

## 2026 Comm Adams Area ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-16-25-400-028	9695 ADAMS	05/15/24	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$764,500	84.94	\$1,529,062	\$601,929	\$298,071	\$702,906	0.424
70-16-36-200-024	719 96TH	05/31/23	\$1,335,000	WD	03-ARM'S LENGTH	\$1,335,000	\$844,100	63.23	\$1,688,246	\$854,510	\$480,490	\$632,097	0.760
70-16-36-232-003	9670 ADAMS	04/25/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$286,000	57.20	\$571,985	\$203,583	\$296,417	\$279,304	1.061
70-16-36-100-015	10240 ADAMS	01/10/24	\$1,525,000	WD	03-ARM'S LENGTH	\$1,525,000	\$873,100	57.25	\$1,697,380	\$395,920	\$1,129,080	\$986,702	1.144
<b>Totals:</b>			<b>\$4,260,000</b>			<b>\$4,260,000</b>	<b>\$2,767,700</b>		<b>\$5,486,673</b>		<b>\$1,905,987</b>	<b>\$1,898,103</b>	
								<b>Sale. Ratio =&gt;</b>	<b>64.97</b>			<b>E.C.F. =&gt;</b>	<b>1.004</b>
								<b>Std. Dev. =&gt;</b>	<b>13.17</b>				

## 2026 Comm Outskirts ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
70-16-23-100-082	10961 CHICAGO	04/12/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$319,200	63.21	\$638,446	\$417,627	\$87,373	\$191,185	0.457		
70-16-05-400-012	4095 128TH	11/21/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$226,000	69.54	\$451,929	\$201,224	\$123,776	\$217,061	0.570		
70-16-23-250-021	10500 CHICAGO	05/18/23	\$1,075,000	LC	03-ARM'S LENGTH	\$1,075,000	\$844,600	78.57	\$1,689,278	\$244,931	\$830,069	\$1,250,517	0.664		
70-16-28-474-004	529 E 16TH	01/05/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$184,900	71.12	\$369,862	\$85,106	\$174,894	\$246,542	0.709		
70-16-19-457-009	381 DOUGLAS	01/08/25	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$362,500	65.91	\$725,009	\$144,513	\$405,487	\$502,594	0.807		
70-16-28-201-014	491 CHICAGO	11/01/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$230,800	61.55	\$461,692	\$150,204	\$224,796	\$269,687	0.834		
70-16-28-328-004	418 E 8TH	12/27/24	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$269,200	64.87	\$538,454	\$29,612	\$385,388	\$440,556	0.875		
70-16-16-376-012	2565 VAN OMMEN	01/07/25	\$1,140,000	PTA	03-ARM'S LENGTH	\$1,140,000	\$633,300	55.55	\$1,266,539	\$300,315	\$839,685	\$836,558	1.004		
70-16-28-298-030	144 COOLIDGE	05/31/23	\$898,000	WD	03-ARM'S LENGTH	\$898,000	\$442,200	49.24	\$971,284	\$136,271	\$761,729	\$722,955	1.054		
70-16-16-377-012	2530 VAN OMMEN	04/26/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$348,300	51.60	\$696,553	\$394,145	\$280,855	\$261,825	1.073		
70-16-21-200-080	12330 JAMES	09/03/24	\$5,250,000	PTA	03-ARM'S LENGTH	\$5,250,000	\$2,709,600	51.61	\$5,419,158	\$1,412,033	\$3,837,967	\$3,469,372	1.106		
70-16-15-300-026	11971 JAMES	08/01/23	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$412,000	41.20	\$1,036,745	\$110,308	\$889,692	\$802,110	1.109		
70-16-21-475-007	533 CHICAGO	08/30/24	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$311,900	50.72	\$623,896	\$353,832	\$261,168	\$233,822	1.117		
70-16-19-381-025	120 ANILINE	05/09/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$76,500	49.35	\$153,024	\$21,098	\$133,902	\$114,222	1.172		
70-16-22-301-001	11972 LAKEWOOD	12/20/24	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$185,400	49.44	\$370,736	\$108,752	\$266,248	\$226,826	1.174		
70-16-20-265-001	76 E LAKEWOOD	08/04/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$101,200	48.19	\$202,376	\$36,590	\$173,410	\$143,538	1.208		
70-16-18-400-098	501 BUTTERNUT	01/15/25	\$645,000	PTA	03-ARM'S LENGTH	\$645,000	\$309,900	48.05	\$619,710	\$145,548	\$499,452	\$410,530	1.217		
70-16-20-264-005	42 E LAKEWOOD	11/08/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$85,400	47.44	\$170,765	\$15,091	\$164,909	\$134,783	1.224		
70-16-16-200-048	12255 FELCH	11/20/23	\$2,250,000	WD	03-ARM'S LENGTH	\$2,250,000	\$1,062,800	47.24	\$2,125,519	\$259,565	\$1,990,435	\$1,615,545	1.232		
70-16-18-101-040	600 RILEY	11/21/24	\$700,000	PTA	03-ARM'S LENGTH	\$700,000	\$331,400	47.34	\$662,781	\$109,061	\$590,939	\$479,411	1.233		
70-16-21-200-003	12200 JAMES	03/07/25	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$260,200	47.31	\$520,440	\$99,800	\$450,200	\$364,190	1.236		
70-16-19-229-014	400 136TH	07/01/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$72,700	46.90	\$145,464	\$18,588	\$136,412	\$109,849	1.242		
70-16-20-265-002	76 E LAKEWOOD	05/04/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$101,200	47.07	\$202,376	\$36,590	\$178,410	\$143,538	1.243		
70-16-20-300-006	127 N RIVER	09/08/23	\$450,000	LC	03-ARM'S LENGTH	\$450,000	\$212,400	47.20	\$424,733	\$95,819	\$354,181	\$284,774	1.244		
70-16-22-114-001	393 GARDEN	04/11/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$137,700	46.68	\$275,356	\$32,869	\$262,131	\$209,945	1.249		
70-16-07-360-013	3298 144TH	02/26/25	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$149,900	46.84	\$299,735	\$59,552	\$260,448	\$207,951	1.252		
70-16-18-101-042	948 BUTTERNUT	10/25/24	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$155,100	46.30	\$310,232	\$48,399	\$286,601	\$226,695	1.264		
70-16-19-381-029	120 ANILINE	08/01/23	\$202,860	WD	03-ARM'S LENGTH	\$202,860	\$91,800	45.25	\$183,650	\$21,098	\$181,762	\$140,738	1.291		
70-16-22-264-001	11555 CROSSINGS	04/26/23	\$205,600	WD	03-ARM'S LENGTH	\$205,600	\$90,000	43.77	\$179,969	\$22,749	\$182,851	\$136,121	1.343		
70-16-28-431-001	235 HOOVER	04/19/24	\$810,478	WD	03-ARM'S LENGTH	\$810,478	\$344,600	42.52	\$689,207	\$113,772	\$696,706	\$498,212	1.398		
70-16-19-399-013	443 DOUGLAS	09/22/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$127,600	39.26	\$255,283	\$35,405	\$289,595	\$190,371	1.521		
70-16-19-280-010	257 W LAKEWOOD	08/15/23	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$55,600	35.41	\$111,287	\$19,732	\$137,268	\$79,268	1.732		
70-16-16-300-038	12782 FELCH	11/22/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$89,400	17.03	\$389,508	\$311,062	\$213,938	\$67,919	3.150		
70-16-19-229-015	400 136TH	07/01/24	\$495,500	WD	03-ARM'S LENGTH	\$495,500	\$50,500	10.19	\$144,106	\$17,230	\$478,270	\$109,849	4.354		
70-16-19-229-013	400 136TH	07/01/24	\$495,500	WD	03-ARM'S LENGTH	\$495,500	\$50,500	10.19	\$144,530	\$19,668	\$475,832	\$108,106	4.402		
70-16-19-229-016	400 136TH	07/01/24	\$495,500	WD	03-ARM'S LENGTH	\$495,500	\$50,500	10.19	\$144,530	\$19,668	\$475,832	\$108,106	4.402		
70-16-18-101-043	650 RILEY	03/28/25	\$1,400,000	PTA	03-ARM'S LENGTH	\$1,400,000	\$68,000	4.86	\$135,907	\$38,741	\$1,361,259	\$84,126	16.181		
<b>Totals:</b>			<b>\$17,631,938</b>			<b>\$17,631,938</b>	<b>\$8,625,500</b>		<b>\$17,550,248</b>		<b>\$13,680,093</b>	<b>\$11,773,509</b>			
								<b>Sale. Ratio =&gt;</b>	<b>48.92</b>					<b>E.C.F. =&gt;</b>	<b>1.162</b>
								<b>Std. Dev. =&gt;</b>	<b>3.06</b>						

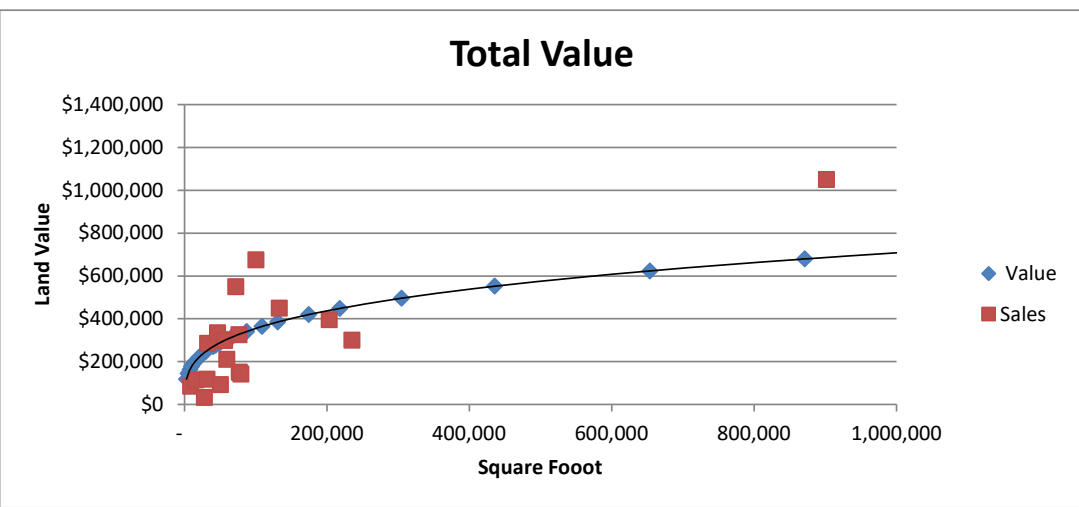
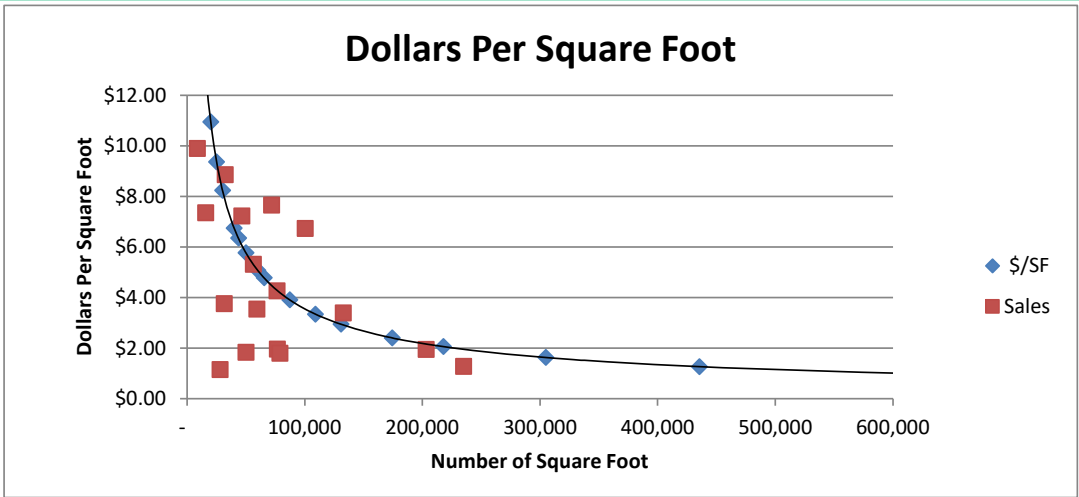
## 2026 Commercial US-31 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
70-16-21-100-047	2288 NORTH PARK	12/18/23	\$1,275,000	CD	03-ARM'S LENGTH	\$1,275,000	\$779,000	61.10	\$1,557,992	\$608,296	\$666,704	\$715,133	0.932	
70-16-21-238-009	12330 JAMES	07/31/24	\$826,045	WD	03-ARM'S LENGTH	\$826,045	\$0	0.00	\$650,755	\$192,051	\$633,994	\$345,410	1.835	
70-16-16-131-001	3176 WEST SHORE	04/20/23	\$2,850,000	WD	03-ARM'S LENGTH	\$2,850,000	\$1,061,000	37.23	\$2,121,947	\$695,795	\$2,154,205	\$1,073,910	2.006	
70-16-16-451-011	12349 JAMES	06/30/23	\$1,525,000	CD	03-ARM'S LENGTH	\$1,525,000	\$382,200	25.06	\$764,333	\$38,489	\$1,486,511	\$546,569	2.720	
<del>70-16-16-451-007</del>	<del>12359 JAMES</del>	<del>08/10/23</del>	<del>\$4,532,500</del>	<del>CD</del>	<del>03-ARM'S LENGTH</del>	<del>\$4,532,500</del>	<del>\$956,000</del>	<del>21.09</del>	<del>\$2,076,631</del>	<del>\$252,718</del>	<del>\$4,279,782</del>	<del>\$1,373,428</del>	<del>3.116</del>	
<del>70-16-16-451-010</del>	<del>12377 JAMES</del>	<del>08/10/23</del>	<del>\$4,532,500</del>	<del>CD</del>	<del>03-ARM'S LENGTH</del>	<del>\$4,532,500</del>	<del>\$956,000</del>	<del>21.09</del>	<del>\$1,659,531</del>	<del>\$253,429</del>	<del>\$4,279,071</del>	<del>\$1,058,812</del>	<del>4.041</del>	
<b>Totals:</b>			<b>\$6,476,045</b>			<b>\$6,476,045</b>	<b>\$2,222,200</b>		<b>\$5,095,027</b>		<b>\$4,941,414</b>	<b>\$2,681,021</b>		
								<b>Sale. Ratio =&gt;</b>	<b>34.31</b>	<b>E.C.F. =&gt;</b>				<b>1.843</b>
								<b>Std. Dev. =&gt;</b>	<b>20.34</b>					

Holland Charter Township

Commercial Outskirts

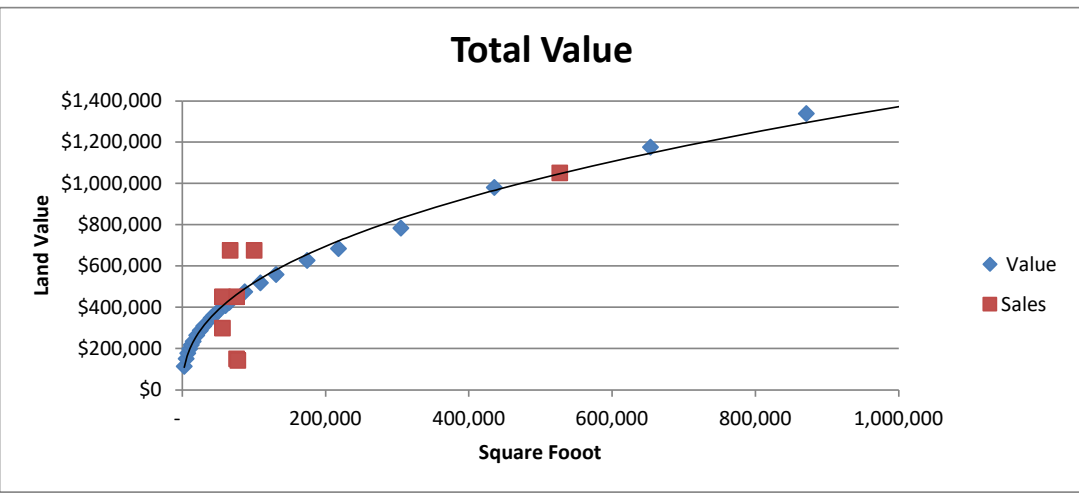
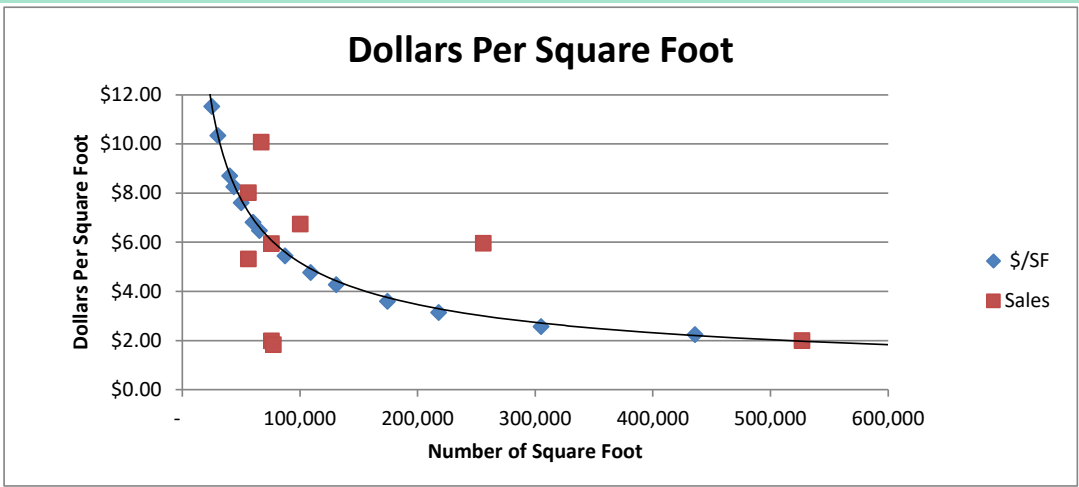
Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$46.96	0.06	\$2,045,450	\$117,393	
5,000	\$28.91	0.11	\$1,259,122	\$144,527	
7,500	\$21.76	0.17	\$947,991	\$163,222	
10,000	\$17.79	0.23	\$775,081	\$177,934	
12,500	\$15.22	0.29	\$662,994	\$190,253	
15,000	\$13.40	0.34	\$583,557	\$200,949	
20,000	\$10.95	0.46	\$477,118	\$219,062	
25,000	\$9.37	0.57	\$408,121	\$234,229	
30,000	\$8.25	0.69	\$359,221	\$247,398	
40,000	\$6.74	0.92	\$293,701	\$269,698	
43,560	\$6.35	1.00	\$276,685	\$276,685	
50,000	\$5.77	1.15	\$251,228	\$288,370	
60,000	\$5.08	1.38	\$221,127	\$304,582	
65,340	\$4.78	1.50	\$208,315	\$312,473	
87,120	\$3.91	2.00	\$170,320	\$340,639	
108,900	\$3.34	2.50	\$145,689	\$364,223	
130,680	\$2.94	3.00	\$128,233	\$384,700	
174,240	\$2.41	4.00	\$104,844	\$419,376	
217,800	\$2.06	5.00	\$89,682	\$448,411	
304,920	\$1.63	7.00	\$70,863	\$496,038	
435,600	\$1.27	10.00	\$55,206	\$552,059	
653,400	\$0.95	15.00	\$41,564	\$623,466	
871,200	\$0.78	20.00	\$33,983	\$679,664	
1,089,000	\$0.67	25.00	\$29,069	\$726,720	
1,306,800	\$0.59	30.00	\$25,586	\$767,577	
1,742,400	\$0.48	40.00	\$20,919	\$836,765	
2,178,000	\$0.41	50.00	\$17,894	\$894,698	
4,356,000	\$0.25	100.00	\$11,015	\$1,101,502	



Holland Charter Township

Commercial Adams

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$45.91	0.06	\$1,999,725	\$114,768	
5,000	\$30.29	0.11	\$1,319,327	\$151,438	
7,500	\$23.75	0.17	\$1,034,422	\$178,103	
10,000	\$19.98	0.23	\$870,431	\$199,823	
12,500	\$17.48	0.29	\$761,357	\$218,479	
15,000	\$15.67	0.34	\$682,464	\$235,008	
20,000	\$13.18	0.46	\$574,270	\$263,669	
25,000	\$11.53	0.57	\$502,308	\$288,285	
30,000	\$10.34	0.69	\$450,258	\$310,095	
40,000	\$8.70	0.92	\$378,877	\$347,913	
43,560	\$8.26	1.00	\$359,983	\$359,983	
50,000	\$7.61	1.15	\$331,400	\$380,395	
60,000	\$6.82	1.38	\$297,060	\$409,173	
65,340	\$6.48	1.50	\$282,245	\$423,368	
87,120	\$5.45	2.00	\$237,500	\$475,000	
108,900	\$4.77	2.50	\$207,739	\$519,347	
130,680	\$4.27	3.00	\$186,213	\$558,638	
174,240	\$3.60	4.00	\$156,692	\$626,766	
217,800	\$3.15	5.00	\$137,056	\$685,282	
304,920	\$2.57	7.00	\$112,001	\$784,009	
435,600	\$2.25	10.00	\$98,001	\$980,009	
653,400	\$1.80	15.00	\$78,412	\$1,176,173	
871,200	\$1.54	20.00	\$66,937	\$1,338,732	
1,089,000	\$1.36	25.00	\$59,206	\$1,480,141	
1,306,800	\$1.23	30.00	\$53,557	\$1,606,700	
1,742,400	\$1.05	40.00	\$45,719	\$1,828,762	
2,178,000	\$0.93	50.00	\$40,439	\$2,021,932	
4,356,000	\$0.63	100.00	\$27,620	\$2,762,041	



Holland Charter Township

Commercial US-31

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$42.35	0.06	\$1,844,756	\$105,874	
5,000	\$29.95	0.11	\$1,304,440	\$149,729	
7,500	\$24.45	0.17	\$1,065,070	\$183,380	
10,000	\$21.17	0.23	\$922,378	\$211,749	
12,500	\$18.94	0.29	\$825,000	\$236,742	
15,000	\$17.29	0.34	\$753,119	\$259,338	
20,000	\$14.97	0.46	\$652,220	\$299,458	
25,000	\$13.39	0.57	\$583,363	\$334,804	
30,000	\$12.23	0.69	\$532,535	\$366,760	
40,000	\$10.59	0.92	\$461,189	\$423,498	
43,560	\$10.15	1.00	\$441,942	\$441,942	
50,000	\$9.47	1.15	\$412,500	\$473,485	
60,000	\$8.64	1.38	\$376,559	\$518,677	
65,340	\$8.28	1.50	\$360,844	\$541,266	
87,120	\$7.17	2.00	\$312,500	\$625,000	
108,900	\$6.42	2.50	\$279,508	\$698,771	
130,680	\$5.86	3.00	\$255,155	\$765,466	
174,240	\$5.07	4.00	\$220,971	\$883,883	
217,800	\$4.54	5.00	\$197,642	\$988,212	
304,920	\$3.83	7.00	\$167,038	\$1,169,268	
435,600	\$2.52	10.00	\$109,779	\$1,097,791	
653,400	\$1.94	15.00	\$84,345	\$1,265,177	
871,200	\$1.61	20.00	\$69,960	\$1,399,201	
1,089,000	\$1.39	25.00	\$60,514	\$1,512,859	
1,306,800	\$1.23	30.00	\$53,752	\$1,612,545	
1,742,400	\$1.02	40.00	\$44,584	\$1,783,366	
2,178,000	\$0.89	50.00	\$38,565	\$1,928,231	
4,356,000	\$0.56	100.00	\$24,576	\$2,457,647	

