

Table D

Land Residual

		Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Allegan	D01 UNPLATTED OTT TO WASH	\$589,779	896	\$659	8
Allegan	D02 33RD TO 35TH, OTT TO WASH	\$220,189	316	\$698	4
Allegan	D03 SONGBIRD LN	\$78,723	175	\$451	2
Allegan	D04 BROOK VILLAGE CONDO	\$402,265	83	\$4,876	7
Allegan	D05 PIONEER VILLAGE CONDO	\$283,348	-	\$40,478	7
Allegan	D06 WINDGATE TERRACE, PIONEER	\$261,334	604	\$433	5
Allegan	D07 SPRING LANE CONDO	\$249,991	-	\$35,713	7
Allegan	D08 JASMINE DR	\$230,049	382	\$602	4
Allegan	D09 CHELSEA CT	\$197,444	435	\$454	2
Allegan	D10 ROLLING MEADOWS CONDO	\$318,318	-	\$39,790	8
Allegan	D11 COBBLESTONE	\$513,127	746	\$688	14
Allegan	D12 FOUNTAIN VIEW CONDO	\$191,400	-	\$31,900	6
Allegan	D13 KNOLLCREST AREA	\$113,233	309	\$366	3
Allegan	D14 ALLEGAN WEST	\$155,799	287	\$543	3
Allegan	D15 SONOMA CT	\$0	-	-	0

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2023	2022	2021
D01 'A' (Base)	\$172,606	154	\$1,121	2	Use \$375/FF	Use \$375/FF	Use \$350/FF
D01 'A' (Base Site)	\$70,048	149	\$470	1	Use \$33,000/Site	Use \$33,000/Site	Use \$33,000/Site
D01 'B' (36th St)	-	-	-	-	Use \$475/FF	Use \$475/FF	Use \$470/FF
D01 'C' (D0103/07)	\$417,173	742	\$563	6	Use \$550/FF	Use \$415/FF	Use \$370/FF
D02 'A' (36th or Ottawa)	-	-	-	-	Use \$350/FF	Use \$300/FF	Use \$280/FF
D02 'B' (Base)	\$22,343	93	\$239	1	Use \$400/FF	Use \$350/FF	Use \$330/FF
D02 'C' (West of Pioneer)	\$60,606	67	\$902	1	Use \$420/FF	Use \$370/FF	Use \$350/FF
D02 'D' (East 33rd)	\$137,240	155	\$885	2	Use \$380/FF	Use \$330/FF	Use \$310/FF
D03 'A' (Base)	\$78,723	175	\$451	2	Use \$450/FF	Use \$450/FF	Use \$400/FF
D04 'A' (Site - 3 Unit)	\$341,321	-	\$68,264	5	Use \$34,000/SITE	Use \$32,000/SITE	Use \$31,000/SITE
D04 'B' (Site - 4 Unit+)	\$60,944	-	\$30,472	2	Use \$30,000/SITE	Use \$27,000/SITE	Use \$26,000/SITE
D05 'A' (Condo Site)	\$283,348	-	\$40,478	7	Use \$22,000/SITE	Use \$22,000/SITE	Use \$21,000/SITE
D06 'A' (Base)	\$261,334	604	\$433	5	Use \$400/FF	Use \$400/FF	Use \$320/FF
D06 'A' (Base Site)	-	-	-	-	Use \$32,000/SITE	Use \$32,000/SITE	Use \$30,500/SITE
D07 'A' (D07 - Spring Ln)	\$249,991	-	\$35,713	7	Use \$32,000/SITE	Use \$24,000/SITE	Use \$22,500/SITE
D08 'A' (D0802)	\$230,049	382	\$602	4	Use \$600/FF	Use \$400/FF	Use \$300/FF
D09 'A' (Base)	\$197,444	435	\$454	2	Use \$450/FF	Use \$375/FF	Use \$300/FF
D10 'A' (D1008 Vac Site)	-	-	-	-	Use \$22,500/SITE	Use \$22,500/SITE	Use \$22,500/SITE
D10 'B' (D1007 View Out)	\$157,307	-	\$39,327	4	Use \$35,000/SITE	Use \$32,500/SITE	Use \$32,500/SITE
D10 'C' (D1007 Walkout)	-	-	-	-	Use \$36,500/SITE	Use \$36,500/SITE	Use \$36,500/SITE
D10 'D' (D1007 Golf View)	-	-	-	-	Use \$36,500/SITE	Use \$36,500/SITE	Use \$36,500/SITE
D10 'E' (D1007 Golf Walk)	\$161,011	-	\$40,253	4	Use \$40,500/SITE	Use \$40,500/SITE	Use \$40,500/SITE
D10 'F' (D1007 Zero Step)	-	-	-	-	Use \$23,500/SITE	Use \$23,500/SITE	Use \$23,500/SITE
D11 'A' (Base)	\$487,105	746	\$653	13	Use \$650/FF	Use \$650/FF	Use \$600/FF
D11 'B' (Condo Site)	\$26,022	-	\$26,022	1	Use \$26,000/SITE	Use \$26,000/SITE	Use \$25,000/SITE
D11 'C' (Condo Ext-Site)	-	-	-	-	Use \$30,000/SITE	Use \$30,000/SITE	Use \$30,000/SITE
D12 'A' (D1207 Fnt View)	\$191,400	-	\$31,900	6	Use \$32,000/SITE	Use \$24,000/SITE	Use \$23,000/SITE
D13 'A' (Not Used)	-	-	-	-			
D13 'B' (D1305)	\$57,262	208	\$275	2	Use \$375/FF	Use \$375/FF	Use \$360/FF
D13 'C' (D1303)	\$55,971	101	\$553	1	Use \$350/FF	Use \$350/FF	Use \$340/FF
D14 'A' (Base)	-	-	-	-	Use \$375/FF	Use \$375/FF	Use \$310/FF
D14 'A' (Flag Site)	-	-	-	-	Use \$30,000/SITE	Use \$30,000/SITE	Use \$28,000/SITE
D14 'B' (Off Busy Street)	\$155,799	287	\$543	3	Use \$450/FF	Use \$390/FF	Use \$320/FF
D14 'B' (Better Site)	-	-	-	-	Use \$37,000/SITE	Use \$37,000/SITE	Use \$36,000/SITE
D15 'A' (Base)	-	-	-	-	Use \$460/FF	Use \$460/FF	Use \$445/FF

Total Sales in Table 80 Sums >> \$22,630,752 \$8,779,600 38.79% \$21,536,112 \$3,804,999 \$2,671,741

4,231.30 8,235.80 18.89

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Value	Land Table	Effec. Front	Depth	Net Acres	Old FF Effic. Rate	Dollars/FF	New lot value	Difference Previous	Actual Front	ECF Area	Liber/Pg	Other Parcels in	Gravel	Paved	
03-02-06-200-027	278 W 36TH ST	9/24/2021	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$74,900	32.57	\$188,694	\$70,730	\$29,424	D01 UNPLATTED OTT TO WASH	78.50	132.00	0.24	\$375	\$901	\$51,695	\$22,271	80	D01	4677/37	0	0	1	
03-02-06-251-022	409 W 40TH ST	11/29/2021	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$64,700	26.96	\$166,431	\$101,876	\$28,307	D01 UNPLATTED OTT TO WASH	75.50	131.00	0.23	\$375	\$1,350	\$49,719	\$21,412	76	D01	4704/32	0	0	1	
03-02-06-300-014	1025 GRAAFSCHAP RD	10/28/2020	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$68,300	37.53	\$186,906	\$35,099	\$40,005	D01 UNPLATTED OTT TO WASH	96.40	242.00	0.5	\$415	\$364	\$63,482	\$23,477	90	D01	4532/840	0	0	1	
03-02-06-300-014	1025 GRAAFSCHAP RD	10/13/2021	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$69,900	23.15	\$186,906	\$155,099	\$40,005	D01 UNPLATTED OTT TO WASH	96.40	242.00	0.5	\$415	\$1,609	\$63,482	\$23,477	90	D01	4685/290	0	0	1	
03-02-06-302-003	630 W 40TH ST	4/28/2021	\$45,500	WD	03-ARM'S LENGTH	\$45,500	\$16,500	36.26	\$33,000	\$45,500	\$33,000	D01 UNPLATTED OTT TO WASH	197.90	121.20	0.56	\$167	\$230	\$130,323	\$97,323	20	D01	4613/550	0	0	1	
03-02-06-300-023	995 GRAAFSCHAP RD	10/22/2021	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$90,400	36.60	\$227,673	\$71,544	\$52,217	D01 UNPLATTED OTT TO WASH	125.80	190.30	0.61	\$415	\$569	\$82,843	\$30,626	139.08	D01	4691/267	0	0	1	
03-02-06-300-025	1081 GRAAFSCHAP RD	5/14/2021	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$122,300	38.22	\$311,715	\$39,883	\$31,598	D01 UNPLATTED OTT TO WASH	76.10	202.70	0.92	\$415	\$524	\$50,114	\$18,516	66	D01	4623/632	0	0	1	
03-02-06-300-013	1027 GRAAFSCHAP RD	10/28/2020	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$24,200	27.82	\$49,952	\$70,048	\$33,000	D01 UNPLATTED OTT TO WASH	149.00	180.20	0.74	\$221	\$470	\$98,121	\$65,121	180	D01	4532/827	0	0	1	
03-02-06-226-020	241 W 33RD ST	5/28/2021	\$280,350	WD	03-ARM'S LENGTH	\$280,350	\$64,900	23.15	\$221,735	\$84,179	\$25,564	D02 33RD TO 35TH, OTT TO WASH	77.50	132.00	0.21	\$330	\$1,087	\$54,088	\$28,524	70	D02	4630/487	0	0	1	
03-02-06-226-022	253 W 33RD ST	10/15/2021	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$47,500	26.39	\$152,503	\$53,061	\$25,564	D02 33RD TO 35TH, OTT TO WASH	77.50	132.00	0.21	\$330	\$685	\$54,088	\$28,524	70	D02	4685/234	0	0	1	
03-02-06-201-013	782 PIONEER AVE	7/9/2021	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$42,000	25.00	\$132,255	\$60,606	\$24,861	D02 33RD TO 35TH, OTT TO WASH	67.20	78.00	0.12	\$370	\$902	\$46,899	\$22,038	69	D02	4644/918	0	0	1	
03-02-06-204-005	323 W 35TH ST	10/22/2020	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$54,800	31.31	\$201,632	\$22,343	\$48,975	D02 33RD TO 35TH, OTT TO WASH	93.30	156.70	0.29	\$525	\$240	\$65,115	\$16,140	80	D02	4532/786	0	0	1	
03-02-06-258-009	937 SONGBIRD LN	8/4/2021	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$115,600	38.53	\$296,854	\$43,242	\$40,096	D03 SONGBIRD LN	89.10	123.90	0.31	\$450	\$485	\$40,150	\$54	40.98	D03	4656/725	0	0	1	
03-02-06-258-003	958 SONGBIRD LN	7/15/2021	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$125,400	39.19	\$323,052	\$35,481	\$38,533	D03 SONGBIRD LN	85.60	132.00	0.24	\$450	\$414	\$38,573	\$40	80	D03	4647/424	0	0	1	
03-02-06-107-728	792 BROOK VILLAGE CT	4/29/2021	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$73,000	38.44	\$181,541	\$35,359	\$27,000	D04 BROOK VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$27,000	0	D04	4614/604	0	0	1	
03-02-06-107-765	846 BROOK VILLAGE DR	12/30/2020	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$72,500	37.18	\$196,415	\$25,585	\$27,000	D04 BROOK VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$27,000	0	D04	4560/44	0	0	1	
03-02-06-100-051	807 BROOK VILLAGE DR	9/22/2021	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$101,000	40.40	\$225,583	\$69,623	\$32,000	D04 BROOK VILLAGE CONDO	27.50	457.40	0.78	\$1,164	\$2,531	\$134,088	\$102,088	0	D04	4679/763	03-02-06-107-759	0	0	1
03-02-06-107-715	837 BROOK VILLAGE CT	8/2/2021	\$186,500	WD	03-ARM'S LENGTH	\$186,500	\$68,700	36.84	\$168,048	\$50,452	\$32,000	D04 BROOK VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$32,000	0	D04	4662/285	0	0	1	
03-02-06-107-717	791 BROOK VILLAGE CT	3/31/2021	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$68,200	35.89	\$172,981	\$49,019	\$32,000	D04 BROOK VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$32,000	0	D04	4665/211	0	0	1	
03-02-06-107-758	831 BROOK VILLAGE DR	4/9/2021	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$88,900	37.83	\$176,602	\$102,604	\$32,000	D04 BROOK VILLAGE CONDO	27.50	457.40	0.78	\$1,164	\$3,729	\$134,088	\$102,088	0	D04	4607/606	03-02-06-100-051	0	0	1
03-02-06-107-759	835 BROOK VILLAGE DR	9/22/2021	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$101,000	40.40	\$225,583	\$69,623	\$32,000	D04 BROOK VILLAGE CONDO	27.50	457.40	0.78	\$1,164	\$2,531	\$134,088	\$102,088	0	D04	4679/763	03-02-06-100-051	0	0	1
03-02-06-227-703	816 YORK AVE	10/29/2021	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$60,100	29.75	\$156,569	\$67,431	\$22,000	D05 PIONEER VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$22,000	0	D05	4691/788	0	0	1	
03-02-06-227-710	287 CHATHAM AVE	8/13/2021	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$65,200	33.01	\$170,451	\$49,049	\$22,000	D05 PIONEER VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$22,000	0	D05	4661/779	0	0	1	
03-02-06-227-730	296 DANBY CT	7/23/2021	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$60,300	35.47	\$157,032	\$34,968	\$22,000	D05 PIONEER VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$22,000	0	D05	4652/310	0	0	1	
03-02-06-227-735	856 YORK AVE	10/9/2020	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$60,200	37.65	\$165,016	\$16,884	\$22,000	D05 PIONEER VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$22,000	0	D05	4526/380	0	0	1	
03-02-06-227-742	289 WINSTED AVE	8/20/2021	\$188,999	WD	03-ARM'S LENGTH	\$188,999	\$60,400	31.96	\$164,573	\$46,426	\$22,000	D05 PIONEER VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$22,000	0	D05	4663/774	0	0	1	
03-02-06-227-747	298 WINSTED AVE	12/14/2021	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$63,700	33.01	\$174,623	\$40,377	\$22,000	D05 PIONEER VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$22,000	0	D05	4709/938	0	0	1	
03-02-06-227-750	290 WINSTED AVE	5/6/2021	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$70,800	36.88	\$185,787																	

03-02-06-117-724	662 CRESTVIEW ST	10/15/2020	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,000	40.56	\$176,671	\$27,329	\$24,000	D07 SPRING LANE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	D07	4528/681	0	0	1
03-02-06-117-753	561 SPRING LN	3/26/2021	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$68,000	46.90	\$164,528	\$4,472	\$24,000	D07 SPRING LANE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	D07	4597/461	0	0	1
03-02-06-117-758	547 SPRING LN	8/21/2020	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$94,100	41.84	\$229,316	\$19,584	\$24,000	D07 SPRING LANE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	D07	4505/25	0	0	1
03-02-06-151-014	549 JASMINE DR	4/20/2021	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$189,700	35.46	\$530,640	\$57,967	\$53,607	D08 JASMINE DR	112.90	161.70	0.61	\$475	\$514	#N/A	#N/A	53.3	D08	4618/297	0	0	1
03-02-06-151-021	598 JASMINE DR	9/7/2021	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$107,500	32.09	\$297,855	\$79,800	\$42,655	D08 JASMINE DR	89.80	130.70	0.27	\$475	\$889	#N/A	#N/A	90.08	D08	4671/917	0	0	1
03-02-06-151-027	642 JASMINE DR	8/20/2021	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$121,200	33.67	\$338,335	\$63,848	\$42,183	D08 JASMINE DR	88.80	125.10	0.26	\$475	\$719	#N/A	#N/A	90	D08	4663/189	0	0	1
03-02-06-151-016	558 JASMINE DR	11/3/2021	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$185,100	36.65	\$519,565	\$28,434	\$42,999	D08 JASMINE DR	90.50	114.00	0.3	\$475	\$314	#N/A	#N/A	67.9	D08	4698/632	0	0	1
03-02-06-253-023	896 CHELSEA CT	6/25/2021	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$286,000	44.69	\$660,535	\$54,657	\$75,192	D09 CHELSEA CT	298.30	83.60	1	\$252	\$183	#N/A	#N/A	515	D09	4643/311	0	0	1
03-02-06-253-011	966 CHELSEA CT	10/7/2021	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$188,400	35.89	\$433,439	\$142,787	\$51,226	D09 CHELSEA CT	136.60	137.30	0.59	\$375	\$1,045	#N/A	#N/A	82.65	D09	4682/909	0	0	1
03-02-07-207-727	1238 ST ANDREWS DR	3/9/2021	\$289,850	WD	03-ARM'S LENGTH	\$289,850	\$144,900	49.99	\$291,748	\$30,602	\$32,500	D10 ROLLING MEADOWS CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	D10	4590/943	0	0	1
03-02-07-207-738	1268 ST ANDREWS DR	2/28/2022	\$320,000	CD	03-ARM'S LENGTH	\$320,000	\$144,500	45.16	\$304,079	\$48,421	\$32,500	D10 ROLLING MEADOWS CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	D10	4736/89	0	0	1
03-02-07-207-789	1308 ST ANDREWS DR	4/30/2021	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$154,400	44.11	\$325,153	\$57,347	\$32,500	D10 ROLLING MEADOWS CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	D10	4618/335	0	0	1
03-02-07-207-801	1251 PRESTWICK DR	11/30/2020	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$153,900	48.86	\$326,563	\$20,937	\$32,500	D10 ROLLING MEADOWS CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	D10	4548/885	0	0	1
03-02-07-207-721	364 TURNBERRY WAY	11/12/2020	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$166,700	48.32	\$334,269	\$51,231	\$40,500	D10 ROLLING MEADOWS CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	D10	4539/649	0	0	1