

Neighborhoods Used: C01.C01 PLASMAN TO OTTAWA, 17TH -26TH

454 W 23RD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
70-16-31-183-013		03/25/2022		C01	148,400	41,404
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	42	106,996	32,612	3.281	



544 HOMESTEAD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
70-16-31-180-012		02/03/2022		C01	259,900	40,222
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	84	219,678	177,934	1.235	



519 W 21ST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
70-16-31-176-021		01/19/2022		C01	174,900	40,222
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	84	134,678	117,241	1.149	



514 W 19TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
70-16-31-176-050		12/21/2021		C01	232,000	44,621
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	82	187,379	122,802	1.526	



489 W 23RD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
70-16-31-180-014		11/18/2021		C01	165,000	42,380
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	57	122,620	53,832	2.278	



519 W 21ST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
70-16-31-176-021		11/17/2021		C01	130,000	40,222
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	84	89,778	117,241	0.766	



487 W 22ND ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
70-16-31-178-029		11/08/2021		C01	160,000	67,646
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 & 1/2 STORY	61	92,354	96,320	0.959	



446 W 20TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
70-16-31-177-008		10/08/2021		C01	135,000	38,932
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	67	96,068	87,733	1.095	



Neighborhoods Used: C01.C01 PLASMAN TO OTTAWA, 17TH -26TH

491 W 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-128-013 09/03/2021 C01 401 140,000 40,222
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 77 99,778 120,836 0.826



489 W 23RD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-180-014 08/24/2021 C01 401 96,500 42,380
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 57 54,120 53,832 1.005



526 W 20TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-176-035 08/03/2021 C01 401 237,000 42,133
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/2 STORY 57 194,867 94,102 2.071



544 HOMESTEAD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-180-012 07/07/2021 C01 401 140,000 40,222
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 84 99,778 177,934 0.561



569 W 21ST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-152-014 06/18/2021 C01 401 185,000 41,603
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 67 143,397 105,910 1.354

503 W 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-128-043 05/14/2021 C01 401 200,000 40,222
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 82 159,778 151,866 1.052



588 SOUTH SHORE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-104-017 05/14/2021 C01 401 265,292 68,171
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/2 STORY 67 197,121 140,713 1.401



505 W 21ST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-176-034 02/10/2021 C01 401 170,000 40,222
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 66 129,778 97,757 1.328



Neighborhoods Used: C01.C01 PLASMAN TO OTTAWA, 17TH -26TH

586 W 23RD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-158-023 01/08/2021 C01 401 171,000 46,479
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 77 124,521 100,966 1.233



489 W 21ST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-176-029 12/21/2020 C01 401 160,000 67,646
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/4 STORY 57 92,354 80,368 1.149



570 W 18TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-106-004 12/10/2020 C01 401 156,000 42,133
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/2 STORY 67 113,867 107,699 1.057



473 W 21ST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-177-023 11/06/2020 C01 401 185,000 38,281
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/2 STORY 72 146,719 130,256 1.126



474 W 21ST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-179-001 10/15/2020 C01 401 163,000 38,281
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/4 STORY 62 124,719 107,001 1.166



572 W 18TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-106-003 09/25/2020 C01 401 104,000 42,133
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/4 STORY 42 61,867 23,609 2.621



508 W 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-128-047 09/24/2020 C01 401 168,900 40,222
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 72 128,678 112,927 1.139



486 W 21ST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-178-012 09/18/2020 C01 401 153,000 40,222
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 77 112,778 78,425 1.438



Neighborhoods Used: C01.C01 PLASMAN TO OTTAWA, 17TH -26TH

531 W 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-128-036 08/24/2020 C01 401 183,000 41,750
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 77 141,250 136,598 1.034



452 W 22ND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-181-006 07/15/2020 C01 401 184,000 48,307
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/2 STORY 62 135,693 106,883 1.270



458 W 21ST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-179-005 07/10/2020 C01 401 140,000 38,932
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 101,068 60,277 1.677



580 W 21ST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-154-021 06/25/2020 C01 401 217,000 75,850
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 67 141,150 121,498 1.162



526 W 20TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-176-035 04/03/2020 C01 401 188,000 42,133
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/2 STORY 57 145,867 94,102 1.550



Neighborhoods Used: C02.C02 CRESCENT DRIVE

553 SOUTH SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-31-102-016	04/23/2021 C02	401	212,000	31,072	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 & 1/4 STORY	67	180,928	120,119	1.506



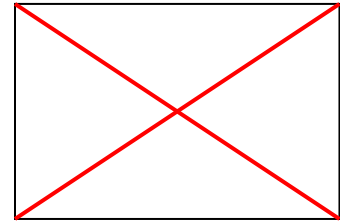
570 CRESCENT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-31-102-011	09/09/2020 C02	401	195,000	31,072	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	72	145,951	133,955	1.090
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.
			17977	16499	1.090

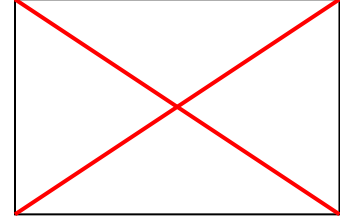


Neighborhoods Used: C03.C03 GRAAFSCHAP TO PLASMAN, S. SHORE

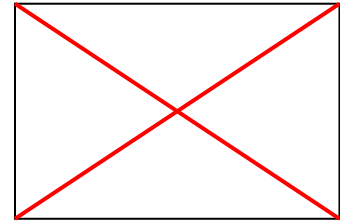
495 GRAAFSCHAP RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-151-026 03/30/2022 C03 401 265,000 55,308
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/4 STORY 67 209,692 138,313 1.516



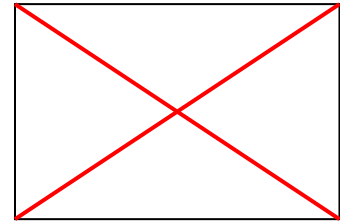
444 PLASMAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-105-005 03/24/2022 C03 401 216,000 55,167
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 160,833 115,009 1.398



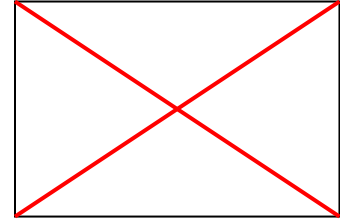
444 PLASMAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-105-005 01/31/2022 C03 401 130,000 55,167
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 74,833 115,009 0.651



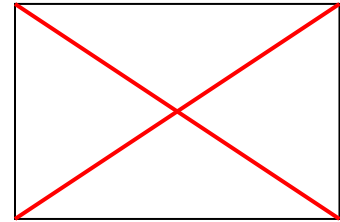
486 PLASMAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-151-014 12/30/2021 C03 401 189,900 63,013
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 45 126,887 97,326 1.304



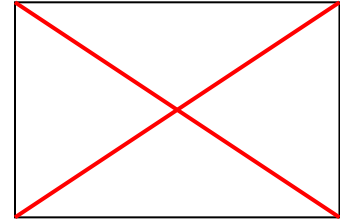
655 W 23RD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-155-022 12/10/2021 C03 401 270,000 45,143
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/4 STORY 79 224,857 152,815 1.471



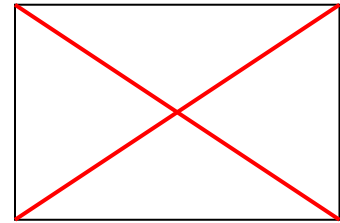
658 W 21ST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-153-002 11/24/2021 C03 401 242,900 45,143
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/4 STORY 67 195,769 115,589 1.694
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1988 1174 1.694



601 W 21ST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-151-016 10/29/2021 C03 401 170,000 45,143
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 124,857 73,161 1.707

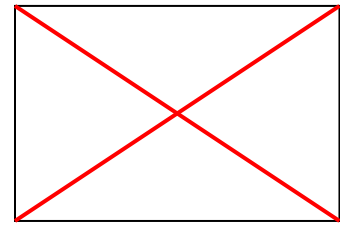


528 GRAAFSCHAP RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-15-36-276-020 08/13/2021 C03 401 185,000 57,135
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 72 127,865 119,309 1.072

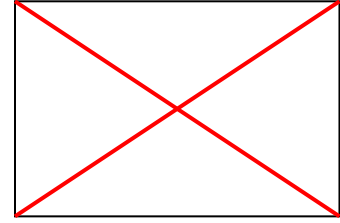


Neighborhoods Used: C03.C03 GRAAFSCHAP TO PLASMAN, S. SHORE

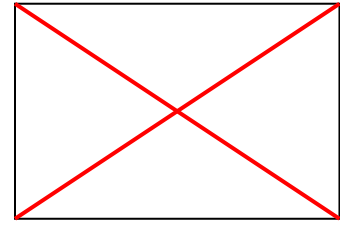
537 GRAAFSCHAP RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-155-002 08/10/2021 C03 401 187,000 55,058
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/2 STORY 62 131,942 110,976 1.189



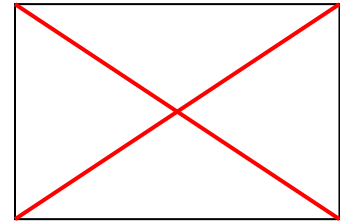
615 W 24TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-157-014 04/09/2021 C03 401 235,000 53,098
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 67 181,902 104,188 1.746



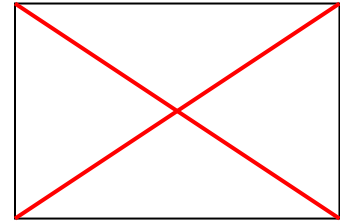
509 GRAAFSCHAP RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-153-001 02/18/2021 C03 401 213,000 75,634
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/2 STORY 62 137,366 121,594 1.130



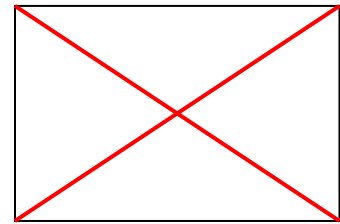
608 W 20TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-151-013 01/08/2021 C03 401 170,000 61,186
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 72 108,814 135,806 0.801



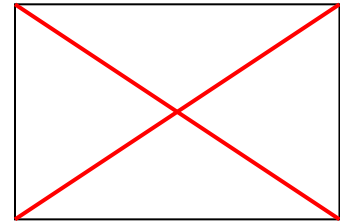
655 W 23RD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-155-022 11/30/2020 C03 401 155,000 45,143
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/4 STORY 79 109,857 152,815 0.719



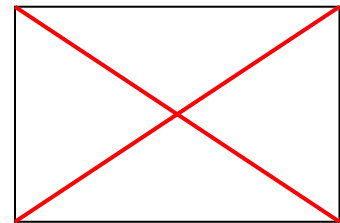
622 W 22ND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-155-009 11/09/2020 C03 401 170,000 45,143
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 66 124,857 88,215 1.415



644 W 23RD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-157-005 10/01/2020 C03 401 160,000 42,834
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 61 117,166 93,436 1.254



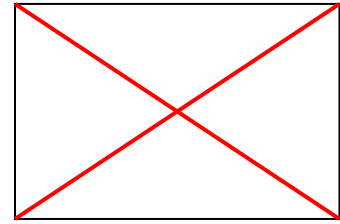
655 W 23RD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-155-022 09/21/2020 C03 401 100,000 45,143
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/4 STORY 79 54,857 152,815 0.359



Neighborhoods Used: C03.C03 GRAAFSCHAP TO PLASMAN, S. SHORE

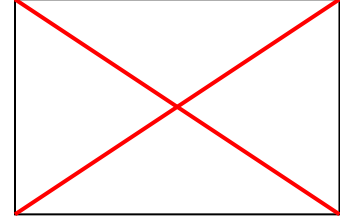
492 GRAAFSCHAP RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-15-36-276-009	09/10/2020 C03	401	270,000	73,543	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 & 1/4 STORY	62	196,457	205,428	0.956



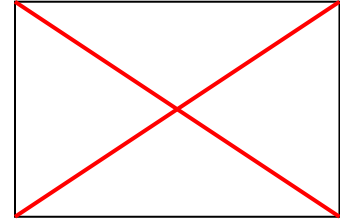
652 W 21ST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-31-153-003	08/28/2020 C03	401	220,000	45,143	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 & 1/4 STORY	62	174,857	107,438	1.628



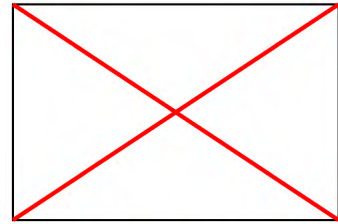
600 W 23RD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-31-157-011	07/01/2020 C03	401	154,835	56,856	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67	96,447	84,571	1.140
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	1532	1343	1.140		



Neighborhoods Used: C04.C04 GRAAFSCHAP TO OTTAWA, 26TH TO

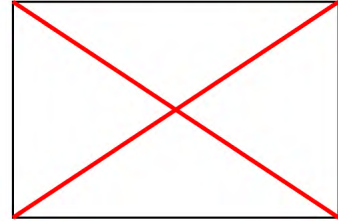
590 W 27TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-300-097 12/16/2021 C04 401 480,000 51,484
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 77 428,516 389,340 1.101



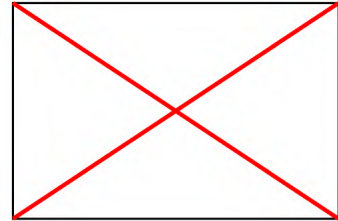
568 W 31ST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-357-002 09/03/2021 C04 401 250,000 52,470
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 72 197,530 145,361 1.359



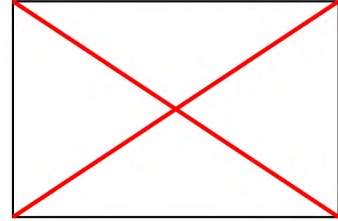
569 W 32ND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-300-007 08/03/2021 C04 401 200,500 60,992
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 67 139,508 116,902 1.193



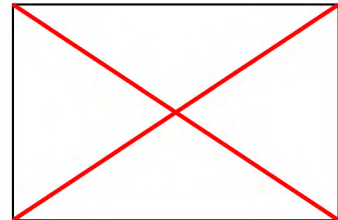
722 SANDY LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-300-046 07/01/2021 C04 401 286,825 57,181
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 57 229,644 248,993 0.922



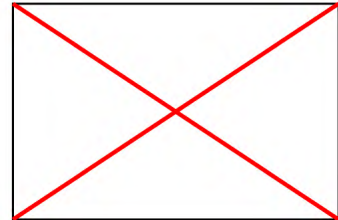
727 PLASMAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-356-002 06/28/2021 C04 401 230,000 58,900
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 171,100 162,314 1.054



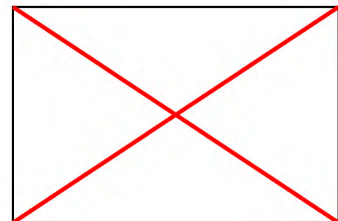
649 W 29TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-351-015 06/15/2021 C04 401 295,000 52,765
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/2 STORY 79 242,235 229,553 1.055



650 W 27TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-351-003 04/07/2021 C04 401 229,000 56,998
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 172,002 152,737 1.126



570 W 29TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-354-004 02/24/2021 C04 401 185,000 48,244
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/4 STORY 62 134,252 102,402 1.311
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2504 1910 1.311

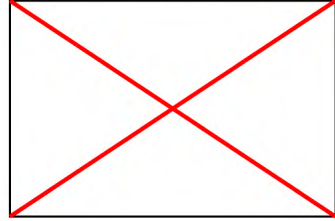


Neighborhoods Used: C04.C04 GRAAFSCHAP TO OTTAWA, 26TH TO

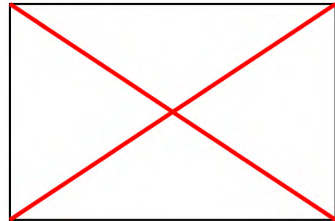
568 W 31ST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-357-002 12/14/2020 C04 401 157,000 52,470
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 72 104,530 145,361 0.719



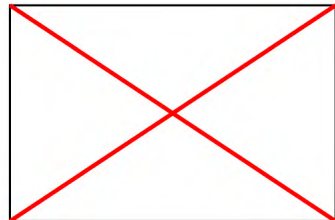
551 W 30TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-354-008 11/23/2020 C04 401 199,000 73,185
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 125,815 163,957 0.767



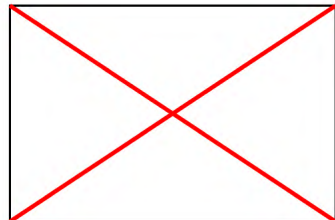
634 GRAAFSCHAP RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-15-36-428-011 09/11/2020 C04 401 249,900 54,518
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 82 195,382 195,402 1.000



576 W 29TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-16-31-354-003 08/19/2020 C04 401 190,000 47,210
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 141,214 114,071 1.238
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1576 1273 1.238



668 GRAAFSCHAP RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
70-15-36-428-038 08/14/2020 C04 401 260,000 56,992
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 & 1/4 STORY 62 203,008 141,097 1.439



Neighborhoods Used: C05.C05 HOMESTEAD-DIEKEMA-23RD-24TH

490 W 23RD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
70-16-31-182-057		10/28/2020	C05	401	229,000	28,881
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	87	200,119	194,978	1.026	



