174,617	\$106,319	1.642
70-16-16-400-004	12090 FELCH ST	06/03/22	\$425,000	0.000%	\$425,000	\$15,317	\$72,300	\$337,383	\$207,519	1.626
70-16-01-400-013	9625 QUINCY ST	06/10/22	\$335,000	0.000%	\$335,000	\$9,540	\$72,300	\$253,160	\$156,363	1.619
70-16-04-400-018	4375 120TH AVE	05/17/24	\$334,000	0.000%	\$334,000	\$8,253	\$72,300	\$253,447	\$162,847	1.556
70-16-07-100-061	14326 QUINCY ST	05/24/24	\$302,000	0.000%	\$302,000	\$7,360	\$72,300	\$222,340	\$144,071	1.543
70-16-07-100-005	14250 QUINCY ST	12/28/22	\$224,500	0.000%	\$224,500	\$7,524	\$72,300	\$144,676	\$98,143	1.474
70-16-05-200-011	13136 NEW HOLLAND ST	07/07/23	\$270,000	0.000%	\$270,000	\$6,420	\$72,300	\$191,280	\$132,888	1.439
70-16-16-487-005	2533 120TH AVE	06/09/23	\$291,100	0.000%	\$291,100	\$5,988	\$72,300	\$212,812	\$154,817	1.375
70-16-06-400-021	4401 136TH AVE	07/19/24	\$239,900	0.000%	\$239,900	\$8,874	\$72,300	\$158,726	\$128,197	1.238
70-16-35-400-020	10427 OTTOGAN ST	11/21/24	\$380,000	0.000%	\$380,000	\$8,409	\$72,300	\$299,291	\$244,165	1.226
70-16-15-400-021	2573 112TH AVE	08/26/22	\$294,900	0.000%	\$294,900	\$6,502	\$72,300	\$216,098	\$179,332	1.205
70-16-03-100-014	11808 NEW HOLLAND ST	06/02/23	\$360,000	0.000%	\$360,000	\$13,319	\$72,300	\$274,381	\$229,732	1.194
70-16-05-200-005	12860 NEW HOLLAND ST	10/19/22	\$260,000	0.000%	\$260,000	\$6,465	\$72,300	\$181,235	\$154,486	1.173
70-16-07-200-042	13626 QUINCY ST	05/20/22	\$260,000	0.000%	\$260,000	\$3,779	\$72,300	\$183,921	\$157,641	1.167
70-16-06-200-027	4425 136TH AVE	05/16/24	\$490,000	0.000%	\$490,000	\$8,071	\$72,300	\$409,629	\$353,220	1.160
70-16-24-400-058	9975 PERRY ST	04/30/24	\$275,000	0.000%	\$275,000	\$9,374	\$72,300	\$193,326	\$171,805	1.125
70-16-06-100-030	14390 NEW HOLLAND ST	05/29/24	\$750,000	0.000%	\$750,000	\$16,645	\$72,300	\$661,055	\$596,959	1.107
70-16-06-200-026	4439 136TH AVE	03/20/24	\$510,000	0.000%	\$510,000	\$8,625	\$72,300	\$429,075	\$405,582	1.058
70-16-26-400-015	982 QUARTERLINE RD	09/06/24	\$300,000	0.000%	\$300,000	\$12,853	\$72,300	\$214,847	\$209,053	1.028
70-16-09-200-026	3762 BEELINE RD	05/23/23	\$349,900	0.000%	\$349,900	\$11,501	\$72,300	\$266,099	\$279,143	0.953
70-16-25-400-026	1131 96TH AVE	12/22/22	\$362,250	0.000%	\$362,250	\$17,903	\$72,300	\$272,047	\$295,862	0.920
70-16-16-400-005	12036 FELCH ST	06/14/24	\$245,000	0.000%	\$245,000	\$8,287	\$72,300	\$164,413	\$186,645	0.881
70-16-35-300-016	687 COUNTRY CLUB RD	11/15/23	\$220,000	0.000%	\$220,000	\$10,725	\$72,300	\$136,975	\$157,867	0.868
70-16-15-200-042	11540 RILEY ST	07/29/22	\$260,000	0.000%	\$260,000	\$11,813	\$72,300	\$175,887	\$225,229	0.781
70-16-15-200-045	3045 112TH AVE	01/30/23	\$332,000	0.000%	\$332,000	\$15,297	\$72,300	\$244,403	\$834,690	0.293

Totals: \$6,084,135 \$5,052,409 1.204

Standard Deviation: 25.66%

Coefficient of Dispersion : 18.07%

ECF Was: 1.089

Adopted ECF: 1.204

HOLLAND CHARTER TOWNSHIP

S Rural-M21 to Border

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
<del>70-16-35-100-070</del>	<del>10897 MASON ST</del>	<del>04/03/24</del>	<del>\$2,000,000</del>	<del>0.000%</del>	<del>\$2,000,000</del>	<del>\$27,848</del>	<del>\$62,000</del>	<del>\$1,910,152</del>	<del>\$826,247</del>	<del>2.312</del>	
<del>70-16-35-100-057</del>	<del>10925 MASON ST</del>	<del>12/20/22</del>	<del>\$2,250,000</del>	<del>0.000%</del>	<del>\$2,250,000</del>	<del>\$45,870</del>	<del>\$62,000</del>	<del>\$2,142,130</del>	<del>\$1,337,294</del>	<del>1.602</del>	
70-16-24-400-058	9975 PERRY ST	04/30/24	\$275,000	0.000%	\$275,000	\$9,374	\$62,000	\$203,626	\$171,805	1.185	
70-16-35-212-006	731 GARDEN RIDGE DR	03/17/22	\$430,000	0.000%	\$430,000	\$12,824	\$62,000	\$355,176	\$334,121	1.063	
70-16-35-300-016	687 COUNTRY CLUB RD	11/15/23	\$220,000	0.000%	\$220,000	\$10,725	\$62,000	\$147,275	\$157,867	0.933	
70-16-25-400-026	1131 96TH AVE	12/22/22	\$362,250	0.000%	\$362,250	\$17,903	\$62,000	\$282,347	\$295,862	0.954	
<del>70-16-25-200-057</del>	<del>9802 PERRY ST</del>	<del>06/02/23</del>	<del>\$107,500</del>	<del>0.000%</del>	<del>\$107,500</del>	<del>\$2,923</del>	<del>\$62,000</del>	<del>\$42,577</del>	<del>\$242,740</del>	<del>0.175</del>	
<b>Totals:</b>								<b>\$988,424</b>	<b>\$959,655</b>	<b>1.030</b>	
										Standard Deviation:	11.59%
										Coefficient of Dispersion :	8.95%
										<b>Adopted ECF:</b>	<b>1.030</b>

ECF Was: 1.011



HOLLAND CHARTER TOWNSHIP

Sapphire Lake Condo - Non-Water

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-17-298-054	12831 SAPPHIRE PKWY	05/31/24	\$350,000	0.000%	\$350,000	\$6,222	\$64,900	\$278,878	\$185,530	1.503
70-16-17-298-033	12911 SAPPHIRE PKWY	04/22/24	\$329,900	0.000%	\$329,900	\$6,007	\$64,900	\$258,993	\$182,915	1.416
70-16-17-298-027	12876 SAPPHIRE PKWY	11/03/23	\$318,500	0.000%	\$318,500	\$5,587	\$53,500	\$259,413	\$189,620	1.368
70-16-17-298-068	12860 COLEBROOKE CT	08/18/22	\$335,000	0.000%	\$335,000	\$3,189	\$64,900	\$266,911	\$206,921	1.290
70-16-17-298-014	2839 JEWEL CT	04/14/23	\$261,500	0.000%	\$261,500	\$6,712	\$53,500	\$201,288	\$169,870	1.185
70-16-17-298-028	12880 SAPPHIRE PKWY	06/09/23	\$247,500	0.000%	\$247,500	\$5,718	\$53,500	\$188,282	\$163,952	1.148
<del>70-16-17-298-051</del>	<del>12843 SAPPHIRE PKWY</del>	<del>11/29/22</del>	<del>\$245,000</del>	<del>0.000%</del>	<del>\$245,000</del>	<del>\$5,812</del>	<del>\$64,900</del>	<del>\$174,288</del>	<del>\$183,685</del>	<del>0.949</del>
<b>Totals:</b>								<b>\$1,453,765</b>	<b>\$1,098,807</b>	<b>1.323</b>
Standard Deviation:										13.68%
Coefficient of Dispersion :										8.33%
<b>Adopted ECF:</b>										<b>1.323</b>

ECF Was: 1.170

HOLLAND CHARTER TOWNSHIP

Shadybrook, 144th

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
<del>70-16-18-125-013</del>	<del>886 BUTTERNUT DR</del>	<del>10/13/22</del>	<del>\$255,000</del>	<del>0.000%</del>	<del>\$255,000</del>	<del>\$4,595</del>	<del>\$71,400</del>	<del>\$179,005</del>	<del>\$110,798</del>	<del>1.616</del>
<del>70-16-18-151-014</del>	<del>801 144TH AVE</del>	<del>03/29/23</del>	<del>\$274,900</del>	<del>0.000%</del>	<del>\$274,900</del>	<del>\$6,948</del>	<del>\$71,400</del>	<del>\$196,552</del>	<del>\$149,225</del>	<del>1.317</del>
70-16-18-125-019	851 SHADYBROOK DR	08/10/23	\$260,000	0.000%	\$260,000	\$18,924	\$71,400	\$169,676	\$142,594	1.190
70-16-18-125-050	901 SHADYBROOK DR	11/08/22	\$305,000	0.000%	\$305,000	\$5,591	\$71,400	\$228,009	\$197,409	1.155
70-16-18-101-025	882 SHADYBROOK DR	04/22/22	\$305,000	0.000%	\$305,000	\$25,458	\$71,400	\$208,142	\$183,249	1.136
70-16-18-125-053	868 BUTTERNUT DR	05/24/23	\$225,000	0.000%	\$225,000	\$2,449	\$71,400	\$151,151	\$133,031	1.136
70-16-18-125-053	868 BUTTERNUT DR	11/01/22	\$216,000	0.000%	\$216,000	\$2,449	\$71,400	\$142,151	\$133,031	1.069
70-16-18-176-019	789 SHADYBROOK DR	09/16/22	\$230,000	0.000%	\$230,000	\$3,251	\$71,400	\$155,349	\$147,879	1.051
<b>Totals:</b>								<b>\$1,054,478</b>	<b>\$937,193</b>	<b>1.125</b>
								Standard Deviation:	5.30%	
								Coefficient of Dispersion :	3.71%	
								<b>Adopted ECF:</b>	<b>1.125</b>	

ECF Was: 1.054

HOLLAND CHARTER TOWNSHIP

Smithfield, Palomar, Rich

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
<del>70-16-14-200-027</del>	<del>FELCH ST (VAC)</del>	<del>04/20/22</del>	<del>\$980,000</del>	<del>0.000%</del>	<del>\$980,000</del>	<del>\$0</del>	<del>\$66,600</del>	<del>\$913,400</del>	<del>\$0</del>	<del>#DIV/0!</del>
<del>70-16-14-400-062</del>	<del>10530 FELCH ST</del>	<del>04/20/22</del>	<del>\$980,000</del>	<del>0.000%</del>	<del>\$980,000</del>	<del>\$3,024</del>	<del>\$66,600</del>	<del>\$910,376</del>	<del>\$220,319</del>	<del>4.132</del>
<del>70-16-14-287-017</del>	<del>10513 SOUTHFIELD DR</del>	<del>05/15/23</del>	<del>\$397,000</del>	<del>0.000%</del>	<del>\$397,000</del>	<del>\$8,100</del>	<del>\$66,600</del>	<del>\$322,300</del>	<del>\$182,314</del>	<del>1.768</del>
<del>70-16-14-288-011</del>	<del>10452 SOUTHFIELD DR</del>	<del>04/05/24</del>	<del>\$354,000</del>	<del>0.000%</del>	<del>\$354,000</del>	<del>\$8,437</del>	<del>\$66,600</del>	<del>\$278,963</del>	<del>\$160,314</del>	<del>1.740</del>
70-16-14-288-002	10566 SOUTHFIELD DR	08/31/22	\$430,000	0.000%	\$430,000	\$23,039	\$66,600	\$340,361	\$228,826	1.487
70-16-14-285-014	10427 NORTHFIELD DR	03/28/23	\$405,000	0.000%	\$405,000	\$20,697	\$66,600	\$317,703	\$214,180	1.483
70-16-14-289-002	10477 FELCH ST	03/11/22	\$339,500	0.000%	\$339,500	\$7,309	\$66,600	\$265,591	\$181,324	1.465
70-16-14-285-013	10441 NORTHFIELD DR	02/10/22	\$320,000	0.000%	\$320,000	\$5,443	\$66,600	\$247,957	\$173,575	1.429
70-16-13-152-020	10364 HANNAH DR	02/16/24	\$379,000	0.000%	\$379,000	\$8,062	\$66,600	\$304,338	\$212,980	1.429
70-16-14-287-008	10472 NORTHFIELD DR	08/22/22	\$320,000	0.000%	\$320,000	\$4,906	\$66,600	\$248,494	\$178,845	1.389
70-16-14-200-029	10578 SOUTHFIELD DR	04/18/22	\$1,125,000	0.000%	\$1,125,000	\$19,521	\$66,600	\$1,038,879	\$798,559	1.301
70-16-13-151-009	2964 TYLER DALE RD	08/05/22	\$347,900	0.000%	\$347,900	\$8,545	\$66,600	\$272,755	\$222,581	1.225
70-16-14-287-017	10513 SOUTHFIELD DR	08/29/22	\$290,000	0.000%	\$290,000	\$8,100	\$66,600	\$215,300	\$182,314	1.181
70-16-13-152-022	10352 HANNAH DR	07/15/22	\$315,000	0.000%	\$315,000	\$10,203	\$66,600	\$238,197	\$210,758	1.130
<b>Totals:</b>								<b>\$3,489,575</b>	<b>\$2,603,942</b>	<b>1.340</b>
Standard Deviation:										13.27%
Coefficient of Dispersion :										8.10%
<b>Adopted ECF:</b>										<b>1.340</b>

ECF Was: 1.268

HOLLAND CHARTER TOWNSHIP

Steaders Borough, Deerfield, Autumnwood Meadow										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
<del>70-16-26-275-003</del>	<del>1369 STEADERS PASS</del>	<del>05/08/24</del>	<del>\$500,000</del>	<del>0.000%</del>	<del>\$500,000</del>	<del>\$11,062</del>	<del>\$70,400</del>	<del>\$418,538</del>	<del>\$263,980</del>	<del>1.585</del>
<del>70-16-25-153-023</del>	<del>10249 LYNWOOD LN</del>	<del>10/06/23</del>	<del>\$369,900</del>	<del>0.000%</del>	<del>\$369,900</del>	<del>\$5,556</del>	<del>\$70,400</del>	<del>\$293,944</del>	<del>\$185,562</del>	<del>1.584</del>
<del>70-16-26-240-001</del>	<del>1531 104TH AVE</del>	<del>06/28/22</del>	<del>\$320,000</del>	<del>0.000%</del>	<del>\$320,000</del>	<del>\$7,506</del>	<del>\$70,400</del>	<del>\$242,094</del>	<del>\$158,469</del>	<del>1.528</del>
70-16-25-157-004	10231 WINTERWOOD DR	12/19/23	\$360,000	0.000%	\$360,000	\$8,970	\$70,400	\$280,630	\$189,996	1.477
70-16-26-227-004	10420 PERRY ST	05/31/24	\$355,000	0.000%	\$355,000	\$9,172	\$70,400	\$275,428	\$189,095	1.457
70-16-25-165-011	10308 SUMMERWOOD DR	03/15/23	\$352,000	0.000%	\$352,000	\$8,927	\$70,400	\$272,673	\$196,999	1.384
70-16-25-154-005	10312 LYNWOOD LN	07/07/23	\$355,000	0.000%	\$355,000	\$6,371	\$70,400	\$278,229	\$207,150	1.343
70-16-25-125-018	10276 SENTRY RD	06/30/23	\$357,000	0.000%	\$357,000	\$2,408	\$70,400	\$284,192	\$221,900	1.281
70-16-25-157-003	10243 WINTERWOOD DR	06/15/22	\$379,000	0.000%	\$379,000	\$7,468	\$70,400	\$301,132	\$237,822	1.266
70-16-25-154-024	10235 SUMMERWOOD DR	03/16/22	\$326,500	0.000%	\$326,500	\$4,685	\$70,400	\$251,415	\$200,862	1.252
70-16-25-153-021	10269 LYNWOOD LN	07/20/22	\$340,000	0.000%	\$340,000	\$4,758	\$70,400	\$264,842	\$215,281	1.230
70-16-25-112-015	10269 SENTRY RD	07/22/22	\$422,000	0.000%	\$422,000	\$8,507	\$70,400	\$343,093	\$290,736	1.180
70-16-25-112-015	10269 SENTRY RD	12/06/23	\$420,000	0.000%	\$420,000	\$8,507	\$70,400	\$341,093	\$290,736	1.173
70-16-26-234-003	10530 N SPRINGFIELD CIR	08/29/22	\$330,000	0.000%	\$330,000	\$0	\$70,400	\$259,600	\$222,387	1.167
70-16-26-234-010	1448 W SPRINGFIELD CIR	11/21/22	\$330,000	0.000%	\$330,000	\$5,833	\$70,400	\$253,767	\$218,375	1.162
70-16-26-275-010	1259 STEADERS PASS	04/15/22	\$435,000	0.000%	\$435,000	\$9,196	\$70,400	\$355,404	\$311,384	1.141
70-16-26-226-013	1551 W SPRINGFIELD CIR	03/21/22	\$376,000	0.000%	\$376,000	\$9,676	\$70,400	\$295,924	\$261,757	1.131
70-16-25-152-010	10315 WINTERWOOD DR	08/19/22	\$325,000	0.000%	\$325,000	\$4,857	\$70,400	\$249,743	\$224,416	1.113
<del>70-16-26-270-017</del>	<del>1373 HILLRIDGE WAY</del>	<del>11/10/22</del>	<del>\$490,000</del>	<del>0.000%</del>	<del>\$490,000</del>	<del>\$8,299</del>	<del>\$70,400</del>	<del>\$411,301</del>	<del>\$387,317</del>	<del>1.062</del>
<del>70-16-26-275-021</del>	<del>10553 RIVERBLUFF TRL</del>	<del>07/15/22</del>	<del>\$376,000</del>	<del>0.000%</del>	<del>\$376,000</del>	<del>\$5,506</del>	<del>\$70,400</del>	<del>\$300,094</del>	<del>\$226,696</del>	<del>0.919</del>
<b>Totals:</b>								<b>\$4,307,165</b>	<b>\$3,478,897</b>	<b>1.238</b>
								Standard Deviation:	11.73%	
								Coefficient of Dispersion :	7.65%	
								<b>Adopted ECF:</b>	<b>1.238</b>	

ECF Was: 1.122

HOLLAND CHARTER TOWNSHIP

Summerlin North, Autumnwood, Rambling Brk, Ashley Grn, 142, 144, Riley, Pine Creek N, Winding Brook, Blue Gate Fields											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
<del>70-16-07-152-003</del>	<del>14360 PINE CREEK DR</del>	<del>08/03/23</del>	<del>\$361,100</del>	<del>0.000%</del>	<del>\$361,100</del>	<del>\$5,072</del>	<del>\$71,000</del>	<del>\$285,028</del>	<del>\$154,879</del>	<del>1.840</del>	
<del>70-16-07-326-005</del>	<del>3590 142ND AVE</del>	<del>02/29/24</del>	<del>\$310,000</del>	<del>0.000%</del>	<del>\$310,000</del>	<del>\$10,893</del>	<del>\$71,000</del>	<del>\$228,107</del>	<del>\$134,250</del>	<del>1.699</del>	
<del>70-16-07-329-010</del>	<del>14141 DEER COVE DR</del>	<del>05/10/24</del>	<del>\$340,000</del>	<del>0.000%</del>	<del>\$340,000</del>	<del>\$7,474</del>	<del>\$71,000</del>	<del>\$261,526</del>	<del>\$155,044</del>	<del>1.687</del>	
<del>70-16-07-381-004</del>	<del>14148 BROOK LN</del>	<del>09/11/23</del>	<del>\$315,000</del>	<del>0.000%</del>	<del>\$315,000</del>	<del>\$7,474</del>	<del>\$71,000</del>	<del>\$236,526</del>	<del>\$141,290</del>	<del>1.674</del>	
<del>70-16-07-331-003</del>	<del>14159 PHEASANT RUN</del>	<del>08/28/23</del>	<del>\$389,900</del>	<del>0.000%</del>	<del>\$389,900</del>	<del>\$8,325</del>	<del>\$71,000</del>	<del>\$310,575</del>	<del>\$187,490</del>	<del>1.656</del>	
<del>70-16-07-325-018</del>	<del>14232 SUNVIEW DR</del>	<del>03/04/24</del>	<del>\$320,500</del>	<del>0.000%</del>	<del>\$320,500</del>	<del>\$5,470</del>	<del>\$71,000</del>	<del>\$244,030</del>	<del>\$154,379</del>	<del>1.581</del>	
<del>70-16-07-200-052</del>	<del>13933 BYRAN DR</del>	<del>08/10/23</del>	<del>\$335,000</del>	<del>0.000%</del>	<del>\$335,000</del>	<del>\$5,022</del>	<del>\$71,000</del>	<del>\$258,978</del>	<del>\$168,310</del>	<del>1.539</del>	
70-16-07-379-009	14060 FOX TRAIL DR	06/27/23	\$355,000	0.000%	\$355,000	\$5,371	\$71,000	\$278,629	\$186,405	1.495	
70-16-07-381-025	429 RILEY ST	08/08/23	\$330,000	0.000%	\$330,000	\$18,372	\$71,000	\$240,628	\$162,785	1.478	
70-16-07-149-001	3993 140TH AVE	09/08/23	\$315,000	0.000%	\$315,000	\$5,569	\$71,000	\$238,431	\$163,124	1.462	
70-16-07-120-003	3833 PINE MEADOW DR	02/14/24	\$352,000	0.000%	\$352,000	\$6,564	\$71,000	\$274,436	\$188,296	1.457	
70-16-07-380-011	14039 BROOK LN	05/31/24	\$305,000	0.000%	\$305,000	\$8,129	\$71,000	\$225,871	\$157,257	1.436	
70-16-07-365-006	3358 CREEK CT	02/09/24	\$369,900	0.000%	\$369,900	\$11,292	\$71,000	\$287,608	\$201,866	1.425	
70-16-07-312-004	14250 BOER RUN	10/18/23	\$301,900	0.000%	\$301,900	\$4,426	\$71,000	\$226,474	\$158,997	1.424	
70-16-07-114-003	14360 SPRUCE HOLLOW D	04/02/24	\$344,900	0.000%	\$344,900	\$10,261	\$71,000	\$263,639	\$185,642	1.420	
70-16-07-327-004	14153 RIDGEWOOD DR	06/15/23	\$280,000	0.000%	\$280,000	\$8,887	\$71,000	\$200,113	\$148,742	1.345	
70-16-07-120-007	3797 PINE MEADOW DR	09/14/23	\$350,000	0.000%	\$350,000	\$4,874	\$71,000	\$274,126	\$204,919	1.338	
70-16-07-329-007	14101 DEER COVE DR	06/12/23	\$325,000	0.000%	\$325,000	\$8,547	\$71,000	\$245,453	\$184,490	1.330	
70-16-07-200-055	13930 BYRAN DR	12/08/23	\$335,000	0.000%	\$335,000	\$7,308	\$71,000	\$256,692	\$194,784	1.318	
70-16-07-101-014	3933 SPRUCE LN	05/17/23	\$355,000	0.000%	\$355,000	\$10,226	\$71,000	\$273,774	\$210,325	1.302	
70-16-07-365-021	3274 CREEK CT	06/07/24	\$346,000	0.000%	\$346,000	\$4,675	\$71,000	\$270,325	\$207,773	1.301	
70-16-07-199-011	3735 140TH AVE	10/03/23	\$325,000	0.000%	\$325,000	\$8,251	\$71,000	\$245,749	\$190,054	1.293	
70-16-07-152-026	14310 ASPEN VALE DR	03/12/24	\$305,000	0.000%	\$305,000	\$5,022	\$71,000	\$228,978	\$184,353	1.242	
70-16-07-227-004	13756 MIRAGE CT	08/11/23	\$300,000	0.000%	\$300,000	\$5,620	\$71,000	\$223,380	\$182,209	1.226	
<del>70-16-07-327-014</del>	<del>14133 RIDGEWOOD DR</del>	<del>06/26/23</del>	<del>\$520,000</del>	<del>0.000%</del>	<del>\$520,000</del>	<del>\$18,598</del>	<del>\$71,000</del>	<del>\$430,402</del>	<del>\$388,503</del>	<del>1.108</del>	
<del>70-16-07-378-006</del>	<del>14109 FOX TRAIL DR</del>	<del>11/09/23</del>	<del>\$314,900</del>	<del>0.000%</del>	<del>\$314,900</del>	<del>\$8,961</del>	<del>\$71,000</del>	<del>\$234,939</del>	<del>\$226,241</del>	<del>1.038</del>	
<del>70-16-07-286-001</del>	<del>3680 CAMIELA CT</del>	<del>05/23/23</del>	<del>\$231,000</del>	<del>0.000%</del>	<del>\$231,000</del>	<del>\$837</del>	<del>\$71,000</del>	<del>\$159,163</del>	<del>\$156,452</del>	<del>1.017</del>	
<del>70-16-07-201-001</del>	<del>13996 QUINCY ST</del>	<del>10/19/23</del>	<del>\$228,500</del>	<del>0.000%</del>	<del>\$228,500</del>	<del>\$1,641</del>	<del>\$71,000</del>	<del>\$155,859</del>	<del>\$162,192</del>	<del>0.961</del>	
<b>Totals:</b>								<b>\$4,254,306</b>	<b>\$3,112,020</b>	<b>1.367</b>	
										Standard Deviation:	8.46%
										Coefficient of Dispersion :	5.56%
										<b>Adopted ECF:</b>	<b>1.367</b>

ECF Was: 1.274

HOLLAND CHARTER TOWNSHIP

Summerlin South Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-16-35-376-050	119 GARNET DR	05/17/24	\$320,000	0.000%	\$320,000	\$7,783	\$53,500	\$258,717	\$204,794	1.263	
70-16-35-376-038	134 GARNET DR	10/18/22	\$297,500	0.000%	\$297,500	\$4,375	\$53,501	\$239,624	\$196,453	1.220	
70-16-35-376-036	158 GEMSTONE LN	01/18/24	\$295,000	0.000%	\$295,000	\$7,380	\$53,502	\$234,118	\$199,541	1.173	
70-16-35-376-006	56 DIAMOND AVE	04/25/23	\$257,000	0.000%	\$257,000	\$7,006	\$53,503	\$196,491	\$180,288	1.090	
70-16-35-376-039	132 GARNET DR	06/17/22	\$280,000	0.000%	\$280,000	\$4,219	\$53,504	\$222,277	\$215,967	1.029	
70-16-35-376-042	122 GARNET DR	11/30/22	\$265,000	0.000%	\$265,000	\$8,970	\$53,505	\$202,525	\$203,920	0.993	
<b>Totals:</b>								<b>\$1,353,752</b>	<b>\$1,200,963</b>	<b>1.127</b>	
										Standard Deviation:	10.79%
										Coefficient of Dispersion :	8.01%
										<b>Adopted ECF:</b>	<b>1.127</b>

ECF Was: 1.050

HOLLAND CHARTER TOWNSHIP

Sunberry Corners, Deters, Westshore, Red Maple Ln, Pineoak, Ridgemoor, Rustic Pines										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
70-16-17-213-012	13054 THISTLEWOOD LN	09/15/23	\$295,000	0.000%	\$295,000	\$8,302	\$69,300	\$217,398	\$39,263	5.537
70-16-17-205-006	13098 SOUTHLAND CT	04/28/22	\$333,800	0.000%	\$333,800	\$4,354	\$69,300	\$260,146	\$57,522	4.523
70-16-17-330-036	13245 SEQUOIA ST	06/03/22	\$360,000	0.000%	\$360,000	\$6,895	\$69,300	\$283,805	\$170,626	1.663
70-16-17-213-006	13126 THISTLEWOOD LN	06/30/23	\$315,000	0.000%	\$315,000	\$9,148	\$69,300	\$236,552	\$147,212	1.607
70-16-17-200-015	2950 132ND AVE	02/08/23	\$166,000	0.000%	\$166,000	\$4,350	\$69,300	\$92,350	\$57,522	1.605
70-16-17-330-022	2751 132ND AVE	12/14/22	\$260,000	0.000%	\$260,000	\$15,789	\$69,300	\$174,911	\$111,800	1.565
70-16-17-232-006	12922 THISTLEWOOD LN	07/28/23	\$319,900	0.000%	\$319,900	\$8,588	\$69,300	\$242,012	\$159,285	1.519
70-16-17-330-035	13259 SEQUOIA ST	10/14/22	\$375,000	0.000%	\$375,000	\$5,268	\$69,300	\$300,432	\$220,500	1.363
70-16-17-205-003	13134 SOUTHLAND CT	04/15/24	\$290,000	0.000%	\$290,000	\$4,552	\$69,300	\$216,148	\$168,412	1.283
70-16-17-437-015	12843 RED MAPLE LN	05/26/23	\$285,000	0.000%	\$285,000	\$7,939	\$69,300	\$207,761	\$163,495	1.271
70-16-17-207-008	13021 WESTLAND CT	11/07/22	\$305,000	0.000%	\$305,000	\$9,855	\$69,300	\$225,845	\$179,558	1.258
70-16-17-330-004	2811 132ND AVE	11/01/22	\$237,000	0.000%	\$237,000	\$12,701	\$69,300	\$154,999	\$130,881	1.184
70-16-17-181-004	2871 WURTSBORO LN	10/18/22	\$226,000	0.000%	\$226,000	\$7,350	\$69,300	\$149,350	\$127,691	1.170
70-16-17-200-073	2950 132ND AVE	03/01/24	\$247,500	0.000%	\$247,500	\$0	\$69,300	\$178,200	\$152,672	1.167
70-16-17-206-007	13050 WESTLAND CT	09/28/22	\$260,000	0.000%	\$260,000	\$4,354	\$69,300	\$186,346	\$167,101	1.115
70-16-17-214-014	12983 CARYN WAY	06/05/23	\$271,500	0.000%	\$271,500	\$7,350	\$69,300	\$194,850	\$183,831	1.060
70-16-17-300-046	2571 132ND AVE	06/21/22	\$345,500	0.000%	\$345,500	\$36,782	\$69,300	\$239,418	\$230,464	1.039
70-16-17-202-004	3166 TRINITY WOODS CT	04/03/24	\$305,000	0.000%	\$305,000	\$3,632	\$69,300	\$232,068	\$280,791	0.826
70-16-17-384-001	2601 WEST PINE LN	07/18/22	\$205,000	0.000%	\$205,000	\$4,906	\$69,300	\$130,794	\$172,285	0.759
70-16-17-438-006	12842 RED MAPLE LN	08/01/22	\$240,000	0.000%	\$240,000	\$3,555	\$69,300	\$167,145	\$285,480	0.585
70-16-17-200-073	2950 132ND AVE	02/08/23	\$166,000	0.000%	\$166,000	\$0	\$69,300	\$96,700	\$192,134	0.503
70-16-17-205-003	13134 SOUTHLAND CT	06/28/22	\$111,498	0.000%	\$111,498	\$4,552	\$69,300	\$37,646	\$168,412	0.224

Totals: \$2,053,349 \$1,724,605 1.191

Standard Deviation: 10.32%

Coefficient of Dispersion : 6.98%

ECF Was: 1.108

Adopted ECF: 1.191

Holland Charter Township

Timberwood Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-20-130-007	122 BURKE AVE A-7	05/16/23	\$250,000	0.000%	\$250,000	\$5,484	\$56,800	\$187,716	\$75,099	2.500
70-16-20-130-009	122 BURKE AVE A-9	05/16/23	\$250,000	0.000%	\$250,000	\$5,484	\$56,800	\$187,716	\$75,099	2.500
<b>Totals:</b>								<b>\$375,432</b>	<b>\$150,197</b>	<b>2.500</b>
Standard Deviation:										-
Coefficient of Dispersion :										0
<b>Adopted ECF:</b>									<b>2.500</b>	

ECF Was: 1.327



HOLLAND CHARTER TOWNSHIP

Timberwood Estates #2, JC Dunton Area - Sec 20										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
<del>70-16-20-178-057</del>	<del>273 ROSE AVE</del>	<del>03/28/24</del>	<del>\$220,000</del>	<del>0.000%</del>	<del>\$220,000</del>	<del>\$11,769</del>	<del>\$66,000</del>	<del>\$142,231</del>	<del>\$87,170</del>	<del>1.632</del>
<del>70-16-20-176-011</del>	<del>165 MANLEY AVE</del>	<del>03/17/23</del>	<del>\$156,000</del>	<del>0.000%</del>	<del>\$156,000</del>	<del>\$5,452</del>	<del>\$66,000</del>	<del>\$84,548</del>	<del>\$53,358</del>	<del>1.585</del>
<del>70-16-20-179-031</del>	<del>119 W LAKEWOOD BLVD</del>	<del>06/16/23</del>	<del>\$246,000</del>	<del>0.000%</del>	<del>\$246,000</del>	<del>\$12,426</del>	<del>\$66,000</del>	<del>\$167,574</del>	<del>\$107,727</del>	<del>1.556</del>
<del>70-16-20-179-040</del>	<del>75 W LAKEWOOD BLVD</del>	<del>03/01/24</del>	<del>\$212,000</del>	<del>0.000%</del>	<del>\$212,000</del>	<del>\$4,282</del>	<del>\$66,000</del>	<del>\$141,718</del>	<del>\$95,805</del>	<del>1.479</del>
<del>70-16-20-179-007</del>	<del>130 VANDER VEEN AVE</del>	<del>01/03/24</del>	<del>\$260,000</del>	<del>0.000%</del>	<del>\$260,000</del>	<del>\$10,219</del>	<del>\$66,000</del>	<del>\$183,781</del>	<del>\$125,423</del>	<del>1.465</del>
70-16-20-178-039	123 VANDER VEEN AVE	12/21/22	\$190,000	0.000%	\$190,000	\$7,255	\$66,000	\$116,745	\$91,850	1.271
70-16-20-179-031	119 W LAKEWOOD BLVD	10/28/22	\$215,000	0.000%	\$215,000	\$12,426	\$66,000	\$136,574	\$107,727	1.268
70-16-20-178-052	37 VANDER VEEN AVE	11/17/23	\$270,000	0.000%	\$270,000	\$13,448	\$66,000	\$190,552	\$152,922	1.246
70-16-20-177-047	128 MANLEY AVE	05/31/23	\$235,000	0.000%	\$235,000	\$11,962	\$66,000	\$157,038	\$129,413	1.213
70-16-20-178-033	149 VANDER VEEN AVE	05/15/23	\$230,000	0.000%	\$230,000	\$6,833	\$66,000	\$157,167	\$131,265	1.197
70-16-20-179-036	97 W LAKEWOOD BLVD	10/07/22	\$185,000	0.000%	\$185,000	\$5,271	\$66,000	\$113,729	\$98,338	1.157
70-16-20-177-050	68 MANLEY AVE	05/08/23	\$167,500	0.000%	\$167,500	\$6,709	\$66,000	\$94,791	\$84,911	1.116
70-16-20-178-044	93 VANDER VEEN AVE	02/23/24	\$229,900	0.000%	\$229,900	\$7,502	\$66,000	\$156,398	\$143,540	1.090
70-16-20-177-023	123 DUNTON AVE	09/22/23	\$200,000	0.000%	\$200,000	\$8,687	\$66,000	\$125,313	\$117,004	1.071
<del>70-16-20-100-011</del>	<del>20 JAMES ST</del>	<del>06/30/23</del>	<del>\$665,000</del>	<del>0.000%</del>	<del>\$665,000</del>	<del>\$48,913</del>	<del>\$66,000</del>	<del>\$550,087</del>	<del>\$581,392</del>	<del>0.946</del>
<del>70-16-20-132-001</del>	<del>68 BURKE AVE</del>	<del>12/08/22</del>	<del>\$336,500</del>	<del>0.000%</del>	<del>\$336,500</del>	<del>\$8,796</del>	<del>\$66,000</del>	<del>\$261,704</del>	<del>\$278,918</del>	<del>0.938</del>
<del>70-16-20-179-055</del>	<del>50 VANDER VEEN AVE</del>	<del>06/12/24</del>	<del>\$236,000</del>	<del>0.000%</del>	<del>\$236,000</del>	<del>\$23,055</del>	<del>\$66,000</del>	<del>\$146,945</del>	<del>\$161,403</del>	<del>0.910</del>
<del>70-16-20-178-032</del>	<del>153 VANDER VEEN AVE</del>	<del>06/29/22</del>	<del>\$135,000</del>	<del>0.000%</del>	<del>\$135,000</del>	<del>\$8,951</del>	<del>\$66,000</del>	<del>\$60,049</del>	<del>\$87,845</del>	<del>0.684</del>
<b>Totals:</b>								<b>\$1,248,307</b>	<b>\$1,056,970</b>	<b>1.181</b>
								Standard Deviation:	7.62%	
								Coefficient of Dispersion :	5.39%	
								<b>Adopted ECF:</b>	<b>1.181</b>	

ECF Was: 1.200

HOLLAND CHARTER TOWNSHIP

Waterford Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
<del>70-16-25-102-011</del>	<del>10284 CASTLE CT</del>	<del>06/17/22</del>	<del>\$270,000</del>	<del>0.000%</del>	<del>\$270,000</del>	<del>\$983</del>	<del>\$42,300</del>	<del>\$226,717</del>	<del>\$153,302</del>	<del>1.479</del>
70-16-25-102-054	1492 CASTLEMAINE DR	06/22/23	\$270,000	0.000%	\$270,000	\$5,672	\$42,300	\$222,028	\$177,442	1.251
70-16-25-102-047	1502 CASTLEMAINE DR	09/28/22	\$282,500	0.000%	\$282,500	\$6,476	\$42,300	\$233,724	\$189,680	1.232
70-16-25-102-027	10290 CASTLETOWN CT	05/03/23	\$265,000	0.000%	\$265,000	\$5,925	\$42,300	\$216,775	\$179,211	1.210
<b>Totals:</b>								<b>\$672,527</b>	<b>\$546,333</b>	<b>1.231</b>
Standard Deviation:										2.09%
Coefficient of Dispersion :										1.16%
<b>Adopted ECF:</b>										<b>1.231</b>

ECF Was: 1.150

## Waterfront Properties 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.
<del>70-16-30-176-018</del>	<del>538 HOWARD</del>	<del>07/27/22</del>	<del>\$1,351,000</del>	<del>WD</del>	<del>03-ARM'S LENGTH</del>	<del>\$1,351,000</del>	<del>\$518,700</del>	<del>38.39</del>	<del>\$1,037,381</del>	<del>\$741,944</del>	<del>\$609,056</del>	<del>\$243,961</del>	<del>2.497</del>
70-16-30-305-008	662 TENNIS	08/24/22	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$463,200	45.19	\$926,369	\$595,049	\$429,951	\$273,592	1.572
70-16-30-150-032	488 ORCHARD HILL	07/08/21	\$990,000	WD	03-ARM'S LENGTH	\$990,000	\$468,500	47.32	\$936,939	\$617,181	\$372,819	\$264,045	1.412
70-16-30-203-006	388 HOWARD	04/15/21	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$362,200	49.28	\$724,446	\$574,820	\$160,180	\$123,556	1.296
70-16-30-306-003	628 LAWN	12/20/21	\$1,125,000	WD	03-ARM'S LENGTH	\$1,125,000	\$542,500	48.22	\$1,084,994	\$457,390	\$667,610	\$518,253	1.288
70-16-30-306-004	620 LAWN	08/12/20	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$484,900	53.88	\$969,716	\$705,173	\$194,827	\$218,450	0.892
70-16-30-176-011	512 HOWARD	03/29/21	\$922,000	WD	03-ARM'S LENGTH	\$922,000	\$546,900	59.32	\$1,093,784	\$627,989	\$294,011	\$384,637	0.764
70-16-30-203-007	382 HOWARD	08/03/20	\$777,500	WD	03-ARM'S LENGTH	\$777,500	\$446,300	57.40	\$892,624	\$595,862	\$181,638	\$245,055	0.741
<del>70-16-30-203-004</del>	<del>400 HOWARD</del>	<del>07/20/20</del>	<del>\$1,100,000</del>	<del>WD</del>	<del>03-ARM'S LENGTH</del>	<del>\$1,100,000</del>	<del>\$713,700</del>	<del>64.88</del>	<del>\$1,427,368</del>	<del>\$726,066</del>	<del>\$373,934</del>	<del>\$579,110</del>	<del>0.646</del>
<del>70-16-30-306-011</del>	<del>580 LAWN</del>	<del>01/09/21</del>	<del>\$800,000</del>	<del>WD</del>	<del>03-ARM'S LENGTH</del>	<del>\$800,000</del>	<del>\$469,400</del>	<del>58.68</del>	<del>\$938,702</del>	<del>\$679,106</del>	<del>\$420,894</del>	<del>\$214,365</del>	<del>0.564</del>
<del>70-16-30-306-007</del>	<del>602 LAWN</del>	<del>04/22/22</del>	<del>\$820,000</del>	<del>WD</del>	<del>03-ARM'S LENGTH</del>	<del>\$820,000</del>	<del>\$523,900</del>	<del>63.89</del>	<del>\$1,047,849</del>	<del>\$632,000</del>	<del>\$188,000</del>	<del>\$343,393</del>	<del>0.547</del>
<del>70-16-30-203-003</del>	<del>406 HOWARD</del>	<del>05/20/21</del>	<del>\$835,000</del>	<del>WD</del>	<del>03-ARM'S LENGTH</del>	<del>\$835,000</del>	<del>\$495,700</del>	<del>59.37</del>	<del>\$991,431</del>	<del>\$724,287</del>	<del>\$110,713</del>	<del>\$220,598</del>	<del>0.502</del>
<del>70-16-30-306-007</del>	<del>602 LAWN</del>	<del>10/30/20</del>	<del>\$640,000</del>	<del>WD</del>	<del>03-ARM'S LENGTH</del>	<del>\$640,000</del>	<del>\$523,900</del>	<del>81.86</del>	<del>\$719,665</del>	<del>\$632,000</del>	<del>\$8,000</del>	<del>\$69,300</del>	<del>0.115</del>
<del>70-16-30-176-022</del>	<del>572 HOWARD</del>	<del>08/14/20</del>	<del>\$735,000</del>	<del>WD</del>	<del>03-ARM'S LENGTH</del>	<del>\$745,000</del>	<del>\$916,400</del>	<del>123.01</del>	<del>\$1,832,860</del>	<del>\$690,571</del>	<del>\$54,429</del>	<del>\$943,261</del>	<del>0.058</del>
<b>Totals:</b>			<b>\$6,474,500</b>			<b>\$6,474,500</b>	<b>\$3,314,500</b>		<b>\$6,628,872</b>		<b>\$2,301,036</b>	<b>\$2,027,587</b>	
								<b>Sale. Ratio =&gt;</b>	<b>51.19</b>			<b>E.C.F. =&gt;</b>	<b>1.135</b>
								<b>Std. Dev. =&gt;</b>	<b>5.39</b>				

HOLLAND CHARTER TOWNSHIP

West Park - Overweg ETC, Brentwood, Chesapeake										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
<del>70-16-13-451-009</del>	<del>244 N LINDY AVE</del>	<del>08/21/24</del>	<del>\$225,000</del>	<del>0.000%</del>	<del>\$225,000</del>	<del>\$2,152</del>	<del>\$70,100</del>	<del>\$152,748</del>	<del>\$64,418</del>	<del>2.371</del>
70-16-08-363-002	136 BLUEGRASS DR	07/12/24	\$330,000	0.000%	\$330,000	\$9,450	\$70,100	\$250,450	\$152,602	1.641
70-16-13-452-025	227 N LINDY AVE	05/22/23	\$316,200	0.000%	\$316,200	\$9,068	\$70,100	\$237,032	\$146,336	1.620
70-16-13-452-017	249 N LINDY AVE	08/21/24	\$335,500	0.000%	\$335,500	\$7,693	\$70,100	\$257,707	\$160,621	1.604
70-16-13-402-021	350 N JEFFERSON AVE	07/07/23	\$350,000	0.000%	\$350,000	\$10,837	\$70,100	\$269,063	\$171,401	1.570
70-16-08-364-007	184 BLUEFIELD DR	11/29/23	\$300,000	0.000%	\$300,000	\$8,715	\$70,100	\$221,185	\$141,604	1.562
70-16-08-322-015	123 GREAT NORTHERN LN	04/18/23	\$242,000	0.000%	\$242,000	\$9,261	\$70,100	\$162,639	\$104,450	1.557
70-16-08-324-006	167 DEPOT LN	07/27/23	\$325,000	0.000%	\$325,000	\$4,916	\$70,100	\$249,984	\$176,253	1.418
70-16-08-362-016	123 BLUEGRASS DR	06/03/24	\$329,000	0.000%	\$329,000	\$5,797	\$70,100	\$253,103	\$183,605	1.379
70-16-08-362-029	116 PANTHER DR	11/06/23	\$309,900	0.000%	\$309,900	\$8,088	\$70,100	\$231,712	\$184,921	1.253
70-16-08-362-023	1045 SUNFIELD DR	03/10/23	\$297,000	0.000%	\$297,000	\$5,320	\$70,100	\$221,580	\$195,105	1.136
								<b>\$2,354,455</b>	<b>\$1,616,899</b>	<b>1.456</b>
									Standard Deviation:	17.18%
									Coefficient of Dispersion :	9.11%
									<b>Adopted ECF:</b>	<b>1.456</b>

ECF Was: 1.152

HOLLAND CHARTER TOWNSHIP

White Oaks											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-16-19-351-005	641 LAZY OAK TRL	08/31/23	\$436,000	0.000%	\$436,000	\$6,186	\$72,700	\$357,114	\$304,620	1.172	
70-16-19-352-001	614 FERN GULLY DR	03/18/22	\$474,000	0.000%	\$474,000	\$5,984	\$72,700	\$395,316	\$357,877	1.105	
70-16-19-351-038	620 LAZY OAK TRL	10/18/23	\$485,000	0.000%	\$485,000	\$5,003	\$72,700	\$407,297	\$399,545	1.019	
70-16-19-351-038	620 LAZY OAK TRL	06/17/22	\$470,000	0.000%	\$470,000	\$5,003	\$72,700	\$392,297	\$399,545	0.982	
<b>Totals:</b>								<b>\$1,552,024</b>	<b>\$1,461,586</b>	<b>1.062</b>	
										Standard Deviation:	8.56%
										Coefficient of Dispersion :	6.49%
										<b>Adopted ECF:</b>	<b>1.062</b>

ECF Was: 0.975

HOLLAND CHARTER TOWNSHIP

Willow Woods Condos - Non Water

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
<del>70-16-15-151-034</del>	<del>2939 WINDSWEPT CT</del>	<del>08/25/23</del>	<del>\$225,000</del>	<del>0.000%</del>	<del>\$225,000</del>	<del>\$5,436</del>	<del>\$56,000</del>	<del>\$163,564</del>	<del>\$114,604</del>	<del>1.427</del>
70-16-15-151-013	11948 WILLOW WOOD NC	06/23/23	\$250,000	0.000%	\$250,000	\$5,820	\$56,001	\$188,179	\$135,168	1.392
70-16-15-151-048	2933 WILLOW TERRACE CT	11/15/23	\$295,000	0.000%	\$295,000	\$6,334	\$56,002	\$232,664	\$171,231	1.359
70-16-15-151-012	11954 WILLOW WOOD NC	01/16/24	\$254,000	0.000%	\$254,000	\$5,820	\$56,003	\$192,177	\$142,025	1.353
70-16-15-151-054	2936 WILLOW TERRACE CT	02/16/24	\$229,900	0.000%	\$229,900	\$5,343	\$56,004	\$168,553	\$128,004	1.317
70-16-15-151-001	11973 WILLOW WOOD NC	05/03/23	\$250,000	0.000%	\$250,000	\$5,820	\$56,006	\$188,174	\$145,318	1.295
70-16-15-151-045	2945 WILLOW TERRACE CT	03/22/24	\$285,000	0.000%	\$285,000	\$5,916	\$56,005	\$223,079	\$172,897	1.290
70-16-15-151-021	2933 WILLOW VIEW WAY	12/16/22	\$242,500	0.000%	\$242,500	\$6,307	\$56,007	\$180,186	\$141,299	1.275
70-16-15-151-049	2901 WILLOW TERRACE CT	08/09/22	\$250,000	0.000%	\$250,000	\$1,002	\$56,008	\$192,990	\$161,197	1.197
70-16-15-151-031	11964 WILLOW WOOD SO	05/01/23	\$251,000	0.000%	\$251,000	\$6,217	\$56,009	\$188,774	\$158,455	1.191
70-16-15-151-040	2906 WINDSWEPT CT	10/14/22	\$242,000	0.000%	\$242,000	\$1,179	\$56,010	\$184,811	\$155,752	1.187
70-16-15-151-101	11878 WILLOW WOOD NC	04/11/22	\$261,000	0.000%	\$261,000	\$2,994	\$56,013	\$201,993	\$176,555	1.144
70-16-15-151-026	2936 WILLOW VIEW WAY	07/12/22	\$190,000	0.000%	\$190,000	\$785	\$56,011	\$133,204	\$116,824	1.140
70-16-15-151-008	11976 WILLOW WOOD NC	02/13/23	\$220,000	0.000%	\$220,000	\$5,820	\$56,012	\$158,168	\$140,437	1.126
<del>70-16-15-151-047</del>	<del>2937 WILLOW TERRACE CT</del>	<del>10/07/22</del>	<del>\$200,000</del>	<del>0.000%</del>	<del>\$200,000</del>	<del>\$1,546</del>	<del>\$56,014</del>	<del>\$142,440</del>	<del>\$133,663</del>	<del>1.066</del>
<b>Totals:</b>								<b>\$2,432,952</b>	<b>\$1,945,163</b>	<b>1.251</b>
Standard Deviation:										9.14%
Coefficient of Dispersion :										6.30%
<b>Adopted ECF:</b>										<b>1.251</b>

ECF Was: 1.100

HOLLAND CHARTER TOWNSHIP

Woodside Green, Hunters Creek, Regency Lake Estates - Non-Water										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-16-11-401-013	3587 ELK CT	03/08/24	\$624,500	0.000%	\$624,500	\$10,162	\$72,800	\$551,538	\$237,544	2.322
70-16-11-296-010	3722 CARIBOU DR	04/22/22	\$475,000	0.000%	\$475,000	\$6,544	\$72,800	\$395,656	\$175,659	2.252
70-16-11-401-013	3587 ELK CT	04/27/23	\$610,000	0.000%	\$610,000	\$10,162	\$72,800	\$527,038	\$243,858	2.161
70-16-14-226-004	3152 CRESTBROOKE DR	05/17/24	\$415,000	0.000%	\$415,000	\$11,419	\$72,800	\$330,781	\$173,827	1.903
70-16-11-402-001	3588 ELK CT	06/28/22	\$415,000	0.000%	\$415,000	\$8,194	\$72,800	\$334,006	\$180,603	1.849
70-16-11-398-012	10808 THORNBERRY WAY	06/18/24	\$442,500	0.000%	\$442,500	\$8,823	\$72,800	\$360,877	\$197,406	1.828
70-16-11-473-032	10424 HUNTERS CREEK DR	01/10/24	\$443,000	0.000%	\$443,000	\$12,403	\$72,800	\$357,797	\$195,939	1.826
70-16-11-425-013	3418 ELK DR	02/14/23	\$471,000	0.000%	\$471,000	\$10,537	\$72,800	\$387,663	\$218,696	1.773
70-16-11-328-007	10919 WOOD RUN	03/28/23	\$349,900	0.000%	\$349,900	\$5,770	\$72,800	\$271,330	\$161,480	1.680
70-16-11-343-013	10850 WOOD RIDGE DR	07/31/23	\$325,000	0.000%	\$325,000	\$8,532	\$72,800	\$243,668	\$146,831	1.660
70-16-11-399-015	10795 THORNBERRY WAY	08/25/22	\$410,000	0.000%	\$410,000	\$5,887	\$72,800	\$331,313	\$199,762	1.659
70-16-14-249-014	3099 104TH AVE	12/16/22	\$375,000	0.000%	\$375,000	\$9,633	\$86,700	\$278,667	\$168,110	1.658
70-16-11-397-061	10960 CRANBERRY CT	10/17/22	\$320,000	0.000%	\$320,000	\$7,958	\$72,800	\$239,242	\$168,110	1.423
70-16-11-397-028	10941 ASPEN TRL	04/01/24	\$350,000	0.000%	\$350,000	\$6,836	\$72,800	\$270,364	\$191,331	1.413
70-16-11-397-020	10899 ASPEN TRL	07/26/23	\$298,500	0.000%	\$298,500	\$6,829	\$72,800	\$218,871	\$162,819	1.344
70-16-11-397-043	10952 ASPEN TRL	12/09/22	\$285,000	0.000%	\$285,000	\$7,492	\$72,800	\$204,708	\$157,051	1.303
70-16-11-399-019	10771 THORNBERRY WAY	10/03/22	\$325,000	0.000%	\$325,000	\$9,182	\$72,800	\$243,018	\$187,762	1.294
70-16-11-344-005	10959 THORNBERRY WAY	10/27/23	\$339,900	0.000%	\$339,900	\$7,875	\$72,800	\$259,225	\$200,484	1.293
70-16-14-250-005	10466 BRIDGEWATER DR	08/04/22	\$414,900	0.000%	\$414,900	\$4,484	\$72,800	\$337,616	\$282,660	1.194
70-16-11-397-034	10973 ASPEN TRL	12/14/23	\$263,000	0.000%	\$263,000	\$6,517	\$72,800	\$183,683	\$160,252	1.146
70-16-11-344-002	10983 THORNBERRY WAY	05/17/23	\$440,000	0.000%	\$440,000	\$8,976	\$72,800	\$358,224	\$319,590	1.121
70-16-11-397-041	10956 ASPEN TRL	06/28/22	\$275,000	0.000%	\$275,000	\$3,188	\$72,800	\$199,012	\$180,237	1.104
70-16-11-397-022	10921 ASPEN TRL	07/26/23	\$285,000	0.000%	\$285,000	\$5,501	\$72,800	\$206,699	\$194,576	1.062
70-16-11-397-005	10912 ASPEN TRL	01/19/24	\$268,500	0.000%	\$268,500	\$6,161	\$72,800	\$189,539	\$180,603	1.049
70-16-11-397-056	3339 THORNBERRY CT	03/17/23	\$250,000	0.000%	\$250,000	\$5,909	\$72,800	\$171,291	\$167,363	1.023
70-16-11-397-010	10898 ASPEN TRL	05/24/24	\$272,500	0.000%	\$272,500	\$8,370	\$72,800	\$191,330	\$189,207	1.011
70-16-14-206-005	10572 RILEY ST	01/03/24	\$390,000	0.000%	\$390,000	\$7,459	\$86,700	\$295,841	\$300,176	0.986
70-16-11-328-001	10987 WOOD RUN	06/25/24	\$335,000	0.000%	\$335,000	\$8,760	\$72,800	\$253,440	\$257,484	0.984
70-16-11-397-048	3354 THORNBERRY CT	06/10/22	\$300,000	0.000%	\$300,000	\$8,612	\$72,800	\$218,588	\$230,315	0.949
70-16-14-206-007	10548 RILEY ST	06/26/24	\$385,000	0.000%	\$385,000	\$8,996	\$76,700	\$299,304	\$320,564	0.934
70-16-11-397-063	10964 CRANBERRY CT	05/28/24	\$329,000	0.000%	\$329,000	\$6,781	\$72,800	\$249,419	\$278,741	0.895
70-16-14-226-008	3102 CRESTBROOKE DR	04/22/24	\$429,900	0.000%	\$429,900	\$6,602	\$72,800	\$350,498	\$422,655	0.829
70-16-11-397-072	10951 CRANBERRY CT	05/10/24	\$300,000	0.000%	\$300,000	\$7,142	\$72,800	\$220,058	\$290,178	0.758
70-16-11-397-030	10959 ASPEN TRL	11/17/22	\$270,000	0.000%	\$270,000	\$8,161	\$72,800	\$189,039	\$301,462	0.627
70-16-11-397-072	10951 CRANBERRY CT	08/04/23	\$277,000	0.000%	\$277,000	\$7,142	\$72,800	\$197,058	\$328,134	0.601
70-16-11-397-024	10925 ASPEN TRL	07/17/23	\$285,000	0.000%	\$285,000	\$6,026	\$72,800	\$206,174	\$422,655	0.488
70-16-11-397-007	10908 ASPEN TRL	03/24/23	\$230,000	0.000%	\$230,000	\$6,862	\$72,800	\$150,338	\$341,325	0.440
<b>Totals:</b>								<b>\$4,339,995</b>	<b>\$3,850,583</b>	<b>1.127</b>
Standard Deviation:										16.19%
Coefficient of Dispersion :										12.39%
<b>Adopted ECF:</b>										<b>1.127</b>

ECF Was: 1.040

HOLLAND CHARTER TOWNSHIP

Wyndover Acres											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
<del>70-16-11-364-005</del>	<del>3236 112TH AVE</del>	<del>11/08/23</del>	<del>\$300,000</del>	<del>0.000%</del>	<del>\$300,000</del>	<del>\$8,436</del>	<del>\$62,600</del>	<del>\$228,964</del>	<del>\$126,855</del>	<del>1.805</del>	
<del>70-16-11-363-017</del>	<del>3301 RIDGEMONT CT</del>	<del>06/12/24</del>	<del>\$318,000</del>	<del>0.000%</del>	<del>\$318,000</del>	<del>\$5,746</del>	<del>\$62,600</del>	<del>\$249,654</del>	<del>\$155,725</del>	<del>1.603</del>	
<del>70-16-11-364-030</del>	<del>3209 ABERDEEN AVE</del>	<del>10/10/23</del>	<del>\$285,000</del>	<del>0.000%</del>	<del>\$285,000</del>	<del>\$7,486</del>	<del>\$62,600</del>	<del>\$214,914</del>	<del>\$139,336</del>	<del>1.542</del>	
<del>70-16-11-365-007</del>	<del>3220 ABERDEEN AVE</del>	<del>09/11/23</del>	<del>\$290,000</del>	<del>0.000%</del>	<del>\$290,000</del>	<del>\$9,864</del>	<del>\$62,600</del>	<del>\$217,536</del>	<del>\$142,856</del>	<del>1.523</del>	
70-16-11-364-011	3251 RENWICK CT	05/10/24	\$310,000	0.000%	\$310,000	\$11,616	\$62,600	\$235,784	\$168,622	1.398	
70-16-11-363-001	3348 112TH AVE	07/28/22	\$247,000	0.000%	\$247,000	\$6,021	\$62,600	\$178,379	\$145,313	1.228	
70-16-11-364-029	3219 ABERDEEN AVE	06/10/22	\$285,000	0.000%	\$285,000	\$15,151	\$62,600	\$207,249	\$171,149	1.211	
70-16-11-363-019	3321 RIDGEMONT CT	12/29/23	\$274,900	0.000%	\$274,900	\$4,284	\$62,600	\$208,016	\$172,971	1.203	
70-16-11-365-003	3260 ABERDEEN AVE	03/15/23	\$262,500	0.000%	\$262,500	\$8,932	\$62,600	\$190,968	\$159,686	1.196	
<del>70-16-11-364-005</del>	<del>3236 112TH AVE</del>	<del>08/23/23</del>	<del>\$190,000</del>	<del>0.000%</del>	<del>\$190,000</del>	<del>\$8,436</del>	<del>\$62,600</del>	<del>\$118,964</del>	<del>\$126,855</del>	<del>0.938</del>	
<b>Totals:</b>								<b>\$1,020,396</b>	<b>\$817,740</b>	<b>1.248</b>	
										Standard Deviation:	8.54%
										Coefficient of Dispersion :	5.00%
										<b>Adopted ECF:</b>	<b>1.248</b>

ECF Was: 1.110