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Land Residual

		Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Allegan	L01 RURAL ALLEG SOUTH & EAST	\$81,384	197	\$414	2
Allegan	L02 MAPLE HEIGHTS	-	-	-	-
Allegan	L03 CANDLELIGHT MANOR	\$183,562	8	\$22,945	8
Allegan	L04 CRANBERRY CT	-	-	-	-
Allegan	L05 SAGEWOOD SITE CONDO	\$81,396	-	\$27,132	3
Allegan	L06 KENSINGTON PLACE	\$263,772	481	\$548	6

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2023	2022	2021
L01 'A' (Base)	\$81,384	197	\$414	2	Use \$250/FF	Use \$250/FF	Use \$225/FF
L02 'A' (Base)	-	-	-	-	Use \$325/FF	Use \$325/FF	Use \$300/FF
L03 'A' (Base Site)	\$183,562	-	\$22,945	8	Use \$22,000/SITE	Use \$21,000/SITE	Use \$22,000/SITE
L04 'A' (Standard Lot)	-	-	-	-	Use \$350/FF	Use \$350/FF	Use \$320/FF
L05 'A' (Base Site)	\$81,396	-	\$27,132	3	Use \$27,000/SITE	Use \$27,000/SITE	Use \$26,000/SITE
L06 'A' (One Family FF)	-	-	-	-	Use \$600/FF	Use \$600/FF	Use \$575/FF
L06 'A' (One Family Lot)	\$56,188	0	\$28,094	2	Use \$28,000/SITE	Use \$28,000/SITE	Use \$28,000/SITE
L06 'B' (Two Family Lots)	\$138,000	401	\$344	2	Use \$350/FF	Use \$350/FF	Use \$320/FF
L06 'C' (Condo Site)	\$69,584	0	\$34,792	2	Use \$20,000/SITE	Use \$16,000/SITE	Use \$16,000/SITE

Total Sales in Table		19	Sums >>		\$2,947,836	\$1,200,100	40.71%	\$2,863,580	\$610,114	\$525,858	1,287.70	2,388.70	3.01											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land Table	Effec. Front	Depth	Net Acres	Old FF Effec. Rate	Dollars/FF	New lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	
03-02-08-200-011	1302 LINCOLN AVE	10/29/2020	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$79,300	39.65	\$176,391	\$48,220	\$24,611	L01 RURAL ALLEG SOUTH & EAST	98.40	192.30	0.44	\$250	\$490	\$40,692	\$16,081	100	L01	4547/135	0	
03-02-08-200-012	1312 LINCOLN AVE	6/1/2021	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$92,100	43.86	\$201,447	\$33,164	\$24,611	L01 RURAL ALLEG SOUTH & EAST	98.40	192.30	0.44	\$250	\$337	\$40,692	\$16,081	100	L01	4627/953	0	
03-02-05-477-714	155 E 48TH ST	2/28/2022	\$50,200	WD	03-ARM'S LENGTH	\$50,200	\$41,000	81.67	\$66,409	\$4,791	\$21,000	L03 CANDLELIGHT MANOR	56.70	84.50	0.11	\$370	\$85	\$1,300,996	\$1,279,996	55	L03	4736/79	0	
03-02-05-477-725	155 E 48TH ST	6/11/2021	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$41,900	50.79	\$99,317	\$4,183	\$21,000	L03 CANDLELIGHT MANOR	56.70	84.50	0.11	\$370	\$74	\$1,300,996	\$1,279,996	55	L03	4633/80	0	
03-02-05-477-728	155 E 48TH ST	8/13/2021	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$33,600	43.08	\$69,626	\$29,374	\$21,000	L03 CANDLELIGHT MANOR	56.70	84.50	0.11	\$370	\$518	\$1,300,996	\$1,279,996	55	L03	4659/278	0	
03-02-05-477-745	155 E 48TH ST	9/16/2021	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$42,900	37.96	\$112,184	\$21,816	\$21,000	L03 CANDLELIGHT MANOR	56.70	84.50	0.11	\$370	\$385	\$1,300,996	\$1,279,996	55	L03	4673/926	0	
03-02-05-477-755	155 E 48TH ST	8/13/2021	\$127,650	WD	03-ARM'S LENGTH	\$127,650	\$43,400	34.00	\$114,394	\$34,256	\$21,000	L03 CANDLELIGHT MANOR	56.70	84.50	0.11	\$370	\$605	\$1,300,996	\$1,279,996	55	L03	4660/557	0	
03-02-05-477-761	155 E 48TH ST	1/7/2021	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$45,600	45.60	\$99,677	\$21,323	\$21,000	L03 CANDLELIGHT MANOR	56.70	84.50	0.11	\$370	\$376	\$1,300,996	\$1,279,996	55	L03	4565/554	0	
03-02-05-477-766	155 E 48TH ST	9/20/2021	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$59,400	45.69	\$107,445	\$43,555	\$21,000	L03 CANDLELIGHT MANOR	56.70	84.50	0.11	\$370	\$769	\$1,300,996	\$1,279,996	55	L03	4678/897	0	
03-02-05-477-770	155 E 48TH ST	8/20/2021	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$41,000	29.29	\$136,736	\$24,264	\$21,000	L03 CANDLELIGHT MANOR	56.70	84.50	0.11	\$370	\$428	\$1,300,996	\$1,279,996	55	L03	4662/580	0	
03-02-04-175-002	978 SAGEWOOD CT	11/24/2021	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$82,100	37.32	\$220,181	\$26,819	\$27,000	L05 SAGEWOOD SITE CONDO	51.00	90.30	0.11	\$529	\$526	\$1,383,732	\$1,356,732	51	L05	4720/83	0	
03-02-04-175-011	969 SAGEWOOD CT	10/30/2020	\$227,586	WD	03-ARM'S LENGTH	\$227,586	\$78,700	34.58	\$226,907	\$27,679	\$27,000	L05 SAGEWOOD SITE CONDO	50.00	111.30	0.13	\$540	\$554	\$1,356,600	\$1,329,600	50	L05	4549/424	0	
03-02-04-175-014	983 SAGEWOOD CT	9/23/2020	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$80,100	34.83	\$230,102	\$26,898	\$27,000	L05 SAGEWOOD SITE CONDO	55.00	104.90	0.13	\$491	\$489	\$1,492,260	\$1,465,260	55	L05	4521/441	0	
03-02-15-177-009	869 WINCHESTER ST	12/10/2021	\$68,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$68,000	\$32,100	47.21	\$70,194	\$68,000	\$70,194	L06 KENSINGTON PLACE	202.90	403.20	0.35	\$346	\$335	\$111,197	\$41,003	301.22	L06B	4712/613	03-02-15-177-010, 03-02-15-178-001, 03-02-15-178-002	
03-02-15-183-001	868 MAIN ST	2/3/2022	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$31,800	45.43	\$69,442	\$70,000	\$69,442	L06 KENSINGTON PLACE	198.40	418.40	0.35	\$350	\$353	\$108,731	\$39,289	289.1	L06B	4732/753	03-02-15-183-002, 03-02-15-180-003, 03-02-15-180-004	
03-02-15-187-711	2124 SHERWOOD AVE	11/30/2021	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$87,800	40.28	\$193,966	\$40,034	\$16,000	L06 KENSINGTON PLACE	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$16,000	0	L06B	4704/45	0	
03-02-15-187-712	2126 SHERWOOD AVE	7/2/2021	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$91,100	42.37	\$201,450	\$29,550	\$16,000	L06 KENSINGTON PLACE	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$16,000	0	L06B	4644/632	0	
03-02-15-181-008	2118 KENSINGTON PARK CIR	2/11/2021	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$103,100	42.96	\$245,051	\$22,949	\$28,000	L06 KENSINGTON PLACE	40.00	100.00	0.09	\$700	\$574	\$21,922	-\$6,078	40	L06A	4579/89	0	
03-02-15-183-004	2105 KENSINGTON PARK CIR	8/7/2020	\$227,900	WD	03-ARM'S LENGTH	\$227,900	\$93,100	40.85	\$222,661	\$33,239	\$28,000	L06 KENSINGTON PLACE	40.00	100.00	0.09	\$700	\$831	\$21,922	-\$6,078	40	L06A	4498/135	0	