

Holland Charter Township

Ashbury Condos & Legends View Condos												
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit	
70-16-06-294-018	13683 LEGENDS VIEW CT	10/04/23	\$385,155	0.000%	\$385,155	\$3,340	\$270,902	1.055	\$96,013	1.00	\$96,013.19	
70-16-06-294-006	13639 LEGENDS VIEW CT	03/14/25	\$370,000	0.000%	\$370,000	\$2,644	\$265,153	1.055	\$87,620	1.00	\$87,619.95	
70-16-06-294-009	13653 LEGENDS VIEW CT	05/17/24	\$381,500	0.000%	\$381,500	\$2,644	\$277,734	1.055	\$85,847	1.00	\$85,846.63	
70-16-06-294-015	13677 LEGENDS VIEW CT	10/12/23	\$370,125	0.000%	\$370,125	\$2,671	\$269,591	1.055	\$83,035	1.00	\$83,035.07	
70-16-07-388-016	3236 WESTBURY CT	10/03/25	\$325,000	0.000%	\$325,000	\$1,003	\$226,315	1.055	\$85,235	1.00	\$85,234.87	
70-16-06-294-025	13680 LEGENDS VIEW CT	05/26/23	\$365,000	0.000%	\$365,000	\$3,340	\$266,039	1.055	\$80,989	1.00	\$80,988.53	
70-16-06-294-024	13682 LEGENDS VIEW CT	09/08/23	\$374,000	0.000%	\$374,000	\$3,340	\$281,431	1.055	\$73,750	1.00	\$73,749.83	
70-16-06-294-030	13634 LEGENDS VIEW CT	07/26/24	\$365,000	0.000%	\$365,000	\$3,271	\$278,227	1.055	\$68,200	1.00	\$68,199.84	
70-16-06-294-027	13648 LEGENDS VIEW CT	10/14/25	\$351,450	0.000%	\$351,450	\$3,271	\$265,544	1.055	\$68,030	1.00	\$68,030.21	
70-16-06-294-023	13684 LEGENDS VIEW CT	06/06/23	\$365,235	0.000%	\$365,235	\$2,121	\$281,930	1.055	\$65,678	1.00	\$65,678.25	
70-16-06-294-026	13678 LEGENDS VIEW CT	08/16/23	\$346,000	0.000%	\$346,000	\$5,288	\$261,485	1.055	\$64,845	1.00	\$64,844.93	
70-16-07-388-016	3236 WESTBURY CT	05/23/23	\$306,000	0.000%	\$306,000	\$1,003	\$226,315	1.055	\$66,235	1.00	\$66,234.87	
70-16-06-294-008	13649 LEGENDS VIEW CT	05/16/25	\$350,000	0.000%	\$350,000	\$3,340	\$268,816	1.055	\$63,059	1.00	\$63,058.82	
70-16-06-294-016	13679 LEGENDS VIEW CT	10/24/23	\$351,040	0.000%	\$351,040	\$3,156	\$270,902	1.055	\$62,082	1.00	\$62,082.19	
70-16-06-294-017	13681 LEGENDS VIEW CT	10/13/23	\$350,000	0.000%	\$350,000	\$3,340	\$270,041	1.055	\$61,767	1.00	\$61,766.61	
70-16-07-388-009	3283 WESTBURY CT	08/16/23	\$315,000	0.000%	\$315,000	\$948	\$241,095	1.055	\$59,696	1.00	\$59,696.38	
70-16-06-294-001	13615 LEGENDS VIEW CT	01/26/24	\$340,000	0.000%	\$340,000	\$3,340	\$272,445	1.055	\$49,230	1.00	\$49,230.36	
70-16-06-294-034	13612 LEGENDS VIEW CT	10/31/24	\$325,000	0.000%	\$325,000	\$3,236	\$271,981	1.055	\$34,824	1.00	\$34,824.24	
70-16-06-294-029	13638 LEGENDS VIEW CT	03/19/24	\$320,000	0.000%	\$320,000	\$3,271	\$279,546	1.055	\$21,808	1.00	\$21,808.27	

Unit of Comparison: **Site Value**

Average Sale Price Per Unit: \$67,031.35
 Standard Deviation: \$12,910.80
 Coefficient of Dispersion : 14%

Land Value Was: 61,200

Indicated Sale Price Per Unit: \$67,000.00

HOLLAND CHARTER TOWNSHIP

Beeline, 128th, Felch

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-16-300-040	2778 BEELINE RD	9/22/2023	395000	0.000%	395000	10185	197612	1.435	\$101,241	1.00	\$101,241.42
70-16-16-300-002	12730 FELCH ST	4/10/2023	390000	0.000%	390000	16418	190245	1.435	\$100,581	1.00	\$100,580.58
70-16-17-400-059	2738 BEELINE RD	3/12/2024	429250	0.000%	429250	28041	220051	1.435	\$85,436	1.00	\$85,435.79
70-16-17-200-063	2885 128TH AVE	11/22/2024	353000	0.000%	353000	7020	190542	1.435	\$72,552	1.00	\$72,551.98
70-16-17-400-077	2766 BEELINE RD	11/30/2023	248500	0.000%	248500	7053	113261	1.435	\$78,917	1.00	\$78,917.14
70-16-16-100-129	2834 BEELINE RD	5/4/2023	201000	0.000%	201000	8580	113473	1.435	\$29,587	1.00	\$29,586.55
70-16-17-400-024	2515 BEELINE RD	12/22/2023	288000	0.000%	288000	21021	212600	1.435	(\$38,102)	1.00	(\$38,102.00)
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$78,052.24
									Standard Deviation:		\$24,082.17
									Coefficient of Dispersion :		22%
<i>Land Value Was:</i> 71,500									Indicated Sale Price Per Unit:		\$78,000.00

Holland Charter Township

Berryfield Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-16-168-039	2967 LOGANBERRY LN	08/18/25	\$345,000	0.000%	\$345,000	\$7,765	\$225,729	1.150	\$77,647	1.00	\$77,646.54
70-16-16-168-013	2992 RASPBERRY LN	03/28/24	\$352,000	0.000%	\$352,000	\$2,697	\$246,235	1.150	\$66,132	1.00	\$66,132.23
70-16-16-168-013	2992 RASPBERRY LN	08/24/23	\$350,000	0.000%	\$350,000	\$2,697	\$246,235	1.150	\$64,132	1.00	\$64,132.23
70-16-16-168-039	2967 LOGANBERRY LN	06/05/24	\$325,000	0.000%	\$325,000	\$7,765	\$225,729	1.150	\$57,647	1.00	\$57,646.54
70-16-16-168-024	12747 YOUNGBERRY LN	09/15/23	\$290,000	0.000%	\$290,000	\$3,499	\$196,068	1.150	\$61,023	1.00	\$61,022.58
70-16-16-168-044	2982 LOGANBERRY LN	03/08/24	\$295,000	0.000%	\$295,000	\$7,990	\$204,813	1.150	\$51,475	1.00	\$51,475.36
70-16-16-168-019	3042 RASPBERRY LN	05/09/24	\$278,000	0.000%	\$278,000	\$8,016	\$191,933	1.150	\$49,261	1.00	\$49,261.36
70-16-16-168-016	2983 RASPBERRY LN	09/08/23	\$289,900	0.000%	\$289,900	\$7,820	\$206,503	1.150	\$44,602	1.00	\$44,601.86
70-16-16-168-011	2980 RASPBERRY LN	04/18/24	\$289,900	0.000%	\$289,900	\$2,697	\$212,732	1.150	\$42,561	1.00	\$42,561.42
70-16-16-168-057	3021 RASPBERRY LN	12/11/23	\$315,000	0.000%	\$315,000	\$8,160	\$236,028	1.150	\$35,408	1.00	\$35,407.58

Unit of Comparison: **Site Value**

Average Sale Price Per Unit: \$54,988.77

Standard Deviation: \$12,064.50

Coefficient of Dispersion : 19%

Land Value Was: 50,400

Indicated Sale Price Per Unit: \$55,000.00

Holland Charter Township

Blue Heron Cove, Point Lake Condos, Summer Grove, Lyn Dore Meadows - Non-Water

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-15-437-009	2753 SANDPIPER LN	11/22/2024	312900	0.000%	312900	6750	158737	1.320	\$96,617	1.00	\$96,617.49
70-16-14-230-012	10478 SUMMER GROVE C	3/6/2025	385000	0.000%	385000	1695	218663	1.320	\$94,670	1.00	\$94,669.74
70-16-23-126-007	2332 VALARIE DR	12/16/2024	329000	0.000%	329000	6621	178284	1.320	\$87,044	1.00	\$87,044.20
70-16-15-437-085	11271 AVOCET CT	11/1/2023	320000	0.000%	320000	6584	174708	1.320	\$82,802	1.00	\$82,801.73
70-16-15-437-016	11227 BLUE HERON PKWY	2/16/2024	320000	0.000%	320000	6004	175171	1.320	\$82,770	1.00	\$82,769.81
70-16-15-437-054	11354 BLUE HERON PKWY	5/12/2023	314000	0.000%	314000	6084	177806	1.320	\$73,212	1.00	\$73,211.69
70-16-14-230-003	10499 SUMMER GROVE C	1/16/2024	341100	0.000%	341100	1320	205846	1.320	\$68,063	1.00	\$68,063.24
70-16-15-261-033	11364 EAST LAKE DR	2/23/2024	290000	0.000%	290000	5916	164855	1.320	\$66,475	1.00	\$66,475.24
70-16-15-261-002	2926 REDBIRD CT	8/8/2023	280000	0.000%	280000	6450	158166	1.320	\$64,770	1.00	\$64,770.36
70-16-15-261-094	11585 NORTH LAKE DR	3/25/2024	325000	0.000%	325000	7310	195156	1.320	\$60,085	1.00	\$60,084.58
70-16-15-437-019	11249 AVOCET CT	6/26/2023	290000	0.000%	290000	6952	171853	1.320	\$56,202	1.00	\$56,202.49
70-16-15-437-023	11282 BLUE HERON PKWY	11/7/2024	315000	0.000%	315000	1871	195395	1.320	\$55,208	1.00	\$55,207.77
70-16-15-261-003	2922 REDBIRD CT	6/16/2023	284500	0.000%	284500	6536	169877	1.320	\$53,727	1.00	\$53,726.81
70-16-15-261-130	11446 SOUTH LAKE DR	9/20/2024	445000	0.000%	445000	7990	291242	1.320	\$52,571	1.00	\$52,570.93
70-16-23-126-001	2378 VALARIE DR	10/23/2024	285000	0.000%	285000	6653	173961	1.320	\$48,718	1.00	\$48,718.36
70-16-15-261-014	2917 THISTLE CT	9/9/2024	265000	0.000%	265000	5916	164251	1.320	\$42,273	1.00	\$42,272.91
70-16-15-261-049	11427 NORTH LAKE DR	12/8/2023	270000	0.000%	270000	6952	169863	1.320	\$38,828	1.00	\$38,828.30
70-16-23-126-011	2302 VALARIE DR	12/23/2024	290000	0.000%	290000	1304	192636	1.320	\$34,417	1.00	\$34,416.79
70-16-15-261-027	11347 VILLAGE GREEN DR	4/8/2024	280000	0.000%	280000	835	186113	1.320	\$33,495	1.00	\$33,495.30
70-16-15-261-120	11494 SOUTH LAKE DR	9/6/2024	413000	0.000%	413000	7332	298712	1.320	\$11,368	1.00	\$11,368.28
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$62,734.09
									Standard Deviation:		\$18,992.42
									Coefficient of Dispersion :		27%
<i>Land Value Was:</i>	58,300								Indicated Sale Price Per Unit:		\$62,700.00

Holland Charter Township

Country Meadows, Greystone Estates											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-14-400-037	10683 JAMES ST	3/12/2025	345000	0.000%	345000	4778	172853	1.250	\$124,156	1.00	\$124,155.69
70-16-14-469-005	2461 MEADOW DR	2/24/2025	515000	0.000%	515000	8221	319090	1.250	\$107,916	1.00	\$107,915.95
70-16-14-470-012	2448 MEADOW DR	2/27/2024	354000	0.000%	354000	5265	202409	1.250	\$95,724	1.00	\$95,724.12
70-16-14-438-035	2532 MARBLE CT	11/20/2024	600000	0.000%	600000	11138	405905	1.250	\$81,480	1.00	\$81,480.48
70-16-14-438-025	2561 MARBLE CT	10/20/2023	435000	0.000%	435000	11743	311914	1.250	\$33,365	1.00	\$33,364.62
70-16-14-420-013	2598 MEADOW DR	3/15/2024	408000	0.000%	408000	5688	310990	1.250	\$13,574	1.00	\$13,573.95
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$79,621.29
									Standard Deviation:		\$28,297.64
									Coefficient of Dispersion :		26%
<i>Land Value Was:</i> 71,000									Indicated Sale Price Per Unit:		\$79,600.00

Holland Charter Township

Crystal Valley Estates

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-10-473-003	3263 CLEAR VIEW DR	5/2/2023	328000	0.000%	328000	3949	160082	1.395	\$100,737	1.00	\$100,737.00
70-16-10-467-008	3281 CLEAR VIEW DR	11/27/2024	335000	0.000%	335000	8282	162610	1.395	\$99,877	1.00	\$99,877.12
70-16-10-453-006	3284 CRYSTAL VALLEY CT	2/14/2025	345000	0.000%	345000	5569	173222	1.395	\$97,786	1.00	\$97,786.11
70-16-10-453-008	3264 CRYSTAL VALLEY CT	5/31/2024	400000	0.000%	400000	4860	224394	1.395	\$82,111	1.00	\$82,110.70
70-16-10-461-006	11561 WATERFORD CT	12/13/2024	368000	0.000%	368000	7591	205040	1.395	\$74,378	1.00	\$74,378.03
70-16-10-469-014	3380 CRYSTAL VALLEY CT	2/5/2024	350000	0.000%	350000	5113	194628	1.395	\$73,381	1.00	\$73,381.25
70-16-10-453-003	3312 CRYSTAL VALLEY CT	2/27/2025	330000	0.000%	330000	4810	183369	1.395	\$69,390	1.00	\$69,389.90
70-16-10-463-012	3360 CLEAR VIEW DR	8/9/2024	380000	0.000%	380000	7942	218208	1.395	\$67,658	1.00	\$67,657.80
70-16-10-467-005	3297 CLEAR VIEW DR	6/21/2023	357000	0.000%	357000	5518	225054	1.395	\$37,531	1.00	\$37,531.34
70-16-10-467-007	3287 CLEAR VIEW DR	8/21/2023	250000	0.000%	250000	4961	174308	1.395	\$1,879	1.00	\$1,878.88
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$78,094.36
									Standard Deviation:		\$19,023.80
									Coefficient of Dispersion :		20%
<i>Land Value Was:</i>	<i>71,200</i>								Indicated Sale Price Per Unit:		\$78,000.00

Holland Charter Township

Crystal Waters Condo Non Water											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-16-225-037	3153 E CRYSTAL WATERS DR #5	08/09/24	\$233,500	0.000%	\$233,500	\$4,350	\$141,695	1.090	\$74,702	1.00	\$74,701.99
70-16-16-225-124	3042 W CRYSTAL WATERS DR #4	04/25/25	\$229,900	0.000%	\$229,900	\$4,698	\$151,390	1.090	\$60,187	1.00	\$60,186.97
70-16-16-225-004	3138 W CRYSTAL WATERS DR #4	10/11/23	\$219,500	0.000%	\$219,500	\$4,408	\$142,042	1.090	\$60,266	1.00	\$60,265.96
70-16-16-225-161	3122 W CRYSTAL WATERS DR #1	07/14/23	\$220,000	0.000%	\$220,000	\$4,466	\$143,898	1.090	\$58,686	1.00	\$58,685.64
70-16-16-225-025	3169 E CRYSTAL WATERS DR #1	09/29/23	\$215,000	0.000%	\$215,000	\$4,350	\$140,175	1.090	\$57,859	1.00	\$57,859.03
70-16-16-225-141	3074 W CRYSTAL WATERS DR #5	04/08/24	\$215,000	0.000%	\$215,000	\$4,582	\$147,357	1.090	\$49,799	1.00	\$49,799.21
70-16-16-225-016	3154 W CRYSTAL WATERS DR #8	04/17/23	\$211,000	0.000%	\$211,000	\$4,350	\$143,582	1.090	\$50,145	1.00	\$50,145.40
70-16-16-225-077	3073 E CRYSTAL WATERS DR #5	07/01/24	\$215,000	0.000%	\$215,000	\$4,582	\$148,027	1.090	\$49,069	1.00	\$49,068.62
70-16-16-225-032	3169 E CRYSTAL WATERS DR #8	06/05/23	\$207,000	0.000%	\$207,000	\$4,350	\$140,537	1.090	\$49,464	1.00	\$49,464.36
70-16-16-225-164	3122 W CRYSTAL WATERS DR #4	01/23/24	\$210,000	0.000%	\$210,000	\$4,466	\$145,776	1.090	\$46,638	1.00	\$46,637.85
70-16-16-225-104	12233 S CRYSTAL WATERS DR #8	01/22/24	\$205,000	0.000%	\$205,000	\$0	\$149,832	1.090	\$41,683	1.00	\$41,683.14
70-16-16-225-100	12233 S CRYSTAL WATERS DR #4	11/16/23	\$209,000	0.000%	\$209,000	\$4,640	\$151,997	1.090	\$38,683	1.00	\$38,682.95
70-16-16-225-148	3090 W CRYSTAL WATERS DR #4	09/22/23	\$205,000	0.000%	\$205,000	\$4,640	\$149,523	1.090	\$37,380	1.00	\$37,380.03
70-16-16-225-133	3058 W CRYSTAL WATERS DR #5	05/05/23	\$205,000	0.000%	\$205,000	\$4,640	\$151,145	1.090	\$35,612	1.00	\$35,612.32
70-16-16-225-128	3042 W CRYSTAL WATERS DR #8	04/17/24	\$200,000	0.000%	\$200,000	\$4,698	\$153,032	1.090	\$28,497	1.00	\$28,496.75
Unit of Comparison:	Site Value									Average Sale Price Per Unit:	\$49,244.68
										Standard Deviation:	\$11,507.75
										Coefficient of Dispersion :	18%
<i>Land Value Was:</i>	44,500									Indicated Sale Price Per Unit:	\$49,200.00

Holland Charter Township

Crystal Waters Condo Water

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-16-225-027	3169 E CRYSTAL WATERS DR #3	03/12/25	\$237,000	0.000%	\$237,000	\$4,350	\$144,429	1.120	\$70,890	1.00	\$70,889.99
70-16-16-225-154	3106 W CRYSTAL WATERS DR #2	10/24/24	\$240,000	0.000%	\$240,000	\$4,466	\$150,212	1.120	\$67,297	1.00	\$67,296.51
70-16-16-225-071	3089 E CRYSTAL WATERS DR #7	07/03/25	\$239,900	0.000%	\$239,900	\$4,466	\$150,661	1.120	\$66,693	1.00	\$66,693.37
70-16-16-225-067	3089 E CRYSTAL WATERS DR #3	07/25/24	\$235,000	0.000%	\$235,000	\$4,350	\$148,819	1.120	\$63,972	1.00	\$63,972.27
70-16-16-225-019	3170 W CRYSTAL WATERS DR #3	05/09/24	\$232,000	0.000%	\$232,000	\$4,350	\$146,359	1.120	\$63,727	1.00	\$63,727.48
70-16-16-225-022	3170 W CRYSTAL WATERS DR #6	07/08/24	\$233,500	0.000%	\$233,500	\$4,350	\$148,154	1.120	\$63,218	1.00	\$63,217.92
70-16-16-225-027	3169 E CRYSTAL WATERS DR #3	09/25/23	\$227,500	0.000%	\$227,500	\$4,350	\$144,429	1.120	\$61,390	1.00	\$61,389.99
70-16-16-225-090	3041 E CRYSTAL WATERS DR #2	01/23/24	\$232,000	0.000%	\$232,000	\$4,698	\$154,532	1.120	\$54,226	1.00	\$54,226.28
70-16-16-225-114	12265 S CRYSTAL WATERS DR #2	06/23/23	\$229,900	0.000%	\$229,900	\$4,698	\$155,986	1.120	\$50,498	1.00	\$50,498.10
70-16-16-225-051	3121 E CRYSTAL WATERS DR #3	06/07/23	\$220,000	0.000%	\$220,000	\$4,350	\$149,048	1.120	\$48,717	1.00	\$48,716.66

Unit of Comparison: **Site Value** Average Sale Price Per Unit: \$61,062.86

Standard Deviation: \$7,058.55

Coefficient of Dispersion : 9%

Land Value Was: 57,000

Indicated Sale Price Per Unit: **\$61,100.00**

Holland Charter Township

Deerfield/ Autumn Meadow

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-25-165-012	10296 SUMMERWOOD DF	12/05/24	\$389,900	0.000%	\$389,900	\$8,736	\$183,489	1.490	\$107,766	1.00	\$107,765.86
70-16-25-101-012	1506 WOODFIELD DR	08/23/24	\$443,000	0.000%	\$443,000	\$8,366	\$226,248	1.490	\$97,525	1.00	\$97,524.50
70-16-25-154-009	10268 LYNWOOD LN	12/09/24	\$357,000	0.000%	\$357,000	\$6,601	\$168,859	1.490	\$98,800	1.00	\$98,799.63
70-16-25-153-015	10333 LYNWOOD LN	08/26/25	\$350,000	0.000%	\$350,000	\$8,162	\$167,260	1.490	\$92,620	1.00	\$92,620.46
70-16-25-153-023	10249 LYNWOOD LN	10/06/23	\$369,900	0.000%	\$369,900	\$5,581	\$183,746	1.490	\$90,537	1.00	\$90,536.92
70-16-25-154-002	10342 LYNWOOD LN	04/25/25	\$350,000	0.000%	\$350,000	\$5,301	\$169,974	1.490	\$91,438	1.00	\$91,437.51
70-16-25-154-011	10248 LYNWOOD LN	09/12/24	\$359,900	0.000%	\$359,900	\$3,896	\$187,000	1.490	\$77,374	1.00	\$77,374.00
70-16-25-157-004	10231 WINTERWOOD DR	12/19/23	\$360,000	0.000%	\$360,000	\$8,970	\$187,986	1.490	\$70,930	1.00	\$70,930.46
70-16-25-153-022	10259 LYNWOOD LN	07/08/25	\$400,000	0.000%	\$400,000	\$4,799	\$219,603	1.490	\$67,992	1.00	\$67,991.95
70-16-25-165-017	10244 SUMMERWOOD DF	11/22/24	\$355,000	0.000%	\$355,000	\$5,866	\$193,058	1.490	\$61,477	1.00	\$61,477.35
70-16-25-165-011	10308 SUMMERWOOD DF	03/15/23	\$352,000	0.000%	\$352,000	\$5,866	\$202,637	1.490	\$44,204	1.00	\$44,204.40
70-16-25-154-005	10312 LYNWOOD LN	07/07/23	\$355,000	0.000%	\$355,000	\$6,399	\$204,804	1.490	\$43,443	1.00	\$43,443.46
70-16-25-125-018	10276 SENTRY RD	06/30/23	\$357,000	0.000%	\$357,000	\$2,425	\$219,472	1.490	\$27,562	1.00	\$27,562.12
70-16-25-101-006	1451 WOODFIELD LN	11/07/24	\$335,000	0.000%	\$335,000	\$6,259	\$203,420	1.490	\$25,645	1.00	\$25,645.15
70-16-25-112-015	10269 SENTRY RD	12/06/23	\$420,000	0.000%	\$420,000	\$8,550	\$289,884	1.490	(\$20,477)	1.00	(\$20,476.69)
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$71,236.70
									Standard Deviation:		\$26,262.11
									Coefficient of Dispersion :		30%
<i>Land Value Was:</i>	70,400								Indicated Sale Price Per Unit:		\$71,200.00

Holland Charter Township

Dejonge, Eagen, Mannes

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-24-301-023	1796 104TH AVE	06/03/25	\$310,000	0.000%	\$310,000	\$8,518	\$111,999	1.490	\$134,603	1.00	\$134,603.20
70-16-23-448-017	10473 MARY ANN ST	07/03/24	\$284,000	0.000%	\$284,000	\$10,472	\$119,292	1.490	\$95,783	1.00	\$95,783.01
70-16-23-448-025	1893 104TH AVE	05/17/23	\$275,000	0.000%	\$275,000	\$8,412	\$114,775	1.490	\$95,573	1.00	\$95,573.25
70-16-23-447-022	1889 105TH AVE	03/21/25	\$251,000	0.000%	\$251,000	\$8,662	\$103,977	1.490	\$87,413	1.00	\$87,412.85
70-16-23-448-020	10441 MARY ANN ST	05/26/23	\$287,000	0.000%	\$287,000	\$15,846	\$124,670	1.490	\$85,395	1.00	\$85,395.46
70-16-23-450-002	10504 MARY ANN ST	09/15/23	\$284,002	0.000%	\$284,002	\$10,125	\$139,617	1.490	\$65,848	1.00	\$65,847.76
70-16-24-301-012	1928 104TH AVE	10/01/24	\$333,000	0.000%	\$333,000	\$5,967	\$190,852	1.490	\$42,664	1.00	\$42,664.10
70-16-23-447-004	10491 MELVIN ST	10/27/23	\$300,000	0.000%	\$300,000	\$12,314	\$166,446	1.490	\$39,682	1.00	\$39,681.51
70-16-23-447-013	10443 MELVIN ST	07/31/25	\$375,000	0.000%	\$375,000	\$6,079	\$252,537	1.490	(\$7,359)	1.00	(\$7,359.27)
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$73,193.99
									Standard Deviation:		\$22,268.73
									Coefficient of Dispersion :		24%
<i>Land Value Was:</i> 72,800									Indicated Sale Price Per Unit:		\$73,200.00

Holland Charter Township

Deters, Westshore, Sunberry Corners, Red Maple Lane, Pineoak, Ridgemoor, Rustic Pines, Jameswood Estates											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-17-200-073	2950 132ND AVE	03/01/24	\$247,500	0.000%	\$247,500	\$0	\$60,112	1.235	\$173,262	1.00	\$173,262.09
70-16-17-215-004	13120 CARYN WAY	02/20/25	\$345,000	0.000%	\$345,000	\$9,525	\$171,977	1.235	\$123,083	1.00	\$123,083.00
70-16-17-213-006	13126 THISTLEWOOD LN	06/30/23	\$315,000	0.000%	\$315,000	\$9,169	\$157,740	1.235	\$111,022	1.00	\$111,022.45
70-16-17-232-023	12892 CARYN WAY	10/30/24	\$325,000	0.000%	\$325,000	\$11,861	\$166,854	1.235	\$107,074	1.00	\$107,074.43
70-16-17-232-006	12922 THISTLEWOOD LN	07/28/23	\$319,900	0.000%	\$319,900	\$5,643	\$170,699	1.235	\$103,443	1.00	\$103,443.23
70-16-17-213-012	13054 THISTLEWOOD LN	09/15/23	\$295,000	0.000%	\$295,000	\$8,302	\$149,186	1.235	\$102,453	1.00	\$102,452.81
70-16-17-208-014	13078 SOUTHLAND CT	03/19/25	\$380,000	0.000%	\$380,000	\$4,648	\$223,689	1.235	\$99,096	1.00	\$99,095.66
70-16-17-468-010	2436 OAK FOREST DR	02/28/24	\$350,000	0.000%	\$350,000	\$8,662	\$201,297	1.235	\$92,736	1.00	\$92,736.48
70-16-17-205-003	13134 SOUTHLAND CT	04/15/24	\$290,000	0.000%	\$290,000	\$4,573	\$173,641	1.235	\$70,981	1.00	\$70,980.81
70-16-17-437-015	12843 RED MAPLE LN	05/26/23	\$285,000	0.000%	\$285,000	\$7,939	\$168,829	1.235	\$68,558	1.00	\$68,557.53
70-16-17-327-016	13318 JUNIPER CT	12/20/24	\$320,000	0.000%	\$320,000	\$19,059	\$190,689	1.235	\$65,440	1.00	\$65,439.66
70-16-17-229-003	12860 NORTH BELLWOOD	12/26/24	\$259,900	0.000%	\$259,900	\$7,843	\$169,015	1.235	\$43,323	1.00	\$43,323.34
70-16-17-214-014	12983 CARYN WAY	06/05/23	\$271,500	0.000%	\$271,500	\$7,350	\$190,185	1.235	\$29,272	1.00	\$29,271.87
70-16-17-215-004	13120 CARYN WAY	12/09/24	\$250,000	0.000%	\$250,000	\$9,525	\$171,977	1.235	\$28,083	1.00	\$28,083.00
70-16-17-202-004	3166 TRINITY WOODS CT	04/03/24	\$305,000	0.000%	\$305,000	\$3,648	\$229,126	1.235	\$18,381	1.00	\$18,381.47
70-16-17-208-014	13078 SOUTHLAND CT	07/11/24	\$279,003	0.000%	\$279,003	\$4,648	\$223,689	1.235	(\$1,901)	1.00	(\$1,901.34)
Unit of Comparison:	Site Value								Average Sale Price Per Unit:	\$72,297.13	
									Standard Deviation:	\$32,033.24	
									Coefficient of Dispersion :	39%	
<i>Land Value Was:</i>	69,300								Indicated Sale Price Per Unit:	\$72,300.00	

Holland Charter Township

Div, Lkwd, Dglas											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-19-300-072	646 W LAKEWOOD BLVD	12/30/24	\$384,900	0.000%	\$384,900	\$13,800	\$155,054	1.500	\$138,519	1.00	\$138,519.19
70-16-19-300-047	9 N DIVISION AVE	02/25/25	\$271,000	0.000%	\$271,000	\$4,800	\$89,116	1.500	\$132,526	1.00	\$132,526.20
70-16-19-300-013	550 W LAKEWOOD BLVD	10/31/23	\$280,000	0.000%	\$280,000	\$6,061	\$100,909	1.500	\$122,575	1.00	\$122,575.16
70-16-19-115-025	634 HAYES ST	01/03/25	\$317,000	0.000%	\$317,000	\$3,087	\$136,896	1.500	\$108,569	1.00	\$108,568.84
70-16-19-100-036	447 W LAKEWOOD BLVD	09/12/23	\$295,000	0.000%	\$295,000	\$6,893	\$123,100	1.500	\$103,456	1.00	\$103,456.45
70-16-19-101-005	14316 JAMES ST	05/23/25	\$313,500	0.000%	\$313,500	\$5,077	\$142,195	1.500	\$95,131	1.00	\$95,130.76
70-16-19-300-093	168 ANILINE AVE	10/05/23	\$240,000	0.000%	\$240,000	\$0	\$97,537	1.500	\$93,694	1.00	\$93,694.10
70-16-19-101-055	14280 JAMES ST	06/20/25	\$399,900	0.000%	\$399,900	\$5,759	\$201,618	1.500	\$91,714	1.00	\$91,714.42
70-16-19-100-086	461 W LAKEWOOD BLVD	06/04/24	\$360,900	0.000%	\$360,900	\$6,761	\$176,985	1.500	\$88,661	1.00	\$88,661.15
70-16-19-101-052	14288 JAMES ST	06/06/24	\$365,000	0.000%	\$365,000	\$5,814	\$192,798	1.500	\$69,989	1.00	\$69,989.33
70-16-19-101-055	14280 JAMES ST	12/08/23	\$373,000	0.000%	\$373,000	\$5,759	\$201,618	1.500	\$64,814	1.00	\$64,814.42
70-16-19-300-103	15 N DIVISION AVE	07/18/25	\$335,000	0.000%	\$335,000	\$12,856	\$172,772	1.500	\$62,986	1.00	\$62,986.07
70-16-19-163-004	263 N DIVISION AVE	01/17/25	\$365,000	0.000%	\$365,000	\$11,863	\$197,330	1.500	\$57,142	1.00	\$57,142.16
70-16-19-300-035	137 N DIVISION AVE	01/03/25	\$260,000	0.000%	\$260,000	\$2,167	\$137,264	1.500	\$51,937	1.00	\$51,936.70
70-16-19-101-024	683 HAYES ST	05/30/25	\$295,000	0.000%	\$295,000	\$5,670	\$158,618	1.500	\$51,403	1.00	\$51,403.42
70-16-19-300-010	574 W LAKEWOOD BLVD	07/31/23	\$315,000	0.000%	\$315,000	\$6,302	\$175,326	1.500	\$45,709	1.00	\$45,708.70
70-16-19-101-012	588 142ND AVE	06/06/24	\$405,000	0.000%	\$405,000	\$4,811	\$241,634	1.500	\$37,738	1.00	\$37,738.07
70-16-19-163-005	271 N DIVISION AVE	11/17/23	\$362,500	0.000%	\$362,500	\$11,291	\$226,541	1.500	\$11,398	1.00	\$11,397.57
70-16-19-115-013	582 HAYES ST	08/23/24	\$178,000	0.000%	\$178,000	\$4,006	\$126,641	1.500	(\$15,968)	1.00	(\$15,967.99)
70-16-19-101-040	14376 JAMES ST	12/29/23	\$230,000	0.000%	\$230,000	\$4,978	\$163,992	1.500	(\$20,966)	1.00	(\$20,965.81)
70-16-19-101-056	565 HAYES ST	11/15/24	\$425,000	0.000%	\$425,000	\$1,737	\$301,726	1.500	(\$29,326)	1.00	(\$29,326.28)
70-16-19-100-086	461 W LAKEWOOD BLVD	03/08/24	\$220,000	0.000%	\$220,000	\$6,761	\$176,985	1.500	(\$52,239)	1.00	(\$52,238.85)
Unit of Comparison:	Site Value									Average Sale Price Per Unit:	\$73,067.47
										Standard Deviation:	\$22,412.21
										Coefficient of Dispersion :	30%
<i>Land Value Was:</i>	68,200									Indicated Sale Price Per Unit:	\$73,100.00

Holland Charter Township

Dunbrook-Pilgrim Haven

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-16-354-010	2506 BROOKDALE DR	3/17/2025	359000	0.000%	359000	4158	189619	1.390	\$91,272	1.00	\$91,272.07
70-16-16-352-010	2433 BRIARWOOD DR	5/22/2023	270000	0.000%	270000	5366	128303	1.390	\$86,293	1.00	\$86,292.85
70-16-17-480-004	2518 MILES STANDISH DR	11/14/2024	285000	0.000%	285000	12523	142987	1.390	\$73,725	1.00	\$73,724.64
70-16-17-478-006	2497 PLYMOUTH ROCK AV	3/28/2024	209900	0.000%	209900	9098	96731	1.390	\$66,345	1.00	\$66,345.43
70-16-17-480-005	2504 MILES STANDISH DR	12/6/2024	340000	0.000%	340000	18160	202848	1.390	\$39,881	1.00	\$39,881.19
70-16-16-354-010	2506 BROOKDALE DR	10/1/2024	260000	0.000%	260000	4158	189619	1.390	(\$7,728)	1.00	(\$7,727.93)
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$71,503.24
									Standard Deviation:		\$18,116.46
									Coefficient of Dispersion :		20%
<i>Land Value Was:</i>	68,200								Indicated Sale Price Per Unit:		\$71,500.00

Holland Charter Township

Duplexes											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-19-460-004	388 OAK HARBOR CT	05/01/23	\$384,000	0.000%	\$384,000	\$6,835	\$217,998	1.137	\$129,301	1.00	\$129,301.27
70-16-17-176-007	13311 WURTSBORO DR	05/16/25	\$470,500	0.000%	\$470,500	\$7,108	\$304,940	1.137	\$116,675	1.00	\$116,675.15
70-16-19-460-013	383 OAK HARBOR CT	11/13/24	\$410,000	0.000%	\$410,000	\$6,328	\$255,238	1.137	\$113,467	1.00	\$113,466.66
70-16-17-176-010	13275 WURTSBORO DR	10/09/24	\$417,000	0.000%	\$417,000	\$9,525	\$263,554	1.137	\$107,814	1.00	\$107,813.60
70-16-13-295-009	9671 LITTLE CREEK CT	04/09/25	\$458,000	0.000%	\$458,000	\$5,113	\$305,408	1.137	\$105,638	1.00	\$105,637.93
70-16-08-153-007	3772 JILL AVE	05/02/25	\$420,000	0.000%	\$420,000	\$7,992	\$271,806	1.137	\$102,964	1.00	\$102,964.36
70-16-15-361-001	11847 SEVEN PINE DR	08/26/25	\$329,900	0.000%	\$329,900	\$5,467	\$194,619	1.137	\$103,151	1.00	\$103,151.48
70-16-08-153-008	3758 JILL AVE	02/19/25	\$408,000	0.000%	\$408,000	\$5,994	\$268,964	1.137	\$96,194	1.00	\$96,193.90
70-16-13-295-007	9690 LITTLE CREEK CT	06/29/23	\$356,000	0.000%	\$356,000	\$9,366	\$223,381	1.137	\$92,650	1.00	\$92,649.81
70-16-08-153-006	13413 JACK ST	08/09/24	\$410,400	0.000%	\$410,400	\$6,581	\$279,220	1.137	\$86,346	1.00	\$86,346.11
70-16-17-176-001	2919 WURTSBORO LN	01/12/24	\$390,000	0.000%	\$390,000	\$4,265	\$273,494	1.137	\$74,773	1.00	\$74,772.89
70-16-17-176-002	2931 WURTSBORO LN	01/13/25	\$395,000	0.000%	\$395,000	\$9,900	\$277,792	1.137	\$69,250	1.00	\$69,250.25
70-16-15-355-001	11969 SEVEN PINE DR	05/19/23	\$265,000	0.000%	\$265,000	\$4,617	\$196,245	1.137	\$37,252	1.00	\$37,252.20
70-16-15-372-001	11860 SEVEN PINE DR	04/01/25	\$250,000	0.000%	\$250,000	\$5,725	\$198,007	1.137	\$19,141	1.00	\$19,141.13
70-16-19-454-010	9 N ANILINE AVE	10/11/23	\$250,000	0.000%	\$250,000	\$5,215	\$201,290	1.137	\$15,919	1.00	\$15,918.61
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$81,516.72
									Standard Deviation:		\$32,917.80
									Coefficient of Dispersion :		29%
Land Value Was:									Indicated Sale Price Per Unit:		\$81,500.00

78,100

HOLLAND CHARTER TOWNSHIP

Elwood Estates, Bel Air, 136th, Felch

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-17-153-034	807 136TH AVE	1/29/2025	331000	0.000%	331000	4208	113062	1.395	\$169,070	1.00	\$169,070.34
70-16-17-103-021	155 BEL AIR ST	1/14/2025	300000	0.000%	300000	8314	109129	1.395	\$139,451	1.00	\$139,451.34
70-16-17-300-050	715 136TH AVE	2/3/2025	300000	0.000%	300000	11365	110192	1.395	\$134,918	1.00	\$134,917.63
70-16-30-124-012	92 LIBERTY DR	4/3/2024	390000	0.000%	390000	12310	178459	1.395	\$128,740	1.00	\$128,739.56
70-16-17-352-007	187 JAMES ST	6/3/2024	293000	0.000%	293000	13441	109350	1.395	\$127,016	1.00	\$127,015.75
70-16-18-227-010	944 136TH AVE	2/3/2025	281000	0.000%	281000	3193	112729	1.395	\$120,550	1.00	\$120,550.34
70-16-18-231-017	260 ELEMEDA ST	3/24/2025	340000	0.000%	340000	5822	156927	1.395	\$115,264	1.00	\$115,264.46
70-16-17-100-074	168 ELWILL CT	4/22/2024	307000	0.000%	307000	3240	135329	1.395	\$114,976	1.00	\$114,976.35
70-16-17-100-063	104 ELM LN	8/30/2024	285000	0.000%	285000	0	125359	1.395	\$110,124	1.00	\$110,124.06
70-16-18-227-013	285 FRANKLIN ST	8/25/2023	239900	0.000%	239900	1888	92791	1.395	\$108,569	1.00	\$108,568.69
70-16-17-153-016	180 LIBERTY ST	4/24/2023	305000	0.000%	305000	5822	138637	1.395	\$105,779	1.00	\$105,779.21
70-16-17-105-025	137 LIBERTY ST	7/10/2024	290000	0.000%	290000	6750	129298	1.395	\$102,880	1.00	\$102,879.67
70-16-18-275-065	297 FELCH ST	9/17/2024	340000	0.000%	340000	12339	161738	1.395	\$102,037	1.00	\$102,036.66
70-16-17-105-023	151 LIBERTY ST	8/21/2023	300000	0.000%	300000	6750	137569	1.395	\$101,341	1.00	\$101,341.33
70-16-18-277-014	267 MAE ROSE AVE	7/7/2023	315000	0.000%	315000	9337	154425	1.395	\$90,240	1.00	\$90,240.13
70-16-17-153-032	839 WOODSIDE DR	7/25/2024	340000	0.000%	340000	7350	175369	1.395	\$88,010	1.00	\$88,010.33
70-16-17-104-003	190 BEL AIR ST	8/22/2024	289900	0.000%	289900	8580	141702	1.395	\$83,645	1.00	\$83,645.34
70-16-17-101-007	132 RILEY ST	11/22/2024	337500	0.000%	337500	6510	178743	1.395	\$81,643	1.00	\$81,643.25
70-16-18-230-005	918 136TH AVE	3/7/2024	290000	0.000%	290000	7924	145690	1.395	\$78,838	1.00	\$78,838.23
70-16-17-353-002	537 SUNNYJUNE AVE	12/23/2024	355000	0.000%	355000	8977	192688	1.395	\$77,223	1.00	\$77,223.41
70-16-17-100-021	182 ELWILL CT	11/30/2023	224500	0.000%	224500	6864	99589	1.395	\$78,710	1.00	\$78,709.86
70-16-17-101-008	952 WOODSIDE DR	11/9/2023	250000	0.000%	250000	7950	119643	1.395	\$75,148	1.00	\$75,147.76
70-16-18-231-015	844 136TH AVE	6/5/2024	285000	0.000%	285000	9037	147722	1.395	\$69,891	1.00	\$69,890.85
70-16-17-154-002	783 136TH AVE	12/19/2024	218000	0.000%	218000	7901	111098	1.395	\$55,118	1.00	\$55,117.67
70-16-17-102-009	887 WOODSIDE DR	8/31/2023	230000	0.000%	230000	5944	123122	1.395	\$52,301	1.00	\$52,300.85
70-16-18-275-068	287 FELCH ST	4/20/2023	295000	0.000%	295000	14686	164095	1.395	\$51,402	1.00	\$51,401.89
70-16-18-277-019	802 136TH AVE	12/1/2023	265000	0.000%	265000	4799	150120	1.395	\$50,784	1.00	\$50,784.01
70-16-18-400-094	320 FELCH ST	9/9/2024	400000	0.000%	400000	7240	255182	1.395	\$36,781	1.00	\$36,781.37
70-16-17-101-008	952 WOODSIDE DR	4/7/2023	200000	0.000%	200000	7950	119643	1.395	\$25,148	1.00	\$25,147.76
70-16-18-400-084	286 FELCH ST	3/6/2024	350000	0.000%	350000	2683	238608	1.395	\$14,458	1.00	\$14,458.30
70-16-17-351-014	203 ELBERDENE ST	5/1/2023	335000	0.000%	335000	5635	292396	1.395	(\$78,527)	1.00	(\$78,526.85)

Unit of Comparison: **Site Value**

Average Sale Price Per Unit:	\$74,548.67
Standard Deviation:	\$26,756.97
Coefficient of Dispersion :	28%
Indicated Sale Price Per Unit:	\$74,500.00

Land Value Was: 71,500

Holland Charter Township

Evergreen Lane Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-18-331-001	451 EVERGREEN LN	09/27/24	\$227,000	0.000%	\$227,000	\$1,468	\$106,919	1.450	\$70,499	1.00	\$70,499.39
70-16-18-331-006	469 EVERGREEN LN	09/24/24	\$225,000	0.000%	\$225,000	\$5,374	\$103,438	1.450	\$69,641	1.00	\$69,641.22
70-16-18-331-011	462 EVERGREEN LN	10/07/24	\$212,000	0.000%	\$212,000	\$4,350	\$107,628	1.450	\$51,589	1.00	\$51,589.13
70-16-18-331-002	453 EVERGREEN LN	07/16/24	\$225,000	0.000%	\$225,000	\$1,468	\$120,264	1.450	\$49,149	1.00	\$49,149.39
70-16-18-331-016	448 EVERGREEN LN	01/03/25	\$206,000	0.000%	\$206,000	\$6,319	\$114,418	1.450	\$33,774	1.00	\$33,774.48

Unit of Comparison: **Site Value**

Average Sale Price Per Unit: \$54,930.72

Standard Deviation: \$13,791.00

Coefficient of Dispersion : 23%

Land Value Was: 49,000

Indicated Sale Price Per Unit: \$54,900.00

Holland Charter Township

Fairfield Farms											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-13-327-003	2734 REAGAN AVE	2/11/2025	557000	0.000%	557000	6850	345789	1.260	\$114,456	1.00	\$114,456.25
70-16-13-322-002	10250 STRAWBERRY LN	9/27/2024	485000	0.000%	485000	9302	293260	1.260	\$106,190	1.00	\$106,190.40
70-16-13-327-020	10035 STRAWBERRY LN	9/27/2024	482900	0.000%	482900	5079	307877	1.260	\$89,895	1.00	\$89,895.47
70-16-13-327-021	10027 STRAWBERRY LN	3/19/2025	462000	0.000%	462000	5346	290341	1.260	\$90,824	1.00	\$90,824.50
70-16-13-345-005	10050 STRAWBERRY LN	9/16/2024	426103	0.000%	426103	4945	275844	1.260	\$73,594	1.00	\$73,594.13
70-16-13-320-021	10252 DEERFIELD DR	2/20/2024	441000	0.000%	441000	7347	308016	1.260	\$45,553	1.00	\$45,553.27
70-16-13-338-007	10132 STRAWBERRY LN	9/27/2024	474900	0.000%	474900	6014	350775	1.260	\$26,910	1.00	\$26,909.78
Unit of Comparison: Site Value									Average Sale Price Per Unit:	\$74,966.84	
									Standard Deviation:	\$18,312.37	
									Coefficient of Dispersion :	19%	
<i>Land Value Was:</i> 71,000									Indicated Sale Price Per Unit:	\$75,000.00	

Holland Charter Township

Federal Dist N & S											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-28-198-035	163 HIGHLAND AVE	05/24/24	\$240,000	0.000%	\$240,000	\$13,927	\$102,926	1.230	\$99,474	1.00	\$99,473.87
70-16-28-198-036	164 REED AVE	11/12/24	\$251,000	0.000%	\$251,000	\$6,912	\$124,564	1.230	\$90,875	1.00	\$90,874.57
70-16-28-475-001	303 LANE AVE	02/16/24	\$299,500	0.000%	\$299,500	\$12,076	\$168,099	1.230	\$80,663	1.00	\$80,662.54
70-16-28-199-024	153 REED AVE	03/17/25	\$239,000	0.000%	\$239,000	\$8,910	\$115,771	1.230	\$87,691	1.00	\$87,691.20
70-16-28-474-005	364 LANE AVE	10/30/24	\$325,000	0.000%	\$325,000	\$13,565	\$200,618	1.230	\$64,675	1.00	\$64,674.61
70-16-28-252-056	173 WALNUT AVE	04/18/24	\$228,500	0.000%	\$228,500	\$8,486	\$117,050	1.230	\$76,043	1.00	\$76,042.79
70-16-28-199-017	140 WALNUT AVE	11/26/24	\$235,000	0.000%	\$235,000	\$11,057	\$125,610	1.230	\$69,443	1.00	\$69,443.14
70-16-28-475-020	367 LANE AVE	04/04/23	\$200,000	0.000%	\$200,000	\$12,900	\$100,485	1.230	\$63,503	1.00	\$63,503.17
70-16-28-475-021	368 HOOVER BLVD	08/29/24	\$243,500	0.000%	\$243,500	\$8,472	\$158,197	1.230	\$40,446	1.00	\$40,446.02
70-16-28-252-026	143 SPRUCE AVE	09/15/23	\$135,000	0.000%	\$135,000	\$6,996	\$51,210	1.230	\$65,016	1.00	\$65,015.76
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$68,434.90
									Standard Deviation:		\$13,288.84
									Coefficient of Dispersion :		15%
<i>Land Value Was:</i>	68,700								Indicated Sale Price Per Unit:		\$68,400.00

HOLLAND CHARTER TOWNSHIP

Greenly Place & Willow Woods Condos - Non-Water

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-15-151-012	11954 WILLOW WOOD NC	7/19/2024	287900	0.000%	\$287,900	1264	148637	1.250	\$100,839	1.00	\$100,839.44
70-16-15-151-087	2987 WINDY WILLOWS	1/14/2025	307400	0.000%	\$307,400	1284	177938	1.250	\$83,694	1.00	\$83,693.93
70-16-15-151-056	2944 WILLOW TERRACE C	10/31/2024	295000	0.000%	\$295,000	1197	175253	1.250	\$74,737	1.00	\$74,737.22
70-16-15-151-034	2939 WINDSWEPT CT	8/25/2023	225000	0.000%	\$225,000	835	120480	1.250	\$73,565	1.00	\$73,564.79
70-16-15-151-013	11948 WILLOW WOOD NC	6/23/2023	250000	0.000%	\$250,000	1264	141933	1.250	\$71,320	1.00	\$71,320.00
70-16-15-151-048	2933 WILLOW TERRACE C	11/15/2023	295000	0.000%	\$295,000	1557	179904	1.250	\$68,563	1.00	\$68,563.45
70-16-15-151-012	11954 WILLOW WOOD NC	1/16/2024	254000	0.000%	\$254,000	1264	148637	1.250	\$66,939	1.00	\$66,939.44
70-16-15-151-097	11895 WILLOW WOOD NC	9/11/2024	279900	0.000%	\$279,900	3263	170525	1.250	\$63,481	1.00	\$63,481.12
70-16-15-151-054	2936 WILLOW TERRACE C	2/16/2024	229900	0.000%	\$229,900	704	134948	1.250	\$60,511	1.00	\$60,510.79
70-16-15-151-001	11973 WILLOW WOOD NC	5/3/2023	250000	0.000%	\$250,000	1264	152445	1.250	\$58,179	1.00	\$58,179.32
70-16-15-151-045	2945 WILLOW TERRACE C	3/22/2024	285000	0.000%	\$285,000	1216	181491	1.250	\$56,921	1.00	\$56,920.64
70-16-10-301-013	11954 SHADE TREE CT	4/29/2024	215000	0.000%	\$215,000	1867	134163	1.250	\$45,430	1.00	\$45,429.56
70-16-15-151-031	11964 WILLOW WOOD SC	5/1/2023	251000	0.000%	\$251,000	1556	166376	1.250	\$41,474	1.00	\$41,474.37
70-16-15-151-056	2944 WILLOW TERRACE C	7/16/2024	245000	0.000%	\$245,000	1197	175253	1.250	\$24,737	1.00	\$24,737.22
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$61,920.06
									Standard Deviation:		\$10,405.16
									Coefficient of Dispersion :		13%
<i>Land Value Was:</i>	57,300								Indicated Sale Price Per Unit:		\$61,900.00

Holland Charter Township

Hickorywoods Farms

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-10-152-031	11914 MAPLEGROVE DR	12/19/24	\$412,000	0.000%	\$412,000	\$5,591	\$224,404	1.175	\$142,734	1.00	\$142,734.08
70-16-10-131-003	3924 ELDERBERRY DR	03/14/24	\$450,000	0.000%	\$450,000	\$6,410	\$276,362	1.175	\$118,864	1.00	\$118,864.21
70-16-10-138-004	3810 ELDERBERRY DR	02/12/24	\$453,000	0.000%	\$453,000	\$5,774	\$281,720	1.175	\$116,205	1.00	\$116,204.56
70-16-10-138-001	3838 ELDERBERRY DR	04/17/25	\$474,900	0.000%	\$474,900	\$5,212	\$305,601	1.175	\$110,607	1.00	\$110,606.79
70-16-10-128-013	3880 ELM RIDGE DR	08/22/25	\$470,000	0.000%	\$470,000	\$4,906	\$302,679	1.175	\$109,447	1.00	\$109,446.69
70-16-10-130-007	3879 ELDERBERRY DR	04/22/24	\$439,900	0.000%	\$439,900	\$5,774	\$286,468	1.175	\$97,526	1.00	\$97,526.36
70-16-10-152-004	3729 HICKORYROW CT	10/04/24	\$360,000	0.000%	\$360,000	\$5,721	\$216,568	1.175	\$99,812	1.00	\$99,811.67
70-16-10-131-005	3908 ELDERBERRY DR	11/07/24	\$460,000	0.000%	\$460,000	\$6,883	\$320,984	1.175	\$75,960	1.00	\$75,960.43
70-16-10-138-008	3772 ELDERBERRY DR	08/06/24	\$444,500	0.000%	\$444,500	\$4,544	\$309,808	1.175	\$75,931	1.00	\$75,931.16
70-16-10-130-017	3785 ELDERBERRY DR	02/23/24	\$400,000	0.000%	\$400,000	\$5,774	\$265,481	1.175	\$82,286	1.00	\$82,286.01
70-16-10-130-002	3937 ELDERBERRY DR	09/21/23	\$439,900	0.000%	\$439,900	\$6,135	\$310,569	1.175	\$68,847	1.00	\$68,846.65
70-16-10-131-008	11723 BRANCH RUN DR	05/13/24	\$429,900	0.000%	\$429,900	\$4,544	\$303,666	1.175	\$68,548	1.00	\$68,548.01
70-16-10-130-018	3777 ELDERBERRY DR	01/16/24	\$460,000	0.000%	\$460,000	\$6,215	\$333,487	1.175	\$61,938	1.00	\$61,937.85
70-16-10-131-007	3888 ELDERBERRY DR	04/03/24	\$463,400	0.000%	\$463,400	\$5,881	\$337,696	1.175	\$60,726	1.00	\$60,726.20
70-16-10-138-007	3780 ELDERBERRY DR	09/11/23	\$430,000	0.000%	\$430,000	\$6,135	\$304,582	1.175	\$65,981	1.00	\$65,981.30
70-16-10-151-019	11791 HICKORYROW DR	06/14/24	\$365,000	0.000%	\$365,000	\$6,290	\$239,937	1.175	\$76,784	1.00	\$76,783.69
70-16-10-128-003	11740 SHAGBARK DR	03/01/24	\$431,500	0.000%	\$431,500	\$10,437	\$302,689	1.175	\$65,403	1.00	\$65,403.39
70-16-10-131-002	3934 ELDERBERRY DR	06/27/23	\$400,000	0.000%	\$400,000	\$6,410	\$277,821	1.175	\$67,150	1.00	\$67,149.81
70-16-10-130-010	3853 ELDERBERRY DR	10/13/23	\$389,900	0.000%	\$389,900	\$5,774	\$269,198	1.175	\$67,819	1.00	\$67,818.64
70-16-10-174-033	11852 HICKORYROW DR	07/26/24	\$379,900	0.000%	\$379,900	\$6,592	\$265,096	1.175	\$61,820	1.00	\$61,820.42
70-16-10-127-005	3823 ELM RIDGE DR	04/03/23	\$394,900	0.000%	\$394,900	\$6,541	\$285,546	1.175	\$52,842	1.00	\$52,842.27
70-16-10-130-012	3833 ELDERBERRY DR	11/17/23	\$422,300	0.000%	\$422,300	\$7,110	\$312,896	1.175	\$47,537	1.00	\$47,536.80
70-16-10-130-016	3795 ELDERBERRY DR	11/10/23	\$435,000	0.000%	\$435,000	\$7,090	\$328,150	1.175	\$42,334	1.00	\$42,333.97
70-16-10-130-009	3861 ELDERBERRY DR	06/29/23	\$414,900	0.000%	\$414,900	\$6,135	\$311,438	1.175	\$42,825	1.00	\$42,825.17
70-16-10-130-005	3903 ELDERBERRY DR	09/08/23	\$389,902	0.000%	\$389,902	\$6,135	\$299,057	1.175	\$32,375	1.00	\$32,375.47

Unit of Comparison: **Site Value**

Average Sale Price Per Unit: \$76,492.06
 Standard Deviation: \$25,691.12
 Coefficient of Dispersion : 31%

Land Value Was: 72,200

Indicated Sale Price Per Unit: **\$76,500.00**

Holland Charter Township

High Pointe Condos - Non Water

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit	
70-16-24-375-007	1696 HIGH POINTE DR	03/25/25	\$349,000	0.000%	\$349,000	\$6,817	\$209,248	1.270	\$76,438	1.00	\$76,438.26	
70-16-24-375-014	1678 HIGH POINTE DR	01/22/24	\$335,000	0.000%	\$335,000	\$5,894	\$209,213	1.270	\$63,405	1.00	\$63,405.27	
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$69,921.77	
									Standard Deviation:		\$6,516.49	
									Coefficient of Dispersion :		9%	
<i>Land Value Was:</i>		65,400									Indicated Sale Price Per Unit:	\$69,900.00

Holland Charter Township

High Pointe Condos - Water

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-24-375-010	1687 HIGH POINTE DR	06/23/25	\$380,000	0.000%	\$380,000	\$5,662	\$216,393	1.260	\$101,682	1.00	\$101,682.29
70-16-24-375-006	1695 HIGH POINTE DR	12/02/24	\$380,000	0.000%	\$380,000	\$5,791	\$228,593	1.260	\$86,182	1.00	\$86,182.17
70-16-24-375-004	1642 104TH AVE	06/24/24	\$390,000	0.000%	\$390,000	\$8,850	\$243,103	1.260	\$74,840	1.00	\$74,840.06
70-16-24-375-019	1669 HIGH POINTE DR	08/11/23	\$384,500	0.000%	\$384,500	\$5,452	\$236,205	1.260	\$81,429	1.00	\$81,429.23
70-16-24-375-020	1667 HIGH POINTE DR	03/17/23	\$350,000	0.000%	\$350,000	\$5,374	\$227,593	1.260	\$57,859	1.00	\$57,859.17
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$80,398.59
									Standard Deviation:		\$14,327.81
									Coefficient of Dispersion :		14%
<i>Land Value Was:</i> 78,300									Indicated Sale Price Per Unit:		\$80,400.00

HOLLAND CHARTER TOWNSHIP

Holland Charter Township											
Hunters Creek, Regency Lake Site Condos - Non-Water											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-14-250-008	10430 BRIDGEWATER DR	5/13/2024	435000	0.000%	435000	7234	264101	1.185	\$114,806	1.00	\$114,806.13
70-16-14-226-008	3102 CRESTBROOKE DR	4/22/2024	429900	0.000%	429900	6632	275424	1.185	\$96,890	1.00	\$96,890.41
70-16-14-226-004	3152 CRESTBROOKE DR	5/17/2024	415000	0.000%	415000	9476	263281	1.185	\$93,536	1.00	\$93,535.68
70-16-11-473-032	10424 HUNTERS CREEK DR	1/10/2024	443000	0.000%	443000	11668	292658	1.185	\$84,532	1.00	\$84,531.83
70-16-11-296-001	3604 CARIBOU DR	1/31/2025	360000	0.000%	360000	6341	236003	1.185	\$73,996	1.00	\$73,995.85
70-16-11-401-013	3587 ELK CT	3/8/2024	634500	0.000%	634500	6781	464277	1.185	\$77,551	1.00	\$77,550.94
70-16-11-401-013	3587 ELK CT	4/27/2023	610000	0.000%	610000	6781	464277	1.185	\$53,051	1.00	\$53,050.94
70-16-11-279-010	10543 CARIBOU CT	1/3/2025	425000	0.000%	425000	7146	324657	1.185	\$33,136	1.00	\$33,135.90
70-16-11-425-012	3432 ELK DR	11/3/2023	540000	0.000%	540000	28359	439686	1.185	(\$9,387)	1.00	(\$9,386.80)
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$78,437.21
									Standard Deviation:		\$24,097.48
									Coefficient of Dispersion :		23%
<i>Land Value Was:</i>	72,800								Indicated Sale Price Per Unit:		\$78,400.00

HOLLAND CHARTER TOWNSHIP

Holland Charter Township											
Hunters Creek, Regency Lake Site Condos - Water											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-14-206-005	10572 RILEY ST	1/3/2024	390000	0.000%	390000	7492	220145	1.200	\$118,334	1.00	\$118,334.45
70-16-14-206-007	10548 RILEY ST	6/26/2024	385000	0.000%	385000	6938	232677	1.200	\$98,850	1.00	\$98,849.58
70-16-14-206-016	3087 CRESTBROOKE DR	10/1/2024	450000	0.000%	450000	8252	300984	1.200	\$80,567	1.00	\$80,567.16
70-16-14-249-015	3111 104TH AVE	10/9/2024	422500	0.000%	422500	7406	286144	1.200	\$71,722	1.00	\$71,721.50
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$92,368.17
									Standard Deviation:		\$17,901.15
									Coefficient of Dispersion :		18%
<i>Land Value Was:</i> 86,700									Indicated Sale Price Per Unit:		\$92,400.00

Holland Charter Township

Hwrd 2nd, HB Dunton

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-19-300-068	162 ANILINE AVE	05/09/24	\$408,000	0.000%	\$408,000	\$9,620	\$167,678	1.469	\$152,061	1.00	\$152,061.13
70-16-19-300-101	162 ANILINE AVE	05/09/24	\$408,000	0.000%	\$408,000	\$9,620	\$173,193	1.469	\$143,960	1.00	\$143,959.55
70-16-19-405-004	396 SECOND AVE	10/10/23	\$325,000	0.000%	\$325,000	\$8,310	\$134,960	1.469	\$118,434	1.00	\$118,434.29
70-16-19-204-013	383 CHRISTOPHER CT	06/01/23	\$287,500	0.000%	\$287,500	\$14,884	\$111,227	1.469	\$109,224	1.00	\$109,223.97
70-16-19-405-007	380 SECOND AVE	08/31/23	\$305,000	0.000%	\$305,000	\$8,100	\$134,663	1.469	\$99,080	1.00	\$99,079.69
70-16-19-202-009	460 ELM ST	03/17/25	\$224,000	0.000%	\$224,000	\$5,011	\$81,966	1.469	\$98,581	1.00	\$98,580.58
70-16-19-202-041	464 JAMESGATE CT	04/29/24	\$341,000	0.000%	\$341,000	\$9,502	\$161,691	1.469	\$93,974	1.00	\$93,973.74
70-16-19-406-002	133 ANILINE AVE	10/24/23	\$259,900	0.000%	\$259,900	\$10,641	\$107,675	1.469	\$91,084	1.00	\$91,084.45
70-16-19-256-006	253 ANILINE AVE	08/26/24	\$355,000	0.000%	\$355,000	\$4,101	\$179,746	1.469	\$86,852	1.00	\$86,851.92
70-16-19-300-026	216 ANILINE AVE	10/13/23	\$260,000	0.000%	\$260,000	\$11,744	\$109,723	1.469	\$87,073	1.00	\$87,073.40
70-16-19-256-006	253 ANILINE AVE	08/10/23	\$350,000	0.000%	\$350,000	\$4,101	\$179,746	1.469	\$81,852	1.00	\$81,851.92
70-16-19-203-004	396 KIMBER LN	11/14/24	\$340,000	0.000%	\$340,000	\$9,867	\$173,817	1.469	\$74,795	1.00	\$74,795.37
70-16-19-201-001	471 ANILINE AVE	12/22/23	\$265,000	0.000%	\$265,000	\$2,829	\$129,535	1.469	\$71,884	1.00	\$71,884.30
70-16-19-452-002	360 FOURTH AVE	05/03/24	\$285,000	0.000%	\$285,000	\$7,018	\$140,864	1.469	\$71,052	1.00	\$71,052.39
70-16-19-401-008	230 BEECH ST	11/22/23	\$270,000	0.000%	\$270,000	\$11,505	\$127,752	1.469	\$70,827	1.00	\$70,827.29
70-16-19-255-014	341 W LAKEWOOD BLVD	07/02/24	\$250,000	0.000%	\$250,000	\$1,212	\$122,275	1.469	\$69,166	1.00	\$69,165.84
70-16-19-101-057	571 HAYES ST	09/18/23	\$340,000	0.000%	\$340,000	\$5,913	\$180,927	1.469	\$68,305	1.00	\$68,304.71
70-16-19-254-019	414 ARTHUR AVE	03/21/25	\$395,000	0.000%	\$395,000	\$8,732	\$225,682	1.469	\$54,741	1.00	\$54,740.68
70-16-19-407-013	361 FOURTH AVE	04/19/24	\$315,000	0.000%	\$315,000	\$15,903	\$169,650	1.469	\$49,881	1.00	\$49,881.10
70-16-19-451-006	394 FOURTH AVE	05/15/23	\$170,000	0.000%	\$170,000	\$10,914	\$77,797	1.469	\$44,803	1.00	\$44,802.54
70-16-19-202-042	465 JAMESGATE CT	10/23/23	\$300,000	0.000%	\$300,000	\$2,410	\$176,031	1.469	\$39,001	1.00	\$39,000.74
70-16-19-205-040	372 ELM ST	11/08/23	\$315,000	0.000%	\$315,000	\$8,671	\$192,389	1.469	\$23,710	1.00	\$23,709.79
70-16-19-401-017	406 W LAKEWOOD BLVD	10/30/24	\$222,000	0.000%	\$222,000	\$8,289	\$129,814	1.469	\$23,015	1.00	\$23,014.75
70-16-19-101-057	571 HAYES ST	08/08/23	\$292,371	0.000%	\$292,371	\$5,913	\$180,927	1.469	\$20,676	1.00	\$20,675.71
70-16-19-201-008	419 KIMBER LN	06/09/23	\$285,000	0.000%	\$285,000	\$21,734	\$199,858	1.469	(\$30,325)	1.00	(\$30,324.92)
70-16-19-407-013	361 FOURTH AVE	02/23/24	\$220,000	0.000%	\$220,000	\$15,903	\$169,650	1.469	(\$45,119)	1.00	(\$45,118.90)
70-16-19-453-013	391 SIXTH AVE	07/11/23	\$120,000	0.000%	\$120,000	\$3,525	\$132,074	1.469	(\$77,542)	1.00	(\$77,541.84)
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$68,074.99
									Standard Deviation:		\$25,734.08
									Coefficient of Dispersion :		30%
<i>Land Value Was:</i>	63,900								Indicated Sale Price Per Unit:		\$68,100.00

Holland Charter Township

Parcel Number	Street Address	Sale Date	Sale Price	Imperial Estates & Fairview Estates							
				Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-14-399-008	2430 FLORAL DR	2/12/2024	378650	0.000%	378650	4860	158893	1.280	\$170,407	1.00	\$170,407.40
70-16-14-360-021	2605 SPRING CT	11/8/2024	350000	0.000%	350000	4374	154104	1.280	\$148,373	1.00	\$148,373.04
70-16-14-185-027	2935 CREEKVIEW DR	5/23/2024	460000	0.000%	460000	5316	244292	1.280	\$141,862	1.00	\$141,862.28
70-16-14-171-004	11144 CANYON CREEK DR	6/1/2023	420000	0.000%	420000	5062	213267	1.280	\$141,956	1.00	\$141,955.84
70-16-14-362-007	2432 SPRING CT	10/7/2024	353900	0.000%	353900	7776	162112	1.280	\$138,620	1.00	\$138,620.40
70-16-14-300-021	2522 112TH AVE	11/22/2024	300000	0.000%	300000	8400	135897	1.280	\$117,652	1.00	\$117,652.08
70-16-14-171-002	11172 CANYON CREEK DR	6/1/2023	281000	0.000%	281000	10818	119586	1.280	\$117,112	1.00	\$117,112.08
70-16-14-376-006	10991 CAMPANEL DR	7/11/2024	380000	0.000%	380000	4050	206944	1.280	\$111,062	1.00	\$111,061.80
70-16-14-362-019	2542 SPRING CT	5/1/2023	320000	0.000%	320000	4860	162503	1.280	\$107,136	1.00	\$107,136.46
70-16-14-362-027	11141 AUTUMN DR	9/25/2023	318000	0.000%	318000	4999	168119	1.280	\$97,809	1.00	\$97,808.54
70-16-14-330-005	10868 RAJAH DR	4/14/2023	315000	0.000%	315000	4050	169333	1.280	\$94,204	1.00	\$94,203.62
70-16-14-379-002	2544 VALARIE DR	1/25/2024	327500	0.000%	327500	4050	194832	1.280	\$74,065	1.00	\$74,065.40
70-16-14-330-007	10850 RAJAH DR	7/7/2023	398025	0.000%	398025	13838	249344	1.280	\$65,026	1.00	\$65,026.44
70-16-14-330-014	2624 FLORAL DR	11/20/2023	295000	0.000%	295000	4860	182097	1.280	\$57,056	1.00	\$57,055.90
70-16-14-329-013	10859 RAJAH DR	11/30/2023	370000	0.000%	370000	4860	243903	1.280	\$52,944	1.00	\$52,944.10
70-16-14-378-017	2471 VALARIE DR	9/27/2023	350000	0.000%	350000	4961	229708	1.280	\$51,013	1.00	\$51,013.08
70-16-14-330-014	2624 FLORAL DR	10/27/2023	284000	0.000%	284000	4860	182097	1.280	\$46,056	1.00	\$46,055.90
70-16-14-362-032	2662 SPRING CT	4/20/2023	376000	0.000%	376000	5688	269925	1.280	\$24,808	1.00	\$24,807.72
70-16-14-399-008	2430 FLORAL DR	12/6/2023	235000	0.000%	235000	4860	158893	1.280	\$26,757	1.00	\$26,757.40
70-16-14-330-007	10850 RAJAH DR	5/16/2023	350000	0.000%	350000	13838	249344	1.280	\$17,001	1.00	\$17,001.44
70-16-14-350-001	10814 RAJAH DR	5/10/2023	250000	0.000%	250000	4050	195416	1.280	(\$4,183)	1.00	(\$4,182.74)
70-16-14-323-002	11040 CANYON CREEK DR	6/22/2023	203000	0.000%	203000	4050	185402	1.280	(\$38,364)	1.00	(\$38,364.12)
Unit of Comparison:	Site Value									Average Sale Price Per Unit:	\$74,478.61
										Standard Deviation:	\$31,599.71
										Coefficient of Dispersion :	41%
<i>Land Value Was:</i>	68,400									Indicated Sale Price Per Unit:	\$74,500.00

Holland Charter Township

Jack, Greenly, 136th

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-08-301-018	142 GREENLY ST	7/12/2024	383000	0.000%	383000	5137	174230	1.200	\$168,787	1.00	\$168,786.93
70-16-08-152-006	13500 JACK ST	12/16/2024	285000	0.000%	285000	11722	122009	1.200	\$126,867	1.00	\$126,867.20
70-16-08-222-023	1145 136TH AVE	8/5/2024	230000	0.000%	230000	3496	100857	1.200	\$105,475	1.00	\$105,475.43
70-16-08-163-012	1241 JAYBERRY DR	5/16/2024	415000	0.000%	415000	5867	260785	1.200	\$96,191	1.00	\$96,191.13
70-16-08-163-005	1226 JAYBERRY DR	4/30/2024	349900	0.000%	349900	5774	209113	1.200	\$93,190	1.00	\$93,190.46
70-16-07-288-065	13667 SIGNATURE DR	6/16/2023	304900	0.000%	304900	3127	187613	1.200	\$76,637	1.00	\$76,637.46
70-16-07-288-064	13669 SIGNATURE DR	6/14/2023	304900	0.000%	304900	3849	187613	1.200	\$75,915	1.00	\$75,915.46
70-16-07-288-072	13641 SIGNATURE DR	4/8/2024	299900	0.000%	299900	6417	183862	1.200	\$72,848	1.00	\$72,848.45
70-16-07-288-069	13655 SIGNATURE DR	1/8/2024	299900	0.000%	299900	3127	188729	1.200	\$70,298	1.00	\$70,297.92
70-16-07-288-075	13635 SIGNATURE DR	8/7/2023	297000	0.000%	297000	6417	183879	1.200	\$69,929	1.00	\$69,928.52
70-16-07-288-004	13624 SIGNATURE DR	12/19/2024	290000	0.000%	290000	6417	183862	1.200	\$62,948	1.00	\$62,948.45
70-16-07-288-005	13626 SIGNATURE DR	5/18/2023	289900	0.000%	289900	6417	183862	1.200	\$62,848	1.00	\$62,848.45
70-16-07-288-006	13628 SIGNATURE DR	4/19/2023	289900	0.000%	289900	6417	183862	1.200	\$62,848	1.00	\$62,848.45
70-16-07-288-074	13637 SIGNATURE DR	5/1/2023	289900	0.000%	289900	6417	183879	1.200	\$62,829	1.00	\$62,828.52
70-16-07-288-071	13647 SIGNATURE DR	10/29/2024	315000	0.000%	315000	2673	213921	1.200	\$55,622	1.00	\$55,621.69
70-16-07-288-070	13649 SIGNATURE DR	10/29/2024	315000	0.000%	315000	2673	213921	1.200	\$55,622	1.00	\$55,621.69
70-16-07-288-002	13614 SIGNATURE DR	6/16/2023	279900	0.000%	279900	3127	187112	1.200	\$52,238	1.00	\$52,238.45
70-16-08-163-015	1223 JAYBERRY DR	1/19/2024	340000	0.000%	340000	5715	236499	1.200	\$50,486	1.00	\$50,485.99
70-16-07-288-008	13638 SIGNATURE DR	10/11/2024	309900	0.000%	309900	3074	213921	1.200	\$50,121	1.00	\$50,120.69
70-16-08-300-012	1039 136TH AVE	9/1/2023	200000	0.000%	200000	17801	110699	1.200	\$49,360	1.00	\$49,359.80
70-16-07-288-009	13640 SIGNATURE DR	9/9/2024	299900	0.000%	299900	3074	213921	1.200	\$40,121	1.00	\$40,120.69
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$60,666.92
									Standard Deviation:		\$10,370.38
									Coefficient of Dispersion :		14%
<i>Land Value Was:</i>	62,100								Indicated Sale Price Per Unit:		\$60,700.00

HOLLAND CHARTER TOWNSHIP

JC Duntun, Sec 20 & Timberwood Estates											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-20-126-042	411 136TH AVE	10/17/2024	215000	0.000%	\$215,000	3712	93094	1.190	\$100,506	1.00	\$100,505.94
70-16-20-179-031	119 W LAKEWOOD BLVD	6/16/2023	246000	0.000%	\$246,000	12725	111953	1.190	\$100,051	1.00	\$100,050.53
70-16-20-178-057	273 ROSE AVE	3/28/2024	220000	0.000%	\$220,000	12281	90408	1.190	\$100,133	1.00	\$100,133.08
70-16-20-179-007	130 VANDER VEEN AVE	1/3/2024	260000	0.000%	\$260,000	10219	130757	1.190	\$94,181	1.00	\$94,180.57
70-16-20-179-040	75 W LAKEWOOD BLVD	3/1/2024	212000	0.000%	\$212,000	4300	99799	1.190	\$88,939	1.00	\$88,938.99
70-16-20-179-045	43 W LAKEWOOD BLVD	9/17/2024	250000	0.000%	\$250,000	13841	132357	1.190	\$78,655	1.00	\$78,654.56
70-16-20-178-074	96 DUNTON AVE	10/4/2024	390000	0.000%	\$390,000	4277	261749	1.190	\$74,241	1.00	\$74,241.49
70-16-20-178-052	37 VANDER VEEN AVE	11/17/2023	270000	0.000%	\$270,000	14032	158135	1.190	\$67,787	1.00	\$67,787.35
70-16-20-177-047	128 MANLEY AVE	5/31/2023	235000	0.000%	\$235,000	11970	134188	1.190	\$63,346	1.00	\$63,345.89
70-16-20-177-050	68 MANLEY AVE	5/8/2023	167500	0.000%	\$167,500	6739	83959	1.190	\$60,850	1.00	\$60,849.79
70-16-20-178-033	149 VANDER VEEN AVE	5/15/2023	230000	0.000%	\$230,000	7346	136992	1.190	\$59,634	1.00	\$59,633.91
70-16-20-177-023	123 DUNTON AVE	9/22/2023	200000	0.000%	\$200,000	8687	121377	1.190	\$46,875	1.00	\$46,874.77
70-16-20-178-044	93 VANDER VEEN AVE	2/23/2024	229900	0.000%	\$229,900	7956	149984	1.190	\$43,463	1.00	\$43,462.84
70-16-20-133-004	371 TIMBERTRAIL DR	12/16/2024	326500	0.000%	\$326,500	9824	231884	1.190	\$40,734	1.00	\$40,733.91
70-16-20-179-055	50 VANDER VEEN AVE	6/12/2024	236000	0.000%	\$236,000	23506	167561	1.190	\$13,097	1.00	\$13,096.61
70-16-20-178-030	163 VANDER VEEN AVE	12/6/2024	146230	0.000%	\$146,230	5853	109993	1.190	\$9,485	1.00	\$9,484.93
70-16-20-100-011	20 JAMES ST	6/30/2023	665000	0.000%	\$665,000	49049	601251	1.190	(\$99,537)	1.00	(\$99,537.47)
Unit of Comparison:	Site Value									Average Sale Price Per Unit:	\$65,336.73
										Standard Deviation:	\$16,876.36
										Coefficient of Dispersion :	22%
Land Value Was:	61,200									Indicated Sale Price Per Unit:	\$65,300.00

HOLLAND CHARTER TOWNSHIP

Kingwood, Maywood Park

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-18-204-011	361 EVERGREEN DR	1/24/2025	375000	0.000%	375000	5080	179531	1.440	\$111,395	1.00	\$111,395.27
70-16-18-253-005	376 MAYFLOWER ST	10/10/2023	310500	0.000%	310500	10482	133005	1.440	\$108,490	1.00	\$108,490.37
70-16-18-204-002	396 KINGWOOD DR	8/30/2024	345000	0.000%	345000	10603	167367	1.440	\$93,389	1.00	\$93,388.99
70-16-18-202-004	922 NORTH KINGWOOD C	9/30/2024	408000	0.000%	408000	9325	213344	1.440	\$91,460	1.00	\$91,459.73
70-16-18-202-024	383 WATERCREST CT	10/18/2024	350500	0.000%	350500	10604	172107	1.440	\$92,062	1.00	\$92,062.19
70-16-18-204-014	337 EVERGREEN DR	7/25/2023	355000	0.000%	355000	13112	181566	1.440	\$80,433	1.00	\$80,433.09
70-16-18-251-010	385 WEST MAE ROSE AVE	5/24/2024	257000	0.000%	257000	9786	122030	1.440	\$71,490	1.00	\$71,490.36
70-16-18-202-005	916 NORTH KINGWOOD C	6/14/2023	325000	0.000%	325000	9005	175290	1.440	\$63,577	1.00	\$63,577.17
70-16-18-204-010	371 EVERGREEN DR	8/2/2024	295000	0.000%	295000	1838	162512	1.440	\$59,145	1.00	\$59,144.54
70-16-18-204-015	376 KINGWOOD DR	2/12/2025	405000	0.000%	405000	6662	247755	1.440	\$41,570	1.00	\$41,570.37
70-16-18-252-002	396 WEST MAE ROSE AVE	12/1/2023	248200	0.000%	248200	8977	145710	1.440	\$29,401	1.00	\$29,400.82
70-16-18-204-002	396 KINGWOOD DR	5/24/2024	180000	0.000%	180000	10603	167367	1.440	(\$71,611)	1.00	(\$71,611.01)
70-16-18-204-015	376 KINGWOOD DR	10/27/2023	180000	0.000%	180000	6662	247755	1.440	(\$183,430)	1.00	(\$183,429.63)
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$74,140.81
									Standard Deviation:		\$17,448.29
									Coefficient of Dispersion :		20%
<i>Land Value Was:</i>	68,500								Indicated Sale Price Per Unit:		\$74,100.00

Holland Charter Township

Knollwood											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-35-491-015	10501 SUNBRANCH DR	1/10/2025	460250	0.000%	460250	10743	294975	1.050	\$139,783	1.00	\$139,783.25
70-16-35-495-005	10558 KNOLLGATE DR	7/14/2023	428600	0.000%	428600	8038	285310	1.050	\$120,987	1.00	\$120,986.89
70-16-35-498-003	30 KNOLLWOOD PKWY	10/7/2024	390000	0.000%	390000	11664	252733	1.050	\$112,967	1.00	\$112,966.68
70-16-35-494-001	10561 KNOLLGATE DR	1/19/2024	373000	0.000%	373000	6723	257092	1.050	\$96,330	1.00	\$96,330.07
70-16-35-492-009	122 BRYNWOOD AVE	4/30/2024	384900	0.000%	384900	2673	281378	1.050	\$86,780	1.00	\$86,780.23
70-16-35-494-011	10562 SUGAR HILL DR	6/7/2024	384900	0.000%	384900	2138	284564	1.050	\$83,969	1.00	\$83,969.34
70-16-35-492-008	130 BRYNWOOD AVE	5/24/2024	384900	0.000%	384900	2138	284564	1.050	\$83,969	1.00	\$83,969.34
70-16-35-493-007	10472 SUNBRANCH DR	3/12/2025	400000	0.000%	400000	7853	294536	1.050	\$82,885	1.00	\$82,884.66
70-16-35-492-016	121 WOODGATE PASS	3/13/2024	379900	0.000%	379900	2673	280448	1.050	\$82,757	1.00	\$82,756.53
70-16-35-492-018	105 WOODGATE PASS	6/7/2024	379900	0.000%	379900	2406	282912	1.050	\$80,437	1.00	\$80,436.89
70-16-35-494-013	10546 SUGAR HILL DR	10/28/2024	379900	0.000%	379900	2406	283198	1.050	\$80,136	1.00	\$80,136.03
70-16-35-494-015	10532 SUGAR HILL DR	1/22/2025	389900	0.000%	389900	3443	291982	1.050	\$79,876	1.00	\$79,876.20
70-16-35-492-017	113 WOODGATE PASS	2/29/2024	394900	0.000%	394900	2138	298205	1.050	\$79,647	1.00	\$79,646.95
70-16-35-491-009	10563 SUNBRANCH DR	5/9/2023	429900	0.000%	429900	5132	328774	1.050	\$79,555	1.00	\$79,555.27
70-16-35-494-014	10538 SUGAR HILL DR	8/26/2024	399900	0.000%	399900	2138	307746	1.050	\$74,629	1.00	\$74,628.54
70-16-35-492-013	143 WOODGATE PASS	1/16/2024	369900	0.000%	369900	2673	279705	1.050	\$73,537	1.00	\$73,536.95
70-16-35-491-011	10545 SUNBRANCH DR	3/30/2023	368900	0.000%	368900	5112	277660	1.050	\$72,245	1.00	\$72,245.39
70-16-35-491-002	10581 SUGAR HILL DR	4/27/2023	380000	0.000%	380000	3528	290598	1.050	\$71,344	1.00	\$71,344.03
70-16-35-492-007	138 BRYNWOOD AVE	9/29/2023	369900	0.000%	369900	2673	282087	1.050	\$71,036	1.00	\$71,036.14
70-16-35-491-010	10555 SUNBRANCH DR	6/28/2023	364900	0.000%	364900	5132	275785	1.050	\$70,194	1.00	\$70,194.14
70-16-35-498-002	22 KNOLLWOOD PKWY	5/31/2023	430000	0.000%	430000	13405	330405	1.050	\$69,670	1.00	\$69,669.95
70-16-35-492-011	106 BRYNWOOD AVE	3/14/2024	370000	0.000%	370000	2673	284564	1.050	\$68,534	1.00	\$68,534.34
70-16-35-492-002	10554 SUNBRANCH DR	3/22/2023	364900	0.000%	364900	3528	279050	1.050	\$68,370	1.00	\$68,369.50
70-16-35-491-006	157 BRYNWOOD AVE	10/13/2023	369900	0.000%	369900	5132	282546	1.050	\$68,095	1.00	\$68,094.54
70-16-35-491-004	135 BRYNWOOD AVE	9/18/2023	369250	0.000%	369250	5681	282106	1.050	\$67,358	1.00	\$67,357.93
70-16-35-492-006	144 BRYNWOOD AVE	12/9/2024	385000	0.000%	385000	2673	300362	1.050	\$66,947	1.00	\$66,947.39
70-16-35-492-006	144 BRYNWOOD AVE	10/18/2023	384900	0.000%	384900	2673	300362	1.050	\$66,847	1.00	\$66,847.39
70-16-35-492-004	10536 SUNBRANCH DR	11/17/2023	369900	0.000%	369900	3208	285594	1.050	\$66,818	1.00	\$66,818.07
70-16-35-492-012	151 WOODGATE PASS	7/11/2023	384900	0.000%	384900	2673	300439	1.050	\$66,766	1.00	\$66,765.59
70-16-35-492-003	10546 SUNBRANCH DR	7/26/2023	363900	0.000%	363900	2673	281203	1.050	\$65,964	1.00	\$65,963.98
70-16-35-492-015	129 WOODGATE PASS	3/7/2024	364900	0.000%	364900	2138	284564	1.050	\$63,969	1.00	\$63,969.34
70-16-35-492-010	114 BRYNWOOD AVE	9/10/2024	389900	0.000%	389900	2092	310483	1.050	\$61,801	1.00	\$61,801.18
70-16-35-491-027	102 WILLOWGATE DR	5/25/2023	385000	0.000%	385000	11281	297480	1.050	\$61,365	1.00	\$61,365.20
70-16-35-492-001	10560 SUNBRANCH DR	5/8/2023	384900	0.000%	384900	2673	306133	1.050	\$60,788	1.00	\$60,787.68
70-16-35-492-014	137 WOODGATE PASS	3/7/2024	384900	0.000%	384900	2673	310629	1.050	\$56,067	1.00	\$56,066.71
70-16-35-492-005	152 BRYNWOOD AVE	9/15/2023	354900	0.000%	354900	2673	283356	1.050	\$54,703	1.00	\$54,703.43
70-16-35-491-001	10593 SUGAR HILL DR	8/14/2023	364900	0.000%	364900	5681	291812	1.050	\$52,817	1.00	\$52,816.89
70-16-35-491-007	169 BRYNWOOD AVE	10/13/2023	399900	0.000%	399900	5132	333982	1.050	\$44,087	1.00	\$44,087.20
70-16-35-491-005	147 BRYNWOOD AVE	6/30/2023	381805	0.000%	381805	5132	324869	1.050	\$35,560	1.00	\$35,560.32
70-16-35-494-008	67 KNOLLWOOD PKWY	5/24/2023	370000	0.000%	370000	6885	327140	1.050	\$19,618	1.00	\$19,617.61
70-16-35-491-003	125 BRYNWOOD AVE	8/9/2023	394900	0.000%	394900	5285	358648	1.050	\$13,035	1.00	\$13,034.53
70-16-35-492-001	10560 SUNBRANCH DR	4/4/2023	284925	0.000%	284925	2673	306133	1.050	(\$39,187)	1.00	(\$39,187.32)
Unit of Comparison:	Site Value									Average Sale Price Per Unit:	\$71,274.20
										Standard Deviation:	\$22,184.01
										Coefficient of Dispersion :	21%
Land Value Was:										Indicated Sale Price Per Unit:	\$71,300.00
65,400											

HOLLAND CHARTER TOWNSHIP

Lakewood Condos - Non-Water

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-19-180-074	560 CHERRY LN	7/18/2024	225400	0.000%	225400	0	97862	1.470	\$81,543	1.00	\$81,542.76
70-16-19-180-082	528 CHERRY LN	12/8/2023	214000	0.000%	214000	0	90832	1.470	\$80,477	1.00	\$80,476.83
70-16-19-180-100	458 CHERRY LN	8/1/2023	270000	0.000%	270000	0	131550	1.470	\$76,621	1.00	\$76,621.18
70-16-19-180-096	472 CHERRY LN	8/29/2023	220000	0.000%	220000	0	97946	1.470	\$76,019	1.00	\$76,019.35
70-16-19-207-004	321 NESTLEWOOD DR	9/27/2024	220000	0.000%	220000	390	101432	1.470	\$70,505	1.00	\$70,505.28
70-16-19-180-028	473 OAK LN	12/30/2024	221000	0.000%	221000	0	106919	1.470	\$63,829	1.00	\$63,829.01
70-16-19-207-011	343 NESTLEWOOD DR	3/7/2025	220000	0.000%	220000	390	106912	1.470	\$62,449	1.00	\$62,448.92
70-16-19-207-008	333 NESTLEWOOD DR	5/20/2024	218000	0.000%	218000	390	108259	1.470	\$58,469	1.00	\$58,468.73
70-16-19-207-010	341 NESTLEWOOD DR	4/16/2024	210000	0.000%	210000	390	106229	1.470	\$53,454	1.00	\$53,453.91
70-16-19-207-002	317 NESTLEWOOD DR	9/15/2023	192500	0.000%	192500	390	101474	1.470	\$42,944	1.00	\$42,943.56
70-16-19-207-004	321 NESTLEWOOD DR	6/13/2023	192000	0.000%	192000	390	101432	1.470	\$42,505	1.00	\$42,505.28
70-16-19-207-001	315 NESTLEWOOD DR	6/20/2023	189000	0.000%	189000	390	102558	1.470	\$37,850	1.00	\$37,850.15
70-16-19-207-009	335 NESTLEWOOD DR	5/5/2023	195000	0.000%	195000	390	107866	1.470	\$36,047	1.00	\$36,047.24
70-16-19-180-077	544 CHERRY LN	10/11/2024	270000	0.000%	270000	0	161446	1.470	\$32,674	1.00	\$32,674.33
70-16-19-180-073	562 CHERRY LN	5/20/2024	250000	0.000%	250000	2369	146183	1.470	\$32,742	1.00	\$32,742.13
70-16-19-207-010	341 NESTLEWOOD DR	6/2/2023	185000	0.000%	185000	390	106229	1.470	\$28,454	1.00	\$28,453.91
70-16-19-207-011	343 NESTLEWOOD DR	6/23/2023	182000	0.000%	182000	390	106912	1.470	\$24,449	1.00	\$24,448.92
70-16-19-180-077	544 CHERRY LN	8/15/2024	153000	0.000%	153000	0	161446	1.470	(\$84,326)	1.00	(\$84,325.67)
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$53,001.85
									Standard Deviation:		\$19,050.99
									Coefficient of Dispersion :		32%
<i>Land Value Was:</i>	<i>49,000</i>								Indicated Sale Price Per Unit:		\$53,000.00

HOLLAND CHARTER TOWNSHIP

Lakewood Condos - Water

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-19-180-063	559 CHERRY LN	3/7/2025	266000	0.000%	266000	0	90095	1.480	\$132,659	1.00	\$132,659.10
70-16-19-180-008	330 ANILINE AVE	7/3/2024	275000	0.000%	275000	0	108125	1.480	\$114,975	1.00	\$114,974.72
70-16-19-180-046	461 CHERRY LN	4/12/2024	215000	0.000%	215000	0	90832	1.480	\$80,569	1.00	\$80,568.51
70-16-19-180-004	344 ANILINE AVE	12/11/2023	235000	0.000%	235000	0	108125	1.480	\$74,975	1.00	\$74,974.72
70-16-19-180-055	493 CHERRY LN	8/26/2024	229000	0.000%	229000	0	104307	1.480	\$74,625	1.00	\$74,625.13
70-16-19-180-059	525 CHERRY LN	2/9/2024	220000	0.000%	220000	0	98629	1.480	\$74,029	1.00	\$74,029.17
70-16-19-180-009	322 ANILINE AVE	8/15/2023	280000	0.000%	280000	0	147252	1.480	\$62,067	1.00	\$62,067.23
70-16-19-180-061	553 CHERRY LN	7/11/2024	275000	0.000%	275000	0	148891	1.480	\$54,641	1.00	\$54,640.88
70-16-19-180-007	332 ANILINE AVE	9/12/2024	200000	0.000%	200000	1538	99952	1.480	\$50,533	1.00	\$50,533.01
70-16-19-180-065	567 CHERRY LN	7/28/2023	265000	0.000%	265000	0	151268	1.480	\$41,123	1.00	\$41,122.83
70-16-19-180-068	575 CHERRY LN	12/30/2024	280000	0.000%	280000	0	166302	1.480	\$33,873	1.00	\$33,872.90
70-16-19-180-009	322 ANILINE AVE	4/21/2023	200000	0.000%	200000	0	147252	1.480	(\$17,933)	1.00	(\$17,932.78)
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$60,714.93
									Standard Deviation:		\$15,687.96
									Coefficient of Dispersion :		22%
<i>Land Value Was:</i>	59,500								Indicated Sale Price Per Unit:		\$60,700.00

Holland Charter Township

Lakewood Manor

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-20-252-002	40 CAMPBELL ST	11/08/24	\$263,000	0.000%	\$263,000	\$9,398	\$143,298	1.300	\$67,314	1.00	\$67,314.17
70-16-20-251-010	268 WESTMONT AVE	05/24/24	\$257,000	0.000%	\$257,000	\$9,411	\$130,860	1.300	\$77,471	1.00	\$77,471.44
70-16-20-252-012	278 EASTMONT AVE	04/17/23	\$290,500	0.000%	\$290,500	\$4,050	\$175,194	1.300	\$58,698	1.00	\$58,697.58
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$67,827.73
									Standard Deviation:		\$7,672.99
									Coefficient of Dispersion :		10%
<i>Land Value Was:</i>	71,100								Indicated Sale Price Per Unit:		\$67,800.00

HOLLAND CHARTER TOWNSHIP

Legends Condos - Non-Water

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-06-109-001	4735 ALBATROSS ALLEY	3/27/2025	465000	0.000%	\$465,000	1871	320988	1.076	\$117,746	1.00	\$117,745.88
70-16-06-138-003	4661 MACATAWA LEGENC	10/10/2024	449000	0.000%	\$449,000	4190	306804	1.076	\$114,689	1.00	\$114,689.23
70-16-06-109-002	4733 ALBATROSS ALLEY	3/6/2025	465000	0.000%	\$465,000	1871	331103	1.076	\$106,862	1.00	\$106,861.94
70-16-06-141-033	4699 MACATAWA LEGENC	2/5/2025	475000	0.000%	\$475,000	2299	346777	1.076	\$99,569	1.00	\$99,568.98
70-16-06-106-002	14181 PHOENIX PL	6/11/2024	507915	0.000%	\$507,915	4927	374882	1.076	\$99,615	1.00	\$99,614.93
70-16-06-141-025	4728 MACATAWA LEGENC	5/1/2024	459000	0.000%	\$459,000	2236	332747	1.076	\$98,729	1.00	\$98,728.73
70-16-06-326-005	14146 GEORGIAN BAY DR	4/10/2024	471600	0.000%	\$471,600	4300	347168	1.076	\$93,748	1.00	\$93,747.50
70-16-06-106-009	4782 CONDOR CT	11/26/2024	435000	0.000%	\$435,000	2406	323179	1.076	\$84,854	1.00	\$84,853.60
70-16-06-141-014	4686 MACATAWA LEGENC	9/3/2024	438652	0.000%	\$438,652	2712	326687	1.076	\$84,425	1.00	\$84,425.19
70-16-06-106-011	4790 CONDOR CT	1/30/2025	453500	0.000%	\$453,500	5847	338111	1.076	\$83,846	1.00	\$83,846.00
70-16-06-138-004	4661 MACATAWA LEGENC	1/30/2024	401000	0.000%	\$401,000	4190	292290	1.076	\$82,306	1.00	\$82,305.62
70-16-06-141-027	4725 MACATAWA LEGENC	6/12/2024	460442	0.000%	\$460,442	2526	354897	1.076	\$76,047	1.00	\$76,047.06
70-16-06-141-029	4715 MACATAWA LEGENC	11/21/2023	447023	0.000%	\$447,023	2121	344711	1.076	\$73,993	1.00	\$73,993.40
70-16-06-141-017	4692 MACATAWA LEGENC	6/12/2023	425000	0.000%	\$425,000	2260	329850	1.076	\$67,822	1.00	\$67,821.64
70-16-06-141-028	4723 MACATAWA LEGENC	6/14/2024	488068	0.000%	\$488,068	2526	389494	1.076	\$66,446	1.00	\$66,446.46
70-16-06-141-030	4713 MACATAWA LEGENC	3/11/2024	399900	0.000%	\$399,900	2121	311607	1.076	\$62,489	1.00	\$62,489.46
70-16-06-141-024	4720 MACATAWA LEGENC	5/3/2023	418000	0.000%	\$418,000	2673	333178	1.076	\$56,828	1.00	\$56,827.61
70-16-06-141-026	4730 MACATAWA LEGENC	9/1/2023	425000	0.000%	\$425,000	2284	345246	1.076	\$51,231	1.00	\$51,231.20
70-16-06-141-021	4710 MACATAWA LEGENC	8/22/2024	505000	0.000%	\$505,000	2284	419666	1.076	\$51,155	1.00	\$51,154.98
70-16-06-106-010	4786 CONDOR CT	3/19/2025	399500	0.000%	\$399,500	2406	322390	1.076	\$50,202	1.00	\$50,202.49
70-16-06-141-009	4736 MACATAWA LEGENC	3/7/2024	427500	0.000%	\$427,500	2088	349600	1.076	\$49,242	1.00	\$49,242.40
70-16-06-141-019	4702 MACATAWA LEGENC	11/20/2023	400000	0.000%	\$400,000	2645	325929	1.076	\$46,655	1.00	\$46,655.36
70-16-06-141-032	4705 MACATAWA LEGENC	7/14/2023	397500	0.000%	\$397,500	2612	331664	1.076	\$38,018	1.00	\$38,017.97

Unit of Comparison: **Site Value**

Average Sale Price Per Unit: \$72,589.61

Standard Deviation: \$18,005.98

Coefficient of Dispersion : 22%

Land Value Was: 68,800

Indicated Sale Price Per Unit: \$72,600.00

HOLLAND CHARTER TOWNSHIP

Legends Condos - Water/Golf

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-06-156-007	4436 SUNNYCREST CT	1/10/2024	457500	0.000%	\$457,500	5554	318569	1.076	\$109,166	1.00	\$109,166.13
70-16-06-187-001	4574 GRAND POINT	4/28/2023	460000	0.000%	\$460,000	10543	328143	1.076	\$96,375	1.00	\$96,375.30
70-16-06-156-008	4438 SUNNYCREST CT	6/28/2023	455000	0.000%	\$455,000	4764	335171	1.076	\$89,592	1.00	\$89,591.53
70-16-06-187-004	4558 GRAND POINT	4/17/2023	460000	0.000%	\$460,000	6212	348841	1.076	\$78,436	1.00	\$78,435.55
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$88,134.13
									Standard Deviation:		\$7,396.02
									Coefficient of Dispersion :		7%
<i>Land Value Was:</i>	86,500								Indicated Sale Price Per Unit:		\$88,100.00

HOLLAND CHARTER TOWNSHIP

Legends Homes - Non-Water/Golf												
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit	
70-16-06-108-011	14239 FLAGSTICK LN	1/23/2025	718738	0.000%	\$718,738	4811	433617	1.152	\$214,400	1.00	\$214,399.93	
70-16-06-108-002	14264 CLUBSIDE LN	2/21/2025	662086	0.000%	\$662,086	4979	419802	1.152	\$173,495	1.00	\$173,494.99	
70-16-06-108-010	14223 FLAGSTICK LN	1/27/2025	648875	0.000%	\$648,875	4860	408753	1.152	\$173,131	1.00	\$173,131.22	
70-16-06-201-023	4654 PERRY CIR	8/30/2024	710797	0.000%	\$710,797	16593	474818	1.152	\$147,214	1.00	\$147,212.92	
70-16-06-201-003	4657 PERRY CIR	6/20/2023	596957	0.000%	\$596,957	6031	388324	1.152	\$143,576	1.00	\$143,576.39	
70-16-06-108-004	14244 CLUBSIDE LN	1/10/2025	647860	0.000%	\$647,860	5252	435368	1.152	\$141,064	1.00	\$141,064.17	
70-16-06-108-012	14251 FLAGSTICK LN	12/30/2024	664894	0.000%	\$664,894	5814	456528	1.152	\$133,159	1.00	\$133,159.35	
70-16-06-257-012	4520 POINT SUPERIOR CT	9/28/2023	650000	0.000%	\$650,000	6584	445283	1.152	\$130,450	1.00	\$130,449.59	
70-16-06-108-008	14205 FLAGSTICK LN	9/27/2024	607890	0.000%	\$607,890	9901	405846	1.152	\$130,455	1.00	\$130,454.77	
70-16-06-108-013	14267 FLAGSTICK LN	3/6/2025	731176	0.000%	\$731,176	4811	519564	1.152	\$127,827	1.00	\$127,827.16	
70-16-06-137-001	14085 PHOENIX PL	7/2/2024	524000	0.000%	\$524,000	3883	340650	1.152	\$127,688	1.00	\$127,687.73	
70-16-06-107-009	14215 CLUBSIDE LN	10/10/2024	479500	0.000%	\$479,500	2005	307488	1.152	\$123,269	1.00	\$123,268.57	
70-16-06-137-019	14042 PHOENIX PL	6/20/2024	564900	0.000%	\$564,900	6424	381801	1.152	\$118,641	1.00	\$118,641.00	
70-16-06-108-003	14252 CLUBSIDE LN	12/17/2024	598211	0.000%	\$598,211	2940	415834	1.152	\$116,230	1.00	\$116,229.84	
70-16-06-137-008	14021 PHOENIX PL	10/18/2023	590000	0.000%	\$590,000	7245	409600	1.152	\$110,896	1.00	\$110,896.02	
70-16-06-108-006	14210 CLUBSIDE LN	1/27/2025	572909	0.000%	\$572,909	5681	398034	1.152	\$108,693	1.00	\$108,692.83	
70-16-06-108-005	14220 CLUBSIDE LN	9/30/2024	655408	0.000%	\$655,408	4009	471981	1.152	\$107,677	1.00	\$107,677.10	
70-16-06-201-013	4735 PERRY CIR	8/23/2023	502382	0.000%	\$502,382	4675	342960	1.152	\$102,617	1.00	\$102,617.19	
70-16-06-107-007	14224 PHOENIX PL	9/5/2024	444195	0.000%	\$444,195	5212	293240	1.152	\$101,171	1.00	\$101,170.81	
70-16-06-146-006	14020 BRADSHAW PARK LN	8/21/2023	493243	0.000%	\$493,243	4287	342727	1.152	\$94,134	1.00	\$94,134.35	
70-16-06-201-005	4673 PERRY CIR	7/27/2023	511071	0.000%	\$511,071	4724	358251	1.152	\$93,642	1.00	\$93,641.74	
70-16-06-108-007	14202 CLUBSIDE LN	10/30/2024	601707	0.000%	\$601,707	5882	437731	1.152	\$91,559	1.00	\$91,559.36	
70-16-06-201-021	4670 PERRY CIR	10/31/2023	581546	0.000%	\$581,546	6615	420195	1.152	\$90,866	1.00	\$90,866.04	
70-16-06-257-013	4534 POINT SUPERIOR CT	4/29/2024	710000	0.000%	\$710,000	8703	533355	1.152	\$86,872	1.00	\$86,872.26	
70-16-06-286-013	13698 HARRINGTON LDG	4/30/2024	695000	0.000%	\$695,000	7515	522469	1.152	\$85,601	1.00	\$85,600.64	
70-16-06-201-022	4662 PERRY CIR	11/22/2024	575097	0.000%	\$575,097	2673	422547	1.152	\$85,650	1.00	\$85,650.25	
70-16-06-139-004	14053 BELMONT LN	7/26/2023	562500	0.000%	\$562,500	7128	408361	1.152	\$84,940	1.00	\$84,940.20	
70-16-06-132-006	4689 WEST PERRY CIR	7/14/2023	515000	0.000%	\$515,000	4426	369706	1.152	\$84,672	1.00	\$84,672.47	
70-16-06-248-005	13885 HARRINGTON LDG	4/19/2024	584900	0.000%	\$584,900	6514	434113	1.152	\$78,287	1.00	\$78,287.43	
70-16-06-250-006	13615 HARRINGTON LDG	3/26/2024	499000	0.000%	\$499,000	6816	360642	1.152	\$76,725	1.00	\$76,724.78	
70-16-06-108-009	14213 FLAGSTICK LN	9/27/2024	465397	0.000%	\$465,397	4611	333588	1.152	\$76,493	1.00	\$76,493.06	
70-16-06-164-007	14298 GEORGIAN BAY DR	6/30/2023	605000	0.000%	\$605,000	7630	453200	1.152	\$75,284	1.00	\$75,284.00	
70-16-06-108-014	14281 FLAGSTICK LN	9/30/2024	500542	0.000%	\$500,542	3754	366472	1.152	\$74,613	1.00	\$74,612.65	
70-16-06-137-015	14008 PHOENIX PL	12/15/2023	559900	0.000%	\$559,900	5330	417071	1.152	\$74,105	1.00	\$74,104.64	
70-16-06-107-008	14207 CLUBSIDE LN	9/6/2024	490680	0.000%	\$490,680	2138	365552	1.152	\$67,426	1.00	\$67,426.24	
70-16-06-107-010	14223 CLUBSIDE LN	10/10/2024	407405	0.000%	\$407,405	2005	299986	1.152	\$59,816	1.00	\$59,816.06	
70-16-06-137-019	14042 PHOENIX PL	5/30/2023	500000	0.000%	\$500,000	6424	381801	1.152	\$53,741	1.00	\$53,741.00	
70-16-06-139-013	13980 BELMONT LN	5/25/2023	595000	0.000%	\$595,000	8629	465965	1.152	\$49,579	1.00	\$49,579.18	
70-16-06-287-006	13614 HARRINGTON LDG	4/18/2024	499900	0.000%	\$499,900	6349	394037	1.152	\$39,621	1.00	\$39,620.81	
70-16-06-287-003	13650 HARRINGTON LDG	9/26/2023	566424	0.000%	\$566,424	6967	456638	1.152	\$33,410	1.00	\$33,409.81	
70-16-06-250-003	13651 HARRINGTON LDG	9/8/2023	421859	0.000%	\$421,859	5080	357592	1.152	\$4,833	1.00	\$4,833.05	
70-16-06-250-004	13639 HARRINGTON LDG	10/4/2024	550740	0.000%	\$550,740	3341	479781	1.152	(\$5,309)	1.00	(\$5,308.89)	
70-16-06-327-005	14112 GEORGIAN BAY DR	4/27/2023	700000	0.000%	\$700,000	6955	633266	1.152	(\$36,477)	1.00	(\$36,477.36)	
70-16-06-164-002	14368 GEORGIAN BAY DR	9/15/2023	620000	0.000%	\$620,000	7230	608041	1.152	(\$87,693)	1.00	(\$87,693.23)	
70-16-06-327-005	14112 GEORGIAN BAY DR	4/27/2023	421784	0.000%	\$421,784	6955	633266	1.152	(\$314,693)	1.00	(\$314,693.36)	
Unit of Comparison:	Site Value										Average Sale Price Per Unit:	\$92,799.97
											Standard Deviation:	\$24,600.05
											Coefficient of Dispersion :	22%
Land Value Was:	90,600										Indicated Sale Price Per Unit:	\$92,800.00

HOLLAND CHARTER TOWNSHIP

Legends Homes - Water/Golf

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-06-187-011	14066 COTTAGE GROVE CT	7/5/2023	620000	0.000%	\$620,000	4981	401087	1.135	\$159,785	1.00	\$159,785.04
70-16-06-286-005	13804 HARRINGTON LDG	1/21/2025	695000	0.000%	\$695,000	5022	482426	1.135	\$142,424	1.00	\$142,424.10
70-16-06-163-005	14285 GEORGIAN BAY DR	5/11/2023	756000	0.000%	\$756,000	16370	534623	1.135	\$132,832	1.00	\$132,832.47
70-16-06-163-010	14195 GEORGIAN BAY DR	6/10/2024	600000	0.000%	\$600,000	7059	408006	1.135	\$129,854	1.00	\$129,854.08
70-16-06-187-005	4540 GRAND POINT	8/3/2023	540000	0.000%	\$540,000	5762	386603	1.135	\$95,443	1.00	\$95,443.24
70-16-06-163-003	14323 GEORGIAN BAY DR	6/3/2024	667120	0.000%	\$667,120	8316	516378	1.135	\$72,715	1.00	\$72,714.54
70-16-06-286-004	13818 HARRINGTON LDG	5/1/2024	640000	0.000%	\$640,000	5710	499637	1.135	\$67,202	1.00	\$67,201.65
70-16-06-198-012	4460 GRAND POINT	7/26/2024	855000	0.000%	\$855,000	6308	687128	1.135	\$68,802	1.00	\$68,801.51
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$114,653.69
									Standard Deviation:		\$26,308.36
									Coefficient of Dispersion :		19%
<i>Land Value Was:</i>	<i>113,500</i>								Indicated Sale Price Per Unit:		\$114,700.00

Holland Charter Township

Macatawa Shores Condo

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit	
70-16-30-148-003	450 HOWARD AVE	12/16/24	\$615,000	0.000%	\$615,000	\$20,000	\$215,352	1.900	\$185,831	1.00	\$185,831.20	
70-16-30-148-026	416 HOWARD AVE	04/09/24	\$600,000	0.000%	\$600,000	\$29,350	\$192,359	1.900	\$205,167	1.00	\$205,167.28	
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$195,499.24	
									Standard Deviation:		\$9,668.04	
									Coefficient of Dispersion :		5%	
<i>Land Value Was:</i>		205,000									Indicated Sale Price Per Unit:	\$195,500.00

Holland Charter Township

Mason Lake, Sleepy Hollow, Summerlin South, Savannah Lakes - Non Water											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-25-182-010	1245 SERENGETI CT	07/18/25	\$850,000	0.000%	\$850,000	\$14,784	\$644,528	1.095	\$129,458	1.00	\$129,457.91
70-16-35-331-002	10969 SUMMERLIN CT	07/31/23	\$325,000	0.000%	\$325,000	\$9,900	\$188,610	1.095	\$108,572	1.00	\$108,572.19
70-16-25-141-003	1578 SHENANDOAH DR	03/28/24	\$476,000	0.000%	\$476,000	\$10,416	\$338,186	1.095	\$95,270	1.00	\$95,270.09
70-16-25-139-009	10158 SWITCHGRASS LN	08/07/24	\$580,000	0.000%	\$580,000	\$6,728	\$446,591	1.095	\$84,255	1.00	\$84,254.58
70-16-35-320-010	11004 RYANS WAY	09/07/23	\$415,000	0.000%	\$415,000	\$9,811	\$296,047	1.095	\$81,018	1.00	\$81,018.01
70-16-25-182-008	9994 SERENGETI LN	06/28/24	\$615,000	0.000%	\$615,000	\$10,622	\$489,976	1.095	\$67,855	1.00	\$67,854.52
70-16-35-123-018	610 SAND HOLLOW DR	08/31/23	\$352,700	0.000%	\$352,700	\$8,662	\$256,293	1.095	\$63,397	1.00	\$63,396.84
70-16-25-181-001	9997 SWITCHGRASS LN	08/29/25	\$500,000	0.000%	\$500,000	\$6,979	\$395,758	1.095	\$59,666	1.00	\$59,666.09
70-16-25-182-007	10000 SERENGETI LN	01/10/24	\$625,000	0.000%	\$625,000	\$10,417	\$507,478	1.095	\$58,895	1.00	\$58,894.97
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$72,907.87
									Standard Deviation:		\$12,996.12
									Coefficient of Dispersion :		18%
<i>Land Value Was:</i> 71,600									Indicated Sale Price Per Unit:		\$72,900.00

Holland Charter Township

Morning Dew Estates, Riley Ridge Subdivision - Non-Water

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-15-133-002	3174 RILEY RIDGE RD	10/10/2023	300000	0.000%	300000	3700	137961	1.240	\$125,228	1.00	\$125,227.91
70-16-15-204-010	2928 RILEY RIDGE RD	12/4/2023	338000	0.000%	338000	7050	170754	1.240	\$119,215	1.00	\$119,215.12
70-16-15-199-005	2840 RILEY RIDGE RD	3/28/2025	336500	0.000%	336500	4607	171520	1.240	\$119,209	1.00	\$119,208.55
70-16-15-202-011	3072 ROBERTS WAY	9/27/2024	340000	0.000%	340000	12088	171525	1.240	\$115,221	1.00	\$115,220.71
70-16-15-134-007	3090 RILEY RIDGE RD	7/21/2023	290000	0.000%	290000	6990	141643	1.240	\$107,373	1.00	\$107,372.99
70-16-15-128-004	3148 SUNRISE AVE	12/23/2024	310000	0.000%	310000	4921	159599	1.240	\$107,176	1.00	\$107,175.78
70-16-15-202-011	3072 ROBERTS WAY	3/5/2024	332000	0.000%	332000	12088	171525	1.240	\$107,221	1.00	\$107,220.71
70-16-15-202-004	3136 ROBERTS WAY	10/13/2023	319000	0.000%	319000	7230	170382	1.240	\$100,497	1.00	\$100,496.69
70-16-15-133-006	11642 KERKWIN RD	11/27/2024	362900	0.000%	362900	3469	211605	1.240	\$97,041	1.00	\$97,040.94
70-16-15-127-026	3048 DAYBREAK LN	5/28/2024	325000	0.000%	325000	5439	184290	1.240	\$91,041	1.00	\$91,041.13
70-16-15-165-046	11843 JONKER WAY	7/7/2023	390000	0.000%	390000	6059	244563	1.240	\$80,683	1.00	\$80,682.76
70-16-15-165-003	11964 JONKER WAY	12/21/2023	285000	0.000%	285000	5429	186678	1.240	\$48,090	1.00	\$48,089.99
70-16-15-127-029	11759 DEWY DR	8/18/2023	215000	0.000%	215000	4053	144358	1.240	\$31,943	1.00	\$31,943.02
70-16-15-165-034	11772 JONKER WAY	4/7/2023	390000	0.000%	390000	6091	282352	1.240	\$33,793	1.00	\$33,792.83
70-16-15-165-016	11863 JONKER WAY	7/11/2024	332000	0.000%	332000	9368	240184	1.240	\$24,804	1.00	\$24,804.15
70-16-15-165-025	11826 JONKER WAY	9/30/2024	406000	0.000%	406000	4803	309267	1.240	\$17,705	1.00	\$17,705.49
70-16-15-165-024	11832 JONKER WAY	5/8/2024	242390	0.000%	242390	6403	251105	1.240	(\$75,383)	1.00	(\$75,383.06)
70-16-15-165-024	11832 JONKER WAY	5/6/2024	224900	0.000%	224900	6403	251105	1.240	(\$92,873)	1.00	(\$92,873.06)
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$75,423.73
									Standard Deviation:		\$32,108.75
									Coefficient of Dispersion :		27%
<i>Land Value Was:</i>	<i>69,100</i>								Indicated Sale Price Per Unit:		\$75,400.00

Holland Charter Township

Morning Dew Estates, Riley Ridge Subdivision - Water											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-15-179-010	2891 SUNRISE AVE	4/23/2024	385000	0.000%	385000	4203	204205	1.280	\$119,415	1.00	\$119,414.54
70-16-15-198-003	2859 RILEY RIDGE RD	2/20/2024	354900	0.000%	354900	8176	189585	1.280	\$104,055	1.00	\$104,054.98
70-16-15-136-020	2925 RILEY RIDGE RD	7/26/2023	355000	0.000%	355000	4361	202406	1.280	\$91,559	1.00	\$91,559.12
70-16-15-198-001	2873 RILEY RIDGE RD	12/18/2024	344900	0.000%	344900	9984	190902	1.280	\$90,561	1.00	\$90,561.18
70-16-15-195-003	2779 RILEY RIDGE RD	1/31/2024	389900	0.000%	389900	4082	235727	1.280	\$84,087	1.00	\$84,087.28
70-16-15-195-001	2763 RILEY RIDGE RD	12/11/2023	405000	0.000%	405000	18083	254613	1.280	\$61,013	1.00	\$61,012.64
70-16-15-195-006	2803 RILEY RIDGE RD	5/12/2023	349900	0.000%	349900	4948	258089	1.280	\$14,598	1.00	\$14,597.94
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$86,255.04
									Standard Deviation:		\$14,180.21
									Coefficient of Dispersion :		12%
<i>Land Value Was:</i> 80,700									Indicated Sale Price Per Unit:		\$86,300.00

Holland Charter Township

Non Water Sec 30												
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit	
70-16-30-123-056	558 PINECREST DR	06/18/25	\$310,000	0.000%	\$310,000	\$8,894	\$117,672	1.720	\$98,710	1.00	\$98,710.47	
70-16-30-126-029	537 PINECREST DR	06/02/23	\$284,900	0.000%	\$284,900	\$1,912	\$116,175	1.720	\$83,167	1.00	\$83,166.79	
70-16-30-151-011	86 OAK VALLEY DR	10/02/23	\$343,576	0.000%	\$343,576	\$2,084	\$150,661	1.720	\$82,355	1.00	\$82,355.46	
70-16-30-151-017	638 OAK VALLEY DR	02/20/25	\$389,000	0.000%	\$389,000	\$8,349	\$174,992	1.720	\$79,665	1.00	\$79,664.92	
70-16-30-123-041	563 PINEVIEW DR	02/07/25	\$375,000	0.000%	\$375,000	\$7,449	\$167,708	1.720	\$79,093	1.00	\$79,093.46	
70-16-30-151-011	86 OAK VALLEY DR	11/01/23	\$337,000	0.000%	\$337,000	\$2,084	\$150,661	1.720	\$75,779	1.00	\$75,779.46	
70-16-30-123-031	629 PINEVIEW DR	08/19/24	\$415,000	0.000%	\$415,000	\$6,169	\$196,989	1.720	\$70,010	1.00	\$70,009.97	
70-16-30-126-025	565 PINECREST DR	03/25/24	\$340,000	0.000%	\$340,000	\$9,800	\$157,108	1.720	\$59,974	1.00	\$59,973.94	
70-16-30-151-035	661 HAZELBANK RD	07/03/25	\$480,000	0.000%	\$480,000	\$4,238	\$250,201	1.720	\$45,416	1.00	\$45,416.47	
70-16-30-151-052	579 HOWARD AVE	08/15/25	\$290,000	0.000%	\$290,000	\$5,569	\$178,266	1.720	(\$22,186)	1.00	(\$22,185.90)	
70-16-30-126-003	645 PINECREST DR	08/18/25	\$139,000	0.000%	\$139,000	\$5,420	\$105,649	1.720	(\$48,136)	1.00	(\$48,136.29)	
70-16-30-123-035	599 PINEVIEW DR	05/01/23	\$137,500	0.000%	\$137,500	\$22,093	\$169,251	1.720	(\$175,705)	1.00	(\$175,704.59)	
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$74,907.88	
									Standard Deviation:		\$14,329.08	
									Coefficient of Dispersion :		14%	
Land Value Was:		67,900								Indicated Sale Price Per Unit:		\$74,900.00

Holland Charter Township

Oak Park, Oak Valley

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-20-250-021	226 BETH ST	10/01/23	\$450,000	0.000%	\$450,000	\$10,482	\$185,184	1.320	\$195,076	1.00	\$195,075.68
70-16-20-277-003	136 ANN ST	10/10/23	\$336,500	0.000%	\$336,500	\$9,775	\$156,201	1.320	\$120,539	1.00	\$120,539.37
70-16-20-200-044	458 BEELINE RD	04/15/24	\$259,000	0.000%	\$259,000	\$1,340	\$110,888	1.320	\$111,288	1.00	\$111,287.96
70-16-20-279-001	112 SURRY OAK DR	11/13/23	\$279,900	0.000%	\$279,900	\$20,306	\$142,811	1.320	\$71,083	1.00	\$71,083.32
70-16-20-249-008	406 DONANN DR	06/25/24	\$292,000	0.000%	\$292,000	\$8,117	\$164,272	1.320	\$67,044	1.00	\$67,044.17
70-16-20-278-001	355 HILLVIEW DR	07/31/24	\$362,500	0.000%	\$362,500	\$11,989	\$217,617	1.320	\$63,257	1.00	\$63,256.62
70-16-20-277-003	136 ANN ST	07/13/23	\$232,000	0.000%	\$232,000	\$9,775	\$156,201	1.320	\$16,039	1.00	\$16,039.37
70-16-20-250-020	375 DONANN DR	07/21/23	\$345,000	0.000%	\$345,000	\$28,932	\$257,426	1.320	(\$23,735)	1.00	(\$23,734.71)

Unit of Comparison: **Site Value**

Average Sale Price Per Unit: \$74,875.13
 Standard Deviation: \$34,359.51
 Coefficient of Dispersion : 40%

Land Value Was: 71,100

Indicated Sale Price Per Unit: \$74,900.00

Holland Charter Township

Oakfield-Sawgrass

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-18-368-034	2552 NUTTALL CT	12/11/2024	\$425,000	0.000%	\$425,000	\$2,320	\$210,796	1.455	\$115,972	1.00	\$115,972.25
70-16-18-368-030	2522 NUTTALL CT	7/8/2024	\$439,900	0.000%	\$439,900	\$8,053	\$228,647	1.455	\$99,165	1.00	\$99,165.16
70-16-18-368-034	2552 NUTTALL CT	7/13/2023	\$395,000	0.000%	\$395,000	\$2,320	\$210,796	1.455	\$85,972	1.00	\$85,972.25
70-16-18-368-084	2478 SAWTOOTH CT	6/12/2024	\$427,500	0.000%	\$427,500	\$8,695	\$232,167	1.455	\$81,002	1.00	\$81,001.97
70-16-18-368-078	2428 SAWTOOTH CT	8/23/2024	\$435,000	0.000%	\$435,000	\$8,159	\$240,069	1.455	\$77,541	1.00	\$77,540.88
70-16-18-368-072	2437 SAWTOOTH CT	11/20/2024	\$435,000	0.000%	\$435,000	\$8,161	\$254,928	1.455	\$55,918	1.00	\$55,918.31
70-16-18-368-077	2424 SAWTOOTH CT	6/19/2024	\$410,500	0.000%	\$410,500	\$8,159	\$238,889	1.455	\$54,758	1.00	\$54,757.66
70-16-18-368-058	2541 SAWTOOTH CT	10/26/2023	\$390,000	0.000%	\$390,000	\$3,236	\$229,206	1.455	\$53,270	1.00	\$53,269.66
70-16-18-368-021	2463 NUTTALL CT	6/27/2023	\$349,900	0.000%	\$349,900	\$1,102	\$234,516	1.455	\$7,577	1.00	\$7,577.04
70-16-18-368-025	2433 NUTTALL CT	12/20/2023	\$219,300	0.000%	\$219,300	\$8,010	\$217,313	1.455	(\$104,901)	1.00	(\$104,900.80)
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$72,517.98
									Standard Deviation:		\$16,689.49
									Coefficient of Dispersion :		20%
<i>Land Value Was:</i>	\$69,000								Indicated Sale Price Per Unit:		\$72,500.00

Holland Charter Township

Patriot Farms, Country Corners

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-10-494-010	11361 STONEHEDGE DR	6/26/2024	367900	0.000%	367900	4657	173904	1.315	\$134,559	1.00	\$134,559.03
70-16-10-310-020	11870 BARKTON DR	12/2/2024	378000	0.000%	378000	5413	181845	1.315	\$133,461	1.00	\$133,461.19
70-16-10-497-004	11299 RURALVIEW DR	7/22/2024	360000	0.000%	360000	4961	170713	1.315	\$130,551	1.00	\$130,551.12
70-16-10-418-011	11465 BARKTON DR	1/17/2024	450000	0.000%	450000	5518	241438	1.315	\$126,991	1.00	\$126,990.60
70-16-10-494-009	11365 STONEHEDGE DR	3/29/2024	340000	0.000%	340000	4961	172944	1.315	\$107,617	1.00	\$107,617.27
70-16-10-494-020	11323 STONEHEDGE DR	8/15/2024	348000	0.000%	348000	11314	178226	1.315	\$102,319	1.00	\$102,318.99
70-16-10-499-033	3332 CORNERSTONE LN	11/18/2024	320000	0.000%	320000	8302	165327	1.315	\$94,293	1.00	\$94,293.14
70-16-10-311-004	3538 SNIP DR	1/6/2025	337500	0.000%	337500	8832	179166	1.315	\$93,065	1.00	\$93,065.14
70-16-10-447-001	11361 STARFLOWER DR	6/16/2023	335900	0.000%	335900	5721	182048	1.315	\$90,785	1.00	\$90,785.49
70-16-10-497-023	11294 STONEHEDGE DR	10/10/2023	330000	0.000%	330000	4725	185791	1.315	\$80,960	1.00	\$80,959.53
70-16-10-326-001	11802 GREENLY ST	5/28/2024	305000	0.000%	305000	6863	166086	1.315	\$79,734	1.00	\$79,733.66
70-16-10-494-006	11383 STONEHEDGE DR	5/1/2024	351500	0.000%	351500	7087	201951	1.315	\$78,847	1.00	\$78,847.48
70-16-10-437-008	11265 BARKTON DR	4/12/2024	367000	0.000%	367000	8860	214960	1.315	\$75,468	1.00	\$75,467.76
70-16-11-355-002	3389 LINDSEY LN	10/5/2023	340000	0.000%	340000	5939	203049	1.315	\$67,052	1.00	\$67,051.52
70-16-10-410-012	11455 CRESTRIDGE CT	3/14/2025	410000	0.000%	410000	9818	255046	1.315	\$64,796	1.00	\$64,796.43
70-16-10-495-007	3393 CORNERSTONE LN	1/31/2025	290000	0.000%	290000	8455	165357	1.315	\$64,100	1.00	\$64,100.07
70-16-10-326-009	11700 GREENLY ST	11/1/2024	397500	0.000%	397500	6885	262420	1.315	\$45,533	1.00	\$45,533.03
70-16-10-326-010	11686 GREENLY ST	4/25/2024	370000	0.000%	370000	7776	250829	1.315	\$32,384	1.00	\$32,383.70
70-16-10-326-022	11731 BARKTON DR	9/9/2024	272000	0.000%	272000	7551	186165	1.315	\$19,642	1.00	\$19,642.11
70-16-10-418-012	11453 BARKTON DR	6/2/2023	300000	0.000%	300000	4514	260162	1.315	(\$46,627)	1.00	(\$46,626.99)
70-16-10-326-009	11700 GREENLY ST	7/24/2024	286500	0.000%	286500	6885	262420	1.315	(\$65,467)	1.00	(\$65,466.97)
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$76,925.23
									Standard Deviation:		\$20,265.34
									Coefficient of Dispersion :		20%
<i>Land Value Was:</i>	71,200								Indicated Sale Price Per Unit:		\$77,000.00

HOLLAND CHARTER TOWNSHIP

Perry Ridge Estates & Smidderks, Southland											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-25-248-013	1352 WIERSMA DR	2/28/2025	370000	0.000%	\$370,000	5366	201475	1.245	\$113,797	1.00	\$113,797.33
70-16-25-224-001	1413 TIMBERVIEW PKWY	1/3/2024	605000	0.000%	\$605,000	16453	399432	1.245	\$91,254	1.00	\$91,254.04
70-16-25-248-005	1452 WIERSMA DR	5/21/2024	375000	0.000%	\$375,000	5366	231242	1.245	\$81,738	1.00	\$81,737.69
70-16-25-224-002	1397 TIMBERVIEW PKWY	8/30/2023	620000	0.000%	\$620,000	17334	440191	1.245	\$54,628	1.00	\$54,628.32
70-16-25-227-016	1369 WIERSMA DR	7/24/2023	270000	0.000%	\$270,000	4708	173440	1.245	\$49,359	1.00	\$49,359.08
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$69,244.78
									Standard Deviation:		\$17,674.57
									Coefficient of Dispersion :		25%
<i>Land Value Was:</i>	64,800								Indicated Sale Price Per Unit:		\$69,500.00

Holland Charter Township

Quincy Meadows											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-10-101-021	11964 QUINCY MEADOWS	05/19/25	\$349,900	0.000%	\$349,900	\$3,433	\$255,715	1.090	\$67,738	1.00	\$67,737.85
70-16-10-101-024	11950 QUINCY MEADOWS	05/19/25	\$339,000	0.000%	\$339,000	\$3,569	\$251,040	1.090	\$61,798	1.00	\$61,797.60
70-16-10-101-033	3951 QUINCY MEADOWS (08/23/24	\$327,000	0.000%	\$327,000	\$4,149	\$242,321	1.090	\$58,721	1.00	\$58,720.79
70-16-10-101-001	11881 QUINCY MEADOWS	11/22/24	\$324,000	0.000%	\$324,000	\$3,494	\$244,288	1.090	\$54,232	1.00	\$54,232.11
70-16-10-101-013	11971 QUINCY MEADOWS	03/21/24	\$314,900	0.000%	\$314,900	\$3,312	\$239,385	1.090	\$50,658	1.00	\$50,658.15
70-16-10-101-042	3938 QUINCY MEADOWS (08/04/23	\$321,500	0.000%	\$321,500	\$3,326	\$251,123	1.090	\$44,450	1.00	\$44,449.78
70-16-10-101-015	11983 QUINCY MEADOWS	07/12/23	\$307,000	0.000%	\$307,000	\$3,226	\$244,821	1.090	\$36,919	1.00	\$36,918.79
70-16-10-101-014	11973 QUINCY MEADOWS	10/05/23	\$310,000	0.000%	\$310,000	\$3,312	\$256,577	1.090	\$27,019	1.00	\$27,019.22
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$50,191.79
									Standard Deviation:		\$12,639.01
									Coefficient of Dispersion :		20%
<i>Land Value Was:</i>	39,400								Indicated Sale Price Per Unit:		\$50,200.00

Holland Charter Township

Regency Condos, Ashtyn Woods, Woodbridge											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-14-205-001	10657 W STOCKBRIDGE CT	8/30/2023	310000	0.000%	310000	1537	159314	1.275	\$105,338	1.00	\$105,338.07
70-16-14-205-029	3089 REGENCY PKWY	6/7/2024	292000	0.000%	292000	1938	165722	1.275	\$78,766	1.00	\$78,766.21
70-16-25-211-024	1482 COPPICE CT	6/23/2023	372000	0.000%	372000	7830	230487	1.275	\$70,299	1.00	\$70,299.15
70-16-14-205-012	10656 W STOCKBRIDGE CT	5/1/2024	265000	0.000%	265000	1581	150252	1.275	\$71,848	1.00	\$71,848.10
70-16-24-112-005	2352 BRICKYARD LN	7/25/2023	245000	0.000%	245000	1912	172407	1.275	\$23,269	1.00	\$23,269.06
70-16-14-205-032	3101 REGENCY PKWY	12/22/2023	260000	0.000%	260000	1626	195347	1.275	\$9,306	1.00	\$9,306.22
70-16-24-112-004	2356 BRICKYARD LN	3/11/2024	200000	0.000%	200000	6923	170932	1.275	(\$24,861)	1.00	(\$24,861.34)
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$50,697.75
									Standard Deviation:		\$28,583.15
									Coefficient of Dispersion :		39%
<i>Land Value Was:</i> 47,200									Indicated Sale Price Per Unit:		\$50,700.00

Holland Charter Township

Riemersma, Groningen

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-23-299-008	10524 PAW PAW DR	02/20/24	\$311,000	0.000%	\$311,000	\$11,375	\$124,289	1.300	\$138,050	1.00	\$138,049.68
70-16-24-153-003	596 HUIZENGA ST	07/17/24	\$399,900	0.000%	\$399,900	\$10,935	\$201,200	1.300	\$127,405	1.00	\$127,405.00
70-16-23-276-027	10503 PAW PAW DR	07/03/25	\$305,000	0.000%	\$305,000	\$10,462	\$134,943	1.300	\$119,112	1.00	\$119,112.45
70-16-23-250-020	2255 104TH AVE	06/23/23	\$260,000	0.000%	\$260,000	\$4,111	\$119,766	1.300	\$100,193	1.00	\$100,193.03
70-16-23-226-013	10633 CHICAGO DR	01/31/24	\$234,900	0.000%	\$234,900	\$5,164	\$112,744	1.300	\$83,168	1.00	\$83,168.34
70-16-13-300-024	10283 CHICAGO DR	12/04/23	\$926,500	0.000%	\$926,500	\$41,610	\$629,502	1.300	\$66,538	1.00	\$66,537.89
70-16-24-104-016	10335 PAW PAW DR	12/01/23	\$297,000	0.000%	\$297,000	\$4,981	\$178,067	1.300	\$60,532	1.00	\$60,531.98
70-16-23-226-050	10593 CHICAGO DR	05/10/23	\$420,000	0.000%	\$420,000	\$7,588	\$309,930	1.300	\$9,503	1.00	\$9,502.92
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$73,174.43
									Standard Deviation:		\$34,636.49
									Coefficient of Dispersion :		37%
<i>Land Value Was:</i> 72,800									Indicated Sale Price Per Unit:		\$76,300.00

Riley Pointe Condos

Valuation Based on no change from 2025. No sales in 2-year sales study. Studying sales since 2020, sales would indicate due to the older age and smaller size that market value is relatively flat from year to year. Sales ranged from \$90,000 to \$120,000.

2026 ECF: 1.230

2026 Land Value: \$30,000

Holland Charter Township

Riley Woods, Brookview, Brookwood-Foxwood

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-13-146-003	10148 HOLIDAY DR	12/4/2024	\$395,500	0.000%	\$395,500	\$5,569	\$184,018	1.360	\$139,666	1.00	\$139,666.50
70-16-11-475-001	3238 107TH AVE	3/27/2024	\$400,000	0.000%	\$400,000	\$8,141	\$198,910	1.360	\$121,341	1.00	\$121,341.49
70-16-13-105-010	10240 HOLIDAY DR	12/30/2024	\$359,000	0.000%	\$359,000	\$7,299	\$172,992	1.360	\$116,432	1.00	\$116,431.65
70-16-13-104-001	10366 SPRINGWOOD DR	4/15/2024	\$397,500	0.000%	\$397,500	\$7,349	\$221,451	1.360	\$88,978	1.00	\$88,977.56
70-16-11-474-003	10731 BROOKVIEW DR	8/15/2024	\$405,000	0.000%	\$405,000	\$1,765	\$233,021	1.360	\$86,326	1.00	\$86,326.25
70-16-11-475-002	10686 BROOKVIEW DR	8/22/2024	\$321,000	0.000%	\$321,000	\$6,770	\$172,232	1.360	\$79,995	1.00	\$79,994.76
70-16-13-130-002	10110 RILEY ST	6/28/2024	\$375,000	0.000%	\$375,000	\$9,229	\$210,657	1.360	\$79,277	1.00	\$79,277.46
70-16-13-105-010	10240 HOLIDAY DR	5/5/2023	\$316,500	0.000%	\$316,500	\$7,299	\$172,992	1.360	\$73,932	1.00	\$73,931.65
70-16-13-103-003	3100 104TH AVE	5/8/2023	\$310,500	0.000%	\$310,500	\$4,961	\$172,262	1.360	\$71,262	1.00	\$71,262.23
70-16-13-100-026	10388 RILEY ST	4/16/2024	\$335,000	0.000%	\$335,000	\$3,037	\$199,626	1.360	\$60,472	1.00	\$60,472.07
70-16-11-474-008	10641 BROOKVIEW DR	4/19/2023	\$369,900	0.000%	\$369,900	\$11,137	\$220,605	1.360	\$58,740	1.00	\$58,739.75
70-16-12-365-027	10234 CRABAPPLE LN	5/24/2024	\$516,000	0.000%	\$516,000	\$6,541	\$333,863	1.360	\$55,405	1.00	\$55,405.36
70-16-11-400-041	10498 BROOKVIEW DR	2/5/2024	\$300,000	0.000%	\$300,000	\$2,350	\$184,112	1.360	\$47,258	1.00	\$47,257.70
70-16-13-102-022	10211 HOLIDAY DR	7/12/2023	\$220,000	0.000%	\$220,000	\$4,810	\$157,679	1.360	\$747	1.00	\$746.64
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$78,284.83
									Standard Deviation:		\$21,881.67
									Coefficient of Dispersion :		22%
<i>Land Value Was:</i>	72,700								Indicated Sale Price Per Unit:		\$78,300.00

Holland Charter Township

Riley, Felch, 100, 104th

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-13-100-014	10291 FELCH ST	6/12/2024	345000	0.000%	345000	8494	131804	1.485	\$140,777	1.00	\$140,776.87
70-16-13-200-053	2885 96TH AVE	12/29/2023	220000	0.000%	220000	3257	73065	1.485	\$108,241	1.00	\$108,241.05
70-16-13-351-002	2580 104TH AVE	7/16/2024	547300	0.000%	547300	13860	293897	1.485	\$97,003	1.00	\$97,003.09
70-16-14-400-007	2749 104TH AVE	2/27/2025	290000	0.000%	290000	6505	127950	1.485	\$93,490	1.00	\$93,489.51
70-16-13-300-008	10094 FELCH ST	1/17/2024	305000	0.000%	305000	5113	147061	1.485	\$81,501	1.00	\$81,501.16
70-16-13-100-063	2860 104TH AVE	5/5/2023	334000	0.000%	334000	5923	170045	1.485	\$75,561	1.00	\$75,560.66
70-16-13-300-048	2736 104TH AVE	6/26/2023	290000	0.000%	290000	6632	139545	1.485	\$76,144	1.00	\$76,143.65
70-16-13-300-006	10132 FELCH ST	12/18/2024	215000	0.000%	215000	8660	96174	1.485	\$63,522	1.00	\$63,521.78
70-16-12-300-044	3229 104TH AVE	6/7/2023	263000	0.000%	263000	9387	134172	1.485	\$54,368	1.00	\$54,367.84
Unit of Comparison: Site Value									Average Sale Price Per Unit:	\$77,369.67	
									Standard Deviation:	\$14,081.47	
									Coefficient of Dispersion :	15%	
<i>Land Value Was:</i> 69,100									Indicated Sale Price Per Unit:	\$77,400.00	

Holland Charter Township

River Hills E to US 31

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-20-452-053	116 129TH AVE	03/31/23	\$230,000	0.000%	\$230,000	\$5,045	\$86,705	1.470	\$97,499	1.00	\$97,499.02
70-16-20-452-004	54 SCOTTS DR	11/17/23	\$241,900	0.000%	\$241,900	\$13,889	\$89,999	1.470	\$95,712	1.00	\$95,712.09
70-16-20-452-015	138 SCOTTS DR	01/21/25	\$385,000	0.000%	\$385,000	\$6,480	\$219,654	1.470	\$55,628	1.00	\$55,628.18
70-16-20-401-013	59 SCOTTS DR	03/29/23	\$330,053	0.000%	\$330,053	\$7,355	\$187,372	1.470	\$47,262	1.00	\$47,261.71
70-16-20-401-032	83 SCOTTS DR	07/24/24	\$263,000	0.000%	\$263,000	\$5,646	\$143,384	1.470	\$46,579	1.00	\$46,579.13

Unit of Comparison: **Site Value**

Average Sale Price Per Unit: \$68,536.03

Standard Deviation: \$23,146.09

Coefficient of Dispersion : 40%

Land Value Was: 64,700

Indicated Sale Price Per Unit: \$68,500

Holland Charter Township

Riverwatch Condos											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-20-335-006	26 W SCOTT'S DR	07/19/24	\$269,900	0.000%	\$269,900	\$5,301	\$177,823	1.127	\$64,192	1.00	\$64,192.39
70-16-20-335-010	16 W SCOTT'S DR	04/03/23	\$252,000	0.000%	\$252,000	\$658	\$180,051	1.127	\$48,424	1.00	\$48,424.21
70-16-20-335-002	36 W SCOTT'S DR	06/06/23	\$250,000	0.000%	\$250,000	\$554	\$184,637	1.127	\$41,360	1.00	\$41,360.38
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$51,325.66
									Standard Deviation:		\$9,544.25
									Coefficient of Dispersion :		18%
<i>Land Value Was:</i>	41,000								Indicated Sale Price Per Unit:		\$51,300.00

HOLLAND CHARTER TOWNSHIP

Rose Park, Butternut, James

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-18-178-020	776 BUTTERNUT DR	1/29/2025	230000	0.000%	230000	3306	69382	1.200	\$143,436	1.00	\$143,436.12
70-16-18-329-007	2654 142ND AVE	10/21/2024	325000	0.000%	325000	5657	149118	1.200	\$140,401	1.00	\$140,401.36
70-16-18-125-042	828 BUTTERNUT DR	10/8/2024	290000	0.000%	290000	0	133653	1.200	\$129,616	1.00	\$129,616.18
70-16-18-373-013	2545 142ND AVE	12/1/2023	321000	0.000%	321000	8500	155828	1.200	\$125,507	1.00	\$125,506.63
70-16-18-325-015	2689 142ND AVE	8/12/2024	324900	0.000%	324900	7176	161980	1.200	\$123,348	1.00	\$123,348.24
70-16-18-375-011	2556 142ND AVE	9/8/2023	225000	0.000%	225000	5277	82773	1.200	\$120,396	1.00	\$120,395.60
70-16-18-425-014	579 BUTTERNUT DR	1/17/2025	258000	0.000%	258000	11099	110289	1.200	\$114,555	1.00	\$114,554.68
70-16-18-425-002	649 BUTTERNUT DR	2/2/2024	279000	0.000%	279000	9461	129249	1.200	\$114,440	1.00	\$114,440.21
70-16-18-325-023	2697 142ND AVE	2/7/2025	340000	0.000%	340000	6480	188274	1.200	\$107,591	1.00	\$107,591.14
70-16-18-375-017	2529 THOMAS AVE	3/13/2025	280000	0.000%	280000	5755	140744	1.200	\$105,353	1.00	\$105,352.52
70-16-18-176-015	504 WOODLAND DR	1/23/2024	258000	0.000%	258000	2023	131365	1.200	\$98,339	1.00	\$98,338.51
70-16-18-373-006	14244 CAROL ST	12/20/2024	448000	0.000%	448000	12746	281937	1.200	\$96,930	1.00	\$96,929.68
70-16-18-326-012	517 ESSENBURG DR	9/6/2023	280000	0.000%	280000	3818	157859	1.200	\$86,751	1.00	\$86,750.79
70-16-18-373-004	14280 CAROL ST	11/14/2023	277500	0.000%	277500	5266	157264	1.200	\$83,517	1.00	\$83,516.79
70-16-18-327-018	487 ROSE PARK DR	10/10/2023	229000	0.000%	229000	7594	116158	1.200	\$82,017	1.00	\$82,016.83
70-16-18-376-014	528 JACOB AVE	7/31/2023	267000	0.000%	267000	5179	157091	1.200	\$73,311	1.00	\$73,311.39
70-16-18-375-027	2476 142ND AVE	9/8/2023	210000	0.000%	210000	0	153366	1.200	\$25,961	1.00	\$25,960.56
70-16-18-374-005	14285 JAMES ST	4/24/2024	125000	0.000%	125000	10517	77585	1.200	\$21,381	1.00	\$21,380.65
70-16-18-195-002	735 BUTTERNUT DR	3/28/2024	289900	0.000%	289900	7083	214807	1.200	\$25,049	1.00	\$25,048.84
70-16-18-196-002	431 FELCH ST	7/19/2024	289900	0.000%	289900	3409	218301	1.200	\$24,530	1.00	\$24,530.12
70-16-18-196-001	433 FELCH ST	9/27/2024	293000	0.000%	293000	2005	222083	1.200	\$24,495	1.00	\$24,495.08
70-16-18-194-002	747 BUTTERNUT DR	9/15/2023	293000	0.000%	293000	8621	219960	1.200	\$20,427	1.00	\$20,426.53
70-16-18-194-001	749 BUTTERNUT DR	8/30/2023	289900	0.000%	289900	8621	220520	1.200	\$16,655	1.00	\$16,655.23
70-16-18-425-016	565 BUTTERNUT DR	6/6/2024	417500	0.000%	417500	17112	319974	1.200	\$16,419	1.00	\$16,419.16
70-16-18-195-001	737 BUTTERNUT DR	12/7/2023	289900	0.000%	289900	7083	226064	1.200	\$11,540	1.00	\$11,540.37
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$72,281.19
									Standard Deviation:		\$35,734.16
									Coefficient of Dispersion :		38%
<i>Land Value Was:</i>	<i>71,200</i>								Indicated Sale Price Per Unit:		\$72,300.00

Holland Charter Township

Rural N&E of Greenly-31 & Rural N&W of Riley-31

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-04-200-004	12120 NEW HOLLAND ST	8/28/2024	\$550,000	0.000%	\$550,000	\$7,938	\$192,848	1.450	\$262,432	1.00	\$262,432.40
70-16-06-400-018	4233 136TH AVE	11/8/2023	\$347,000	0.000%	\$347,000	\$8,275	\$136,904	1.450	\$140,215	1.00	\$140,214.70
70-16-07-100-005	14250 QUINCY ST	3/17/2025	\$267,600	0.000%	\$267,600	\$7,558	\$97,020	1.450	\$119,363	1.00	\$119,363.10
70-16-12-100-003	10214 QUINCY ST	12/18/2023	\$269,900	0.000%	\$269,900	\$0	\$109,221	1.450	\$111,530	1.00	\$111,529.65
70-16-07-100-009	3979 142ND AVE	8/28/2023	\$315,000	0.000%	\$315,000	\$6,893	\$146,737	1.450	\$95,339	1.00	\$95,338.76
70-16-10-200-004	11357 GREENLY ST	4/15/2024	\$320,000	0.000%	\$320,000	\$962	\$157,904	1.450	\$90,078	1.00	\$90,077.70
70-16-07-100-061	14326 QUINCY ST	5/24/2024	\$302,000	0.000%	\$302,000	\$7,395	\$141,910	1.450	\$88,835	1.00	\$88,835.07
70-16-04-400-018	4375 120TH AVE	5/17/2024	\$334,000	0.000%	\$334,000	\$8,291	\$168,031	1.450	\$82,064	1.00	\$82,064.44
70-16-09-200-035	3811 BEELINE RD	1/3/2025	\$225,000	0.000%	\$225,000	\$4,657	\$91,638	1.450	\$87,468	1.00	\$87,468.08
70-16-05-200-011	13136 NEW HOLLAND ST	7/7/2023	\$270,000	0.000%	\$270,000	\$6,448	\$137,009	1.450	\$64,889	1.00	\$64,888.75
70-16-06-400-021	4401 136TH AVE	7/19/2024	\$239,900	0.000%	\$239,900	\$8,915	\$125,268	1.450	\$49,346	1.00	\$49,346.00
70-16-03-100-014	11808 NEW HOLLAND ST	6/2/2023	\$360,000	0.000%	\$360,000	\$13,399	\$221,321	1.450	\$25,686	1.00	\$25,686.14
70-16-06-200-027	4425 136TH AVE	5/16/2024	\$490,000	0.000%	\$490,000	\$8,111	\$354,038	1.450	(\$31,466)	1.00	(\$31,466.05)
70-16-12-100-003	10214 QUINCY ST	9/20/2023	\$125,000	0.000%	\$125,000	\$0	\$109,221	1.450	(\$33,370)	1.00	(\$33,370.35)
70-16-09-200-026	3762 BEELINE RD	5/23/2023	\$349,900	0.000%	\$349,900	\$11,552	\$278,042	1.450	(\$64,813)	1.00	(\$64,813.40)
70-16-06-200-026	4439 136TH AVE	3/20/2024	\$510,000	0.000%	\$510,000	\$8,668	\$406,850	1.450	(\$88,601)	1.00	(\$88,600.73)
70-16-06-100-030	14390 NEW HOLLAND ST	5/29/2024	\$750,000	0.000%	\$750,000	\$15,365	\$592,956	1.450	(\$125,151)	1.00	(\$125,151.20)
70-16-09-400-003	12228 GREENLY ST	3/5/2025	\$37,000	0.000%	\$37,000	\$4,512	\$113,515	1.450	(\$132,109)	1.00	(\$132,108.68)
Unit of Comparison:	Site Value								Average Sale Price Per Unit:		\$76,945.53
									Standard Deviation:		\$43,851.12
									Coefficient of Dispersion :		38%
<i>Land Value Was:</i>	<i>72,300</i>								Indicated Sale Price Per Unit:		\$76,900.00

Holland Charter Township

S Rural & Mid Rural S											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-35-100-070	10897 MASON ST	04/03/24	\$2,000,000	0.000%	\$2,000,000	\$27,929	\$910,844	1.370	\$724,215	1.00	\$724,214.89
70-16-35-100-081	10958 ADAMS ST	12/08/25	\$1,000,000	0.000%	\$1,000,000	\$7,940	\$370,983	1.370	\$483,813	1.00	\$483,812.78
70-16-16-200-005	12238 RILEY ST	06/24/25	\$538,000	0.000%	\$538,000	\$6,912	\$211,175	1.370	\$241,778	1.00	\$241,777.91
70-16-09-400-014	2385 120TH AVE	12/04/24	\$450,000	0.000%	\$450,000	\$8,551	\$173,269	1.370	\$204,070	1.00	\$204,070.32
70-16-36-400-006	9747 OTTOGAN ST	02/07/25	\$289,900	0.000%	\$289,900	\$0	\$117,238	1.370	\$129,283	1.00	\$129,283.43
70-16-14-400-066	10551 JAMES ST	07/31/25	\$290,000	0.000%	\$290,000	\$7,452	\$126,021	1.370	\$109,900	1.00	\$109,899.55
70-16-35-100-003	11092 ADAMS ST	09/10/25	\$340,000	0.000%	\$340,000	\$12,658	\$166,248	1.370	\$99,582	1.00	\$99,581.77
70-16-16-400-023	12083 JAMES ST	01/26/24	\$250,000	0.000%	\$250,000	\$3,104	\$110,689	1.370	\$95,252	1.00	\$95,251.57
70-16-23-400-070	10741 PAW PAW DR	09/12/25	\$393,500	0.000%	\$393,500	\$6,480	\$221,263	1.370	\$83,889	1.00	\$83,889.30
70-16-23-400-067	10773 PAW PAW DR	07/30/25	\$389,900	0.000%	\$389,900	\$6,480	\$221,977	1.370	\$79,312	1.00	\$79,311.85
70-16-23-400-068	10761 PAW PAW DR	04/25/25	\$389,900	0.000%	\$389,900	\$6,480	\$222,829	1.370	\$78,144	1.00	\$78,144.40
70-16-16-487-005	2533 120TH AVE	06/09/23	\$291,100	0.000%	\$291,100	\$1,408	\$162,871	1.370	\$66,558	1.00	\$66,558.37
70-16-35-400-020	10427 OTTOGAN ST	11/21/24	\$380,000	0.000%	\$380,000	\$8,447	\$251,961	1.370	\$26,366	1.00	\$26,366.47
70-16-24-400-058	9975 PERRY ST	04/30/24	\$275,000	0.000%	\$275,000	\$9,416	\$179,301	1.370	\$19,942	1.00	\$19,942.08
70-16-16-400-005	12036 FELCH ST	06/14/24	\$245,000	0.000%	\$245,000	\$3,386	\$180,852	1.370	(\$6,153)	1.00	(\$6,153.45)
70-16-26-400-015	982 QUARTERLINE RD	09/06/24	\$300,000	0.000%	\$300,000	\$12,873	\$218,265	1.370	(\$11,896)	1.00	(\$11,895.99)
70-16-35-300-016	687 COUNTRY CLUB RD	11/15/23	\$220,000	0.000%	\$220,000	\$10,725	\$163,194	1.370	(\$14,301)	1.00	(\$14,301.27)
Unit of Comparison:	Site Value									Average Sale Price Per Unit:	\$73,216.15
										Standard Deviation:	\$29,399.70
										Coefficient of Dispersion :	30%
<i>Land Value Was:</i>										Indicated Sale Price Per Unit:	\$73,200.00

Holland Charter Township

Savannah Lakes - Non Water

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-25-182-010	1245 SERENGETI CT	07/18/25	\$850,000	0.000%	\$850,000	\$14,784	\$619,808	1.150	\$122,437	1.00	\$122,436.58
70-16-25-139-009	10158 SWITCHGRASS LN	08/07/24	\$580,000	0.000%	\$580,000	\$6,728	\$430,709	1.150	\$77,957	1.00	\$77,957.15
70-16-25-141-003	1578 SHENANDOAH DR	03/28/24	\$476,000	0.000%	\$476,000	\$10,416	\$326,734	1.150	\$89,840	1.00	\$89,840.22
70-16-25-182-008	9994 SERENGETI LN	06/28/24	\$615,000	0.000%	\$615,000	\$10,622	\$472,152	1.150	\$61,403	1.00	\$61,403.45
70-16-25-182-007	10000 SERENGETI LN	01/10/24	\$625,000	0.000%	\$625,000	\$10,417	\$490,424	1.150	\$50,596	1.00	\$50,595.80
70-16-25-181-001	9997 SWITCHGRASS LN	08/29/25	\$500,000	0.000%	\$500,000	\$6,979	\$384,170	1.150	\$51,225	1.00	\$51,225.03
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$75,576.37
									Standard Deviation:		\$25,241.81
									Coefficient of Dispersion :		30%
<i>Land Value Was:</i>	<i>71,600</i>								Indicated Sale Price Per Unit:		\$75,600.00

Holland Charter Township

Savannah Lakes - Water

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-25-139-001	1504 SAVANNAH DR	03/07/25	\$749,000	0.000%	\$749,000	\$10,184	\$488,069	1.150	\$177,537	1.00	\$177,536.76
70-16-25-143-005	10048 SWITCHGRASS LN	09/16/24	\$515,000	0.000%	\$515,000	\$12,060	\$366,697	1.150	\$81,238	1.00	\$81,237.98
70-16-25-144-005	1404 SWITCHGRASS CT	05/19/25	\$535,000	0.000%	\$535,000	\$9,919	\$390,556	1.150	\$75,942	1.00	\$75,941.74
70-16-25-181-015	1362 SHENANDOAH DR	07/15/24	\$620,000	0.000%	\$620,000	\$9,129	\$517,495	1.150	\$15,751	1.00	\$15,751.35
Unit of Comparison:	Site Value										
										Average Sale Price Per Unit:	\$87,616.96
										Standard Deviation:	\$57,937.98
										Coefficient of Dispersion :	57%
<i>Land Value Was:</i>	<i>82,600</i>									Indicated Sale Price Per Unit:	\$87,600.00

Holland Charter Township

Savannah Lakes - Condo

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-25-188-064	10089 PRAIRIE GRASS CT	08/15/23	\$379,000	0.000%	\$379,000	\$8,261	\$318,837	0.920	\$77,409	1.00	\$77,408.90
70-16-25-188-037	10135 PRAIRIE GRASS DR	05/01/23	\$369,900	0.000%	\$369,900	\$8,786	\$323,874	0.920	\$63,150	1.00	\$63,149.63
Unit of Comparison:	Site Value									Average Sale Price Per Unit:	\$70,279.27
										Standard Deviation:	\$7,129.63
										Coefficient of Dispersion :	10%
<i>Land Value Was:</i>	65,400									Indicated Sale Price Per Unit:	\$70,300.00

HOLLAND CHARTER TOWNSHIP

Shadybrook, 144th Area

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-18-125-005	981 SHADYBROOK DR	1/30/2025	300000	0.000%	300000	5417	153446	1.130	\$121,189	1.00	\$121,188.77
70-16-18-125-015	891 SHADYBROOK DR	11/21/2024	345000	0.000%	345000	11588	191002	1.130	\$117,580	1.00	\$117,579.99
70-16-18-125-019	851 SHADYBROOK DR	8/10/2023	260000	0.000%	260000	19734	141772	1.130	\$80,063	1.00	\$80,063.15
70-16-18-101-016	930 SHADYBROOK DR	10/9/2024	250000	0.000%	250000	6510	151014	1.130	\$72,844	1.00	\$72,843.93
70-16-18-125-053	868 BUTTERNUT DR	5/24/2023	225000	0.000%	225000	2465	132761	1.130	\$72,515	1.00	\$72,515.19
70-16-18-176-033	741 SHADYBROOK DR	3/6/2025	252000	0.000%	252000	28314	145562	1.130	\$59,201	1.00	\$59,201.19
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$71,155.86
									Standard Deviation:		\$7,532.45
									Coefficient of Dispersion :		8%
<i>Land Value Was:</i> 71,400									Indicated Sale Price Per Unit:		\$71,200.00

HOLLAND CHARTER TOWNSHIP

Silverwater											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-06-463-014	13900 ARTESIAN TRL	4/15/2024	364900	0.000%	\$364,900	6747	220108.0313	1.175	\$99,526	1.00	\$99,526.06
70-16-06-463-009	4041 TRIBUTARY DR	9/29/2023	349900	0.000%	\$349,900	5656	211594.6406	1.175	\$95,620	1.00	\$95,620.30
70-16-06-463-013	13910 ARTESIAN TRL	8/11/2023	374900	0.000%	\$374,900	6033	234241.1406	1.175	\$93,634	1.00	\$93,633.66
70-16-06-470-018	13804 OASIS AVE	8/28/2024	419900	0.000%	\$419,900	4811	277534.125	1.175	\$88,986	1.00	\$88,986.40
70-16-06-457-014	13795 OASIS AVE	7/28/2023	410050	0.000%	\$410,050	5657	269000	1.175	\$88,318	1.00	\$88,318.00
70-16-06-464-005	4080 TRIBUTARY DR	3/15/2024	359900	0.000%	\$359,900	7079	223911.8438	1.175	\$89,725	1.00	\$89,724.58
70-16-06-463-006	4073 TRIBUTARY DR	7/17/2023	375875	0.000%	\$375,875	5656	241217.7969	1.175	\$86,788	1.00	\$86,788.09
70-16-06-463-008	4053 TRIBUTARY DR	2/29/2024	375000	0.000%	\$375,000	5656	241217.7969	1.175	\$85,913	1.00	\$85,913.09
70-16-06-457-005	13903 OASIS AVE	11/21/2024	464900	0.000%	\$464,900	4544	324992.2188	1.175	\$78,490	1.00	\$78,490.14
70-16-06-457-004	13915 OASIS AVE	11/12/2024	409900	0.000%	\$409,900	4544	275123.5938	1.175	\$82,086	1.00	\$82,085.78
70-16-06-464-008	4044 TRIBUTARY DR	5/31/2023	374900	0.000%	\$374,900	5697	242402.7656	1.175	\$84,380	1.00	\$84,379.75
70-16-06-463-021	4181 TRIBUTARY DR	9/15/2023	424900	0.000%	\$424,900	5715	288268.8125	1.175	\$80,469	1.00	\$80,469.15
70-16-06-470-014	4150 SILVERTON DR	8/22/2024	406485	0.000%	\$406,485	4811	273732.9375	1.175	\$80,038	1.00	\$80,037.80
70-16-06-464-007	4056 TRIBUTARY DR	5/25/2023	399900	0.000%	\$399,900	5893	267400.1875	1.175	\$79,812	1.00	\$79,811.78
70-16-06-463-022	4169 TRIBUTARY DR	12/12/2023	404900	0.000%	\$404,900	6682	271254.9688	1.175	\$79,493	1.00	\$79,493.41
70-16-06-464-009	4152 TRIBUTARY DR	6/10/2024	389900	0.000%	\$389,900	6215	258142.6094	1.175	\$80,367	1.00	\$80,367.43
70-16-06-463-017	4217 TRIBUTARY DR	1/5/2024	399900	0.000%	\$399,900	7079	269953.3125	1.175	\$75,626	1.00	\$75,625.86
70-16-06-470-017	13816 OASIS AVE	8/23/2024	459290	0.000%	\$459,290	5079	328810.7188	1.175	\$67,858	1.00	\$67,858.41
70-16-06-464-006	4068 TRIBUTARY DR	11/22/2023	381000	0.000%	\$381,000	9003	254303.375	1.175	\$73,191	1.00	\$73,190.53
70-16-06-463-024	4145 TRIBUTARY DR	3/8/2024	380585	0.000%	\$380,585	7079	256893.6875	1.175	\$71,656	1.00	\$71,655.92
70-16-06-469-010	4143 SILVERTON DR	5/15/2024	399900	0.000%	\$399,900	6816	275082.9688	1.175	\$69,862	1.00	\$69,861.51
70-16-06-457-006	13891 OASIS AVE	2/27/2025	399900	0.000%	\$399,900	4544	277304.25	1.175	\$69,524	1.00	\$69,523.51
70-16-06-470-015	4138 SILVERTON DR	11/15/2024	439900	0.000%	\$439,900	4811	314050.125	1.175	\$66,080	1.00	\$66,080.10
70-16-06-470-016	13832 OASIS AVE	2/24/2025	419900	0.000%	\$419,900	4544	296777	1.175	\$66,643	1.00	\$66,643.03
70-16-06-457-015	13783 OASIS AVE	4/15/2024	419900	0.000%	\$419,900	6417	295877.2813	1.175	\$65,827	1.00	\$65,827.19
70-16-06-464-010	4140 TRIBUTARY DR	4/25/2024	399900	0.000%	\$399,900	7618	276657.75	1.175	\$67,209	1.00	\$67,209.14
70-16-06-463-015	13890 ARTESIAN TRL	3/13/2024	374900	0.000%	\$374,900	6747	256388.0781	1.175	\$66,897	1.00	\$66,897.01
70-16-06-470-019	13792 OASIS AVE	5/31/2024	416245	0.000%	\$416,245	7079	294101.125	1.175	\$63,597	1.00	\$63,597.18
70-16-06-457-008	13867 OASIS AVE	1/23/2025	440000	0.000%	\$440,000	4544	324383.75	1.175	\$54,305	1.00	\$54,305.09
70-16-06-463-023	4157 TRIBUTARY DR	12/22/2023	434900	0.000%	\$434,900	6846	320027.6563	1.175	\$52,022	1.00	\$52,021.50
70-16-06-469-002	4119 SILVERTON DR	8/3/2023	399900	0.000%	\$399,900	5715	292108.9063	1.175	\$50,957	1.00	\$50,957.04
70-16-06-470-020	13780 OASIS AVE	3/29/2024	433000	0.000%	\$433,000	7079	322432.1563	1.175	\$47,063	1.00	\$47,063.22
70-16-06-469-005	4083 SILVERTON DR	8/11/2023	421770	0.000%	\$421,770	5971	314968.875	1.175	\$45,711	1.00	\$45,710.57
70-16-06-457-003	13927 OASIS AVE	2/6/2025	399900	0.000%	\$399,900	4277	297808.125	1.175	\$45,698	1.00	\$45,698.45
70-16-06-464-004	4092 TRIBUTARY DR	9/22/2023	408000	0.000%	\$408,000	5304	311240.2813	1.175	\$36,989	1.00	\$36,988.67
70-16-06-463-002	4121 TRIBUTARY DR	10/4/2024	339300	0.000%	\$339,300	5009	250043.2188	1.175	\$40,490	1.00	\$40,490.22
70-16-06-463-002	4121 TRIBUTARY DR	12/23/2024	333000	0.000%	\$333,000	5009	250043.2188	1.175	\$34,190	1.00	\$34,190.22
Unit of Comparison:	Site Value									Average Sale Price Per Unit:	\$70,406.48
										Standard Deviation:	\$16,976.58
										Coefficient of Dispersion :	19%
Land Value Was:										Indicated Sale Price Per Unit:	\$70,400.00
74,500											

Holland Charter Township

Smithfield-Palomar

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-14-287-017	10513 SOUTHFIELD DR	5/15/2023	397000	0.000%	397000	5062	182946	1.460	\$124,836	1.00	\$124,836.45
70-16-14-285-006	10531 NORTHFIELD DR	2/20/2025	353225	0.000%	353225	4657	155929	1.460	\$120,912	1.00	\$120,911.50
70-16-14-289-002	10477 FELCH ST	10/11/2024	385000	0.000%	385000	7347	179236	1.460	\$115,969	1.00	\$115,968.69
70-16-14-288-011	10452 SOUTHFIELD DR	4/5/2024	354000	0.000%	354000	6458	169858	1.460	\$99,549	1.00	\$99,549.02
70-16-13-152-012	10356 JILL LYNN DR	3/6/2025	446500	0.000%	446500	6430	235490	1.460	\$96,254	1.00	\$96,254.17
70-16-14-287-007	10486 NORTHFIELD DR	11/25/2024	359000	0.000%	359000	7594	180599	1.460	\$87,731	1.00	\$87,731.10
70-16-13-152-020	10364 HANNAH DR	2/16/2024	379000	0.000%	379000	5012	219048	1.460	\$54,178	1.00	\$54,178.26
70-16-14-286-004	10582 SOUTHFIELD DR	10/8/2024	441234	0.000%	441234	9184	273241	1.460	\$33,118	1.00	\$33,118.09
70-16-13-152-012	10356 JILL LYNN DR	4/18/2024	250000	0.000%	250000	6430	235490	1.460	(\$100,246)	1.00	(\$100,245.83)
Unit of Comparison: Site Value									Average Sale Price Per Unit:	\$74,166.13	
									Standard Deviation:	\$26,079.25	
									Coefficient of Dispersion :	28%	
<i>Land Value Was:</i> 66,800									Indicated Sale Price Per Unit:	\$74,200.00	

Holland Charter Township

South Mac Ridge Site											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-35-267-001	507 NORTHRIDGE DR	07/14/25	\$800,000	0.000%	\$800,000	\$24,800	\$595,739	1.035	\$158,610	1.00	\$158,610.20
70-16-35-268-005	453 NORTHRIDGE DR	01/31/25	\$685,000	0.000%	\$685,000	\$29,030	\$491,072	1.035	\$147,711	1.00	\$147,710.87
70-16-35-267-008	647 NORTHRIDGE DR	04/05/24	\$779,000	0.000%	\$779,000	\$16,836	\$620,620	1.035	\$119,822	1.00	\$119,822.11
70-16-35-268-006	423 NORTHRIDGE DR	12/04/23	\$554,000	0.000%	\$554,000	\$12,852	\$423,080	1.035	\$103,260	1.00	\$103,259.71
70-16-35-267-015	490 NORTHRIDGE DR	01/12/24	\$970,000	0.000%	\$970,000	\$36,741	\$809,824	1.035	\$95,091	1.00	\$95,090.84
70-16-35-267-007	633 NORTHRIDGE DR	11/06/24	\$1,150,000	0.000%	\$1,150,000	\$64,194	\$958,615	1.035	\$93,639	1.00	\$93,639.15
70-16-35-267-004	527 NORTHRIDGE DR	08/09/24	\$950,000	0.000%	\$950,000	\$44,601	\$820,193	1.035	\$56,499	1.00	\$56,498.92
70-16-35-267-005	547 NORTHRIDGE DR	07/10/25	\$375,000	0.000%	\$375,000	\$29,032	\$736,509	-1.035	(\$416,319)	1.00	(\$416,319.14)
Unit of Comparison:	Site Value									Average Sale Price Per Unit:	\$110,661.69
										Standard Deviation:	\$32,240.67
										Coefficient of Dispersion :	26%
<i>Land Value Was:</i>	99,900									Indicated Sale Price Per Unit:	\$110,700.00

Holland Charter Township

Steaders Borough											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-26-226-007	10452 PERRY ST	02/07/25	\$387,000	0.000%	\$387,000	\$8,662	\$167,412	1.275	\$164,888	1.00	\$164,888.00
70-16-26-234-001	1528 W SPRINGFIELD CIR	02/18/25	\$350,000	0.000%	\$350,000	\$5,417	\$194,842	1.275	\$96,159	1.00	\$96,159.13
70-16-26-227-004	10420 PERRY ST	05/31/24	\$355,000	0.000%	\$355,000	\$9,214	\$206,296	1.275	\$82,759	1.00	\$82,758.72
70-16-26-238-009	10431 N SPRINGFIELD CIR	05/23/25	\$403,000	0.000%	\$403,000	\$13,112	\$241,132	1.275	\$82,445	1.00	\$82,444.82
70-16-26-270-009	1356 STEADERS PASS	08/08/24	\$455,000	0.000%	\$455,000	\$10,125	\$289,149	1.275	\$76,210	1.00	\$76,210.22
70-16-26-275-003	1369 STEADERS PASS	05/08/24	\$500,000	0.000%	\$500,000	\$11,062	\$325,339	1.275	\$74,131	1.00	\$74,131.17
70-16-26-280-005	10574 RIVERBLUFF TRL	08/09/24	\$575,000	0.000%	\$575,000	\$10,429	\$405,430	1.275	\$47,648	1.00	\$47,648.27
70-16-26-235-009	1354 W SPRINGFIELD CIR	07/02/24	\$300,000	0.000%	\$300,000	\$5,458	\$200,151	1.275	\$39,350	1.00	\$39,349.95
70-16-26-235-003	1475 HILLRIDGE WAY	11/22/24	\$400,000	0.000%	\$400,000	\$11,643	\$289,221	1.275	\$19,600	1.00	\$19,600.19
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$71,243.18
									Standard Deviation:		\$18,844.47
									Coefficient of Dispersion :		21%
<i>Land Value Was:</i> 68,200									Indicated Sale Price Per Unit:		\$71,200.00

Holland Charter Township

Summerlin North, Autumnwood & Rambling Brk, Ashley Grn & 142nd, 144th, Riley & Pine Creek N, Winding Brook & Blue Gate Fields											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-07-381-007	14100 BROOK LN	6/14/2024	\$335,000	0.000%	\$335,000	\$4,595	\$133,309	1.400	\$143,773	1.00	\$143,772.82
70-16-07-150-017	3792 140TH AVE	3/25/2025	\$359,500	0.000%	\$359,500	\$4,836	\$154,689	1.400	\$138,099	1.00	\$138,099.27
70-16-07-150-005	3938 140TH AVE	3/28/2025	\$355,000	0.000%	\$355,000	\$7,492	\$149,682	1.400	\$137,954	1.00	\$137,953.51
70-16-07-152-003	14360 PINE CREEK DR	10/15/2024	\$371,500	0.000%	\$371,500	\$5,095	\$163,896	1.400	\$136,950	1.00	\$136,950.43
70-16-07-121-010	3806 PINE MEADOW DR	2/3/2025	\$390,000	0.000%	\$390,000	\$5,395	\$181,602	1.400	\$130,362	1.00	\$130,362.13
70-16-07-325-001	14207 SUNVIEW DR	2/6/2025	\$326,000	0.000%	\$326,000	\$5,245	\$135,900	1.400	\$130,495	1.00	\$130,495.31
70-16-07-152-003	14360 PINE CREEK DR	8/3/2023	\$361,100	0.000%	\$361,100	\$5,095	\$163,896	1.400	\$126,550	1.00	\$126,550.43
70-16-07-121-008	3826 PINE MEADOW DR	7/19/2024	\$370,000	0.000%	\$370,000	\$10,850	\$166,322	1.400	\$126,299	1.00	\$126,299.38
70-16-07-331-003	14159 PHEASANT RUN	8/28/2023	\$389,900	0.000%	\$389,900	\$5,445	\$188,071	1.400	\$121,156	1.00	\$121,155.67
70-16-07-115-007	3806 BENT PINE DR	1/1/2025	\$361,500	0.000%	\$361,500	\$5,145	\$168,792	1.400	\$120,046	1.00	\$120,045.85
70-16-07-115-007	3806 BENT PINE DR	8/30/2024	\$359,900	0.000%	\$359,900	\$5,145	\$168,792	1.400	\$118,446	1.00	\$118,445.85
70-16-07-114-013	14341 BENT PINE CT	2/28/2025	\$375,000	0.000%	\$375,000	\$9,676	\$178,821	1.400	\$114,975	1.00	\$114,974.91
70-16-07-329-010	14141 DEER COVE DR	5/10/2024	\$340,000	0.000%	\$340,000	\$8,468	\$155,989	1.400	\$113,147	1.00	\$113,147.36
70-16-07-326-005	3590 142ND AVE	2/29/2024	\$310,000	0.000%	\$310,000	\$10,940	\$132,772	1.400	\$113,180	1.00	\$113,179.53
70-16-07-381-004	14148 BROOK LN	9/11/2023	\$315,000	0.000%	\$315,000	\$4,296	\$141,603	1.400	\$112,460	1.00	\$112,460.11
70-16-07-226-001	13788 QUINCY ST	7/17/2024	\$302,000	0.000%	\$302,000	\$4,746	\$133,885	1.400	\$109,815	1.00	\$109,814.78
70-16-07-150-008	3900 140TH AVE	8/23/2024	\$357,000	0.000%	\$357,000	\$6,094	\$175,441	1.400	\$105,288	1.00	\$105,288.45
70-16-07-325-018	14232 SUNVIEW DR	3/4/2024	\$320,500	0.000%	\$320,500	\$5,494	\$152,662	1.400	\$101,279	1.00	\$101,279.16
70-16-07-200-052	13933 BYRAN DR	8/10/2023	\$335,000	0.000%	\$335,000	\$5,045	\$166,316	1.400	\$97,113	1.00	\$97,112.58
70-16-07-151-006	14327 PINE CREEK DR	10/8/2024	\$360,000	0.000%	\$360,000	\$7,343	\$186,468	1.400	\$91,602	1.00	\$91,601.56
70-16-07-150-002	3978 140TH AVE	9/3/2024	\$366,000	0.000%	\$366,000	\$13,416	\$187,625	1.400	\$89,909	1.00	\$89,909.39
70-16-07-379-009	14060 FOX TRAIL DR	6/27/2023	\$355,000	0.000%	\$355,000	\$5,395	\$187,161	1.400	\$87,580	1.00	\$87,579.69
70-16-07-120-003	3833 PINE MEADOW DR	2/14/2024	\$352,000	0.000%	\$352,000	\$6,593	\$185,723	1.400	\$85,395	1.00	\$85,395.15
70-16-07-201-001	13996 QUINCY ST	2/6/2024	\$315,000	0.000%	\$315,000	\$1,649	\$162,390	1.400	\$86,005	1.00	\$86,005.13
70-16-07-365-006	3358 CREEK CT	2/9/2024	\$369,900	0.000%	\$369,900	\$5,925	\$201,661	1.400	\$81,649	1.00	\$81,649.18
70-16-07-149-001	3993 140TH AVE	9/8/2023	\$315,000	0.000%	\$315,000	\$5,594	\$161,588	1.400	\$83,183	1.00	\$83,182.58
70-16-07-381-025	429 RILEY ST	8/8/2023	\$330,000	0.000%	\$330,000	\$18,439	\$163,961	1.400	\$82,015	1.00	\$82,015.27
70-16-07-329-008	14115 DEER COVE DR	6/18/2024	\$325,000	0.000%	\$325,000	\$5,295	\$173,335	1.400	\$77,036	1.00	\$77,035.93
70-16-07-312-004	14250 BOER RUN	10/18/2023	\$301,900	0.000%	\$301,900	\$4,446	\$156,878	1.400	\$77,825	1.00	\$77,825.04
70-16-07-114-003	14360 SPRUCE HOLLOW D	4/2/2024	\$344,900	0.000%	\$344,900	\$10,814	\$184,496	1.400	\$75,792	1.00	\$75,791.62
70-16-07-380-011	14039 BROOK LN	5/31/2024	\$305,000	0.000%	\$305,000	\$4,786	\$159,775	1.400	\$76,529	1.00	\$76,529.44
70-16-07-198-008	3779 140TH AVE	11/1/2024	\$400,000	0.000%	\$400,000	\$6,844	\$232,021	1.400	\$68,326	1.00	\$68,326.29
70-16-07-328-011	13877 RIDGEWOOD DR	10/4/2024	\$354,000	0.000%	\$354,000	\$10,820	\$200,557	1.400	\$62,401	1.00	\$62,400.64
70-16-07-327-004	14153 RIDGEWOOD DR	6/15/2023	\$280,000	0.000%	\$280,000	\$8,926	\$147,601	1.400	\$64,432	1.00	\$64,432.16
70-16-07-378-004	14141 FOX TRAIL DR	11/12/2024	\$375,000	0.000%	\$375,000	\$3,495	\$222,079	1.400	\$60,594	1.00	\$60,594.40
70-16-07-200-055	13930 BYRAN DR	12/8/2023	\$335,000	0.000%	\$335,000	\$7,341	\$192,166	1.400	\$58,627	1.00	\$58,626.51
70-16-07-329-007	14101 DEER COVE DR	6/12/2023	\$325,000	0.000%	\$325,000	\$5,745	\$187,273	1.400	\$57,073	1.00	\$57,073.00
70-16-07-101-014	3933 SPRUCE LN	5/17/2023	\$355,000	0.000%	\$355,000	\$5,400	\$213,265	1.400	\$51,029	1.00	\$51,029.26
70-16-07-199-011	3735 140TH AVE	10/3/2023	\$325,000	0.000%	\$325,000	\$5,345	\$191,433	1.400	\$51,649	1.00	\$51,648.71
70-16-07-120-007	3797 PINE MEADOW DR	9/14/2023	\$350,000	0.000%	\$350,000	\$4,895	\$213,033	1.400	\$46,859	1.00	\$46,858.91
70-16-07-365-021	3274 CREEK CT	6/7/2024	\$346,000	0.000%	\$346,000	\$4,695	\$210,799	1.400	\$46,187	1.00	\$46,186.64
70-16-07-325-001	14207 SUNVIEW DR	11/21/2024	\$245,000	0.000%	\$245,000	\$5,245	\$135,900	1.400	\$49,495	1.00	\$49,495.31
70-16-07-152-026	14310 ASPEN VALE DR	3/12/2024	\$305,000	0.000%	\$305,000	\$5,045	\$182,537	1.400	\$44,403	1.00	\$44,403.29
70-16-07-286-001	3680 CAMIELA CT	11/26/2024	\$279,000	0.000%	\$279,000	\$840	\$166,838	1.400	\$44,586	1.00	\$44,586.34
70-16-07-227-004	13756 MIRAGE CT	8/11/2023	\$300,000	0.000%	\$300,000	\$5,645	\$180,734	1.400	\$41,328	1.00	\$41,327.79
70-16-07-379-016	14012 FOX TRAIL DR	12/16/2024	\$370,000	0.000%	\$370,000	\$3,626	\$237,603	1.400	\$33,730	1.00	\$33,730.11
70-16-07-331-026	13934 FOX TRAIL DR	6/27/2024	\$385,000	0.000%	\$385,000	\$5,846	\$248,212	1.400	\$31,657	1.00	\$31,657.00
70-16-07-365-023	3298 CREEK CT	12/19/2024	\$363,500	0.000%	\$363,500	\$5,944	\$235,677	1.400	\$27,609	1.00	\$27,608.66
70-16-07-327-009	14001 RIDGEWOOD DR	11/4/2024	\$360,000	0.000%	\$360,000	\$5,796	\$234,274	1.400	\$26,220	1.00	\$26,219.94
70-16-07-210-002	3898 KERRI CT	9/18/2024	\$380,000	0.000%	\$380,000	\$5,794	\$268,655	1.400	(\$1,911)	1.00	(\$1,910.61)
70-16-07-201-001	13996 QUINCY ST	10/19/2023	\$228,500	0.000%	\$228,500	\$1,649	\$162,390	1.400	(\$495)	1.00	(\$494.87)
70-16-07-378-006	14109 FOX TRAIL DR	11/9/2023	\$314,900	0.000%	\$314,900	\$1,982	\$226,992	1.400	(\$4,871)	1.00	(\$4,870.73)
70-16-07-286-001	3680 CAMIELA CT	5/23/2023	\$231,000	0.000%	\$231,000	\$840	\$166,838	1.400	(\$3,414)	1.00	(\$3,413.66)
70-16-07-327-014	14133 RIDGEWOOD DR	6/26/2023	\$520,000	0.000%	\$520,000	\$15,174	\$396,193	1.400	(\$49,844)	1.00	(\$49,844.38)

Unit of Comparison:	Site Value	Average Sale Price Per Unit:	\$76,728.41
		Standard Deviation:	\$22,804.67
		Coefficient of Dispersion :	25%
		Indicated Sale Price Per Unit:	\$76,000.00

Land Value Was: 71,000

HOLLAND CHARTER TOWNSHIP

Summerlin South Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-35-376-034	162 GEMSTONE LN	7/15/2024	330000	0.000%	330000	7392	178439	1.200	\$108,481	1.00	\$108,480.94
70-16-35-376-014	61 DIAMOND AVE	11/26/2024	291000	0.000%	291000	8464	173432	1.200	\$74,417	1.00	\$74,417.45
70-16-35-376-050	119 GARNET DR	5/17/2024	320000	0.000%	320000	7783	202212	1.200	\$69,563	1.00	\$69,562.53
70-16-35-376-052	97 GARNET DR	11/8/2024	315250	0.000%	315250	8008	208749	1.200	\$56,743	1.00	\$56,743.33
70-16-35-376-036	158 GEMSTONE LN	1/18/2024	295000	0.000%	295000	3542	205338	1.200	\$45,052	1.00	\$45,052.33
70-16-35-376-006	56 DIAMOND AVE	4/25/2023	257000	0.000%	257000	7006	176863	1.200	\$37,758	1.00	\$37,757.97
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$56,706.72
									Standard Deviation:		\$13,955.81
									Coefficient of Dispersion :		22%
<i>Land Value Was:</i> 54,000									Indicated Sale Price Per Unit:		\$56,700.00

Holland Charter Township

Waterford Condo											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-25-102-024	10296 CASTLETOWN CT	08/15/25	\$365,000	0.000%	\$365,000	\$5,426	\$177,159	1.430	\$106,236	1.00	\$106,236.32
70-16-25-102-015	1571 CASTLEMAINE DR	10/31/24	\$350,000	0.000%	\$350,000	\$5,557	\$174,798	1.430	\$94,482	1.00	\$94,482.26
70-16-25-102-040	1520 CASTLEMAINE DR	08/27/25	\$332,500	0.000%	\$332,500	\$5,610	\$177,437	1.430	\$73,155	1.00	\$73,155.02
70-16-25-102-038	1519 CASTLEMAINE DR	01/17/25	\$305,000	0.000%	\$305,000	\$5,787	\$175,003	1.430	\$48,958	1.00	\$48,958.35
70-16-25-102-010	10286 CASTLE CT	08/09/24	\$299,000	0.000%	\$299,000	\$5,426	\$177,719	1.430	\$39,436	1.00	\$39,435.94
70-16-25-102-054	1492 CASTLEMAINE DR	06/22/23	\$270,000	0.000%	\$270,000	\$5,672	\$172,319	1.430	\$17,911	1.00	\$17,911.47
70-16-25-102-027	10290 CASTLETOWN CT	05/03/23	\$265,000	0.000%	\$265,000	\$5,925	\$173,121	1.430	\$11,512	1.00	\$11,511.90
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$55,955.90
									Standard Deviation:		\$33,917.41
									Coefficient of Dispersion :		62%
<i>Land Value Was:</i> 48,500									Indicated Sale Price Per Unit:		\$56,000.00

Holland Charter Township

Waterfront Property												
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit	
70-16-30-176-026	588 HOWARD AVE	07/07/25	\$900,000	0.000%	\$900,000	\$13,694	\$130,532	1.500	\$690,508	1.00	\$690,507.77	
70-16-30-306-003	628 LAWN AVE	05/02/25	\$1,570,000	0.000%	\$1,570,000	\$7,424	\$526,962	1.500	\$772,133	1.00	\$772,132.81	
70-16-30-176-011	512 HOWARD AVE	10/11/24	\$1,275,000	0.000%	\$1,275,000	\$11,548	\$428,552	1.500	\$620,623	1.00	\$620,623.34	
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$694,421.31	
									Standard Deviation:		\$61,915.35	
									Coefficient of Dispersion :		8%	
<i>Land Value Was:</i>		61,200									Indicated Sale Price Per Unit:	\$694,400.00

HOLLAND CHARTER TOWNSHIP

West Park-Overweg Etc. & Chesapeake Manor & Brentwood											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-13-451-009	244 N LINDY AVE	8/21/2024	\$225,000	0.000%	\$225,000	\$2,162	\$78,106	-1.520	\$104,117	1.00	\$104,117
70-16-13-452-017	249 N LINDY AVE	8/21/2024	\$335,500	0.000%	\$335,500	\$4,140	\$159,365	1.520	\$89,126	1.00	\$89,126
70-16-13-452-025	227 N LINDY AVE	5/22/2023	\$316,200	0.000%	\$316,200	\$9,561	\$145,142	1.520	\$86,023	1.00	\$86,023
70-16-08-363-002	136 BLUEGRASS DR	7/12/2024	\$330,000	0.000%	\$330,000	\$6,181	\$156,853	1.520	\$85,402	1.00	\$85,402
70-16-08-322-003	195 GREAT NORTHERN LN	2/7/2025	\$307,000	0.000%	\$307,000	\$4,911	\$144,748	1.520	\$82,072	1.00	\$82,072
70-16-13-402-021	350 N JEFFERSON AVE	7/7/2023	\$350,000	0.000%	\$350,000	\$8,758	\$171,954	1.520	\$79,872	1.00	\$79,872
70-16-08-364-007	184 BLUEFIELD DR	11/29/2023	\$300,000	0.000%	\$300,000	\$9,218	\$142,965	1.520	\$73,475	1.00	\$73,475
70-16-08-322-015	123 GREAT NORTHERN LN	4/18/2023	\$242,000	0.000%	\$242,000	\$12,435	\$107,700	1.520	\$65,861	1.00	\$65,861
70-16-08-363-007	145 BLUEFIELD DR	3/27/2025	\$345,000	0.000%	\$345,000	\$5,827	\$183,420	1.520	\$60,374	1.00	\$60,374
70-16-08-362-016	123 BLUEGRASS DR	6/3/2024	\$329,000	0.000%	\$329,000	\$5,826	\$173,440	1.520	\$59,545	1.00	\$59,545
70-16-08-324-006	167 DEPOT LN	7/27/2023	\$325,000	0.000%	\$325,000	\$4,938	\$174,111	1.520	\$55,413	1.00	\$55,413
70-16-08-362-029	116 PANTHER DR	11/6/2023	\$309,900	0.000%	\$309,900	\$7,283	\$182,668	-1.520	\$24,961	1.00	\$24,961
70-16-08-363-006	1050 SUNFIELD DR	1/10/2025	\$315,000	0.000%	\$315,000	\$5,540	\$207,723	-1.520	(\$6,279)	1.00	(\$6,279)
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$73,716.33
									Standard Deviation:		\$11,869.28
									Coefficient of Dispersion :		14%
<i>Land Value Was:</i>	\$70,100								Indicated Sale Price Per Unit:		\$73,700.00

Holland Charter Township

White Oaks, Pine Wood Lake Area, Sapphire Lake Estates Villas - Non Water											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-17-276-007	12999 BLUEBERRY LN	06/23/23	\$417,000	0.000%	\$417,000	\$7,912	\$235,232	1.140	\$140,924	1.00	\$140,923.89
70-16-17-276-009	12975 BLUEBERRY LN	08/11/23	\$424,500	0.000%	\$424,500	\$8,475	\$263,224	1.140	\$115,950	1.00	\$115,949.78
70-16-19-352-004	590 FERN GULLY DR	07/01/24	\$450,000	0.000%	\$450,000	\$5,887	\$301,952	1.140	\$99,888	1.00	\$99,887.76
70-16-19-136-019	429 HAYES AVE	04/25/25	\$387,500	0.000%	\$387,500	\$11,325	\$236,096	1.140	\$107,026	1.00	\$107,025.63
70-16-19-351-005	641 LAZY OAK TRL	08/31/23	\$436,000	0.000%	\$436,000	\$6,214	\$316,477	1.140	\$69,002	1.00	\$69,001.76
70-16-19-136-017	447 HAYES AVE	04/01/25	\$400,000	0.000%	\$400,000	\$4,135	\$294,991	1.140	\$59,576	1.00	\$59,575.69
70-16-19-351-021	121 MOSSY COVE LN	12/03/24	\$450,000	0.000%	\$450,000	\$12,782	\$345,904	1.140	\$42,887	1.00	\$42,887.48
70-16-19-351-038	620 LAZY OAK TRL	10/18/23	\$485,000	0.000%	\$485,000	\$5,026	\$405,872	1.140	\$17,280	1.00	\$17,279.99
70-16-17-282-004	2952 BAYBERRY CT	06/13/23	\$276,500	0.000%	\$276,500	\$1,809	\$205,451	1.140	\$40,477	1.00	\$40,477.02
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$77,001.00
									Standard Deviation:		\$38,672.97
									Coefficient of Dispersion :		50%
<i>Land Value Was:</i> 72,700									Indicated Sale Price Per Unit:		\$77,000.00

Holland Charter Township

Winter Oak Condos - Non Water

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-19-175-059	314 WINTER OAK WEST	08/19/24	\$372,000	0.000%	\$372,000	\$6,870	\$184,027	1.410	\$105,652	1.00	\$105,651.60
70-16-19-175-074	284 WINTER OAK WEST	01/17/25	\$349,000	0.000%	\$349,000	\$6,135	\$179,331	1.410	\$90,008	1.00	\$90,008.03
70-16-19-175-032	307 WINTER OAK EAST	06/27/24	\$337,716	0.000%	\$337,716	\$6,240	\$175,873	1.410	\$83,495	1.00	\$83,494.89
70-16-19-175-058	324 WINTER OAK WEST	04/02/24	\$330,000	0.000%	\$330,000	\$6,266	\$171,994	1.410	\$81,222	1.00	\$81,222.09
70-16-19-175-065	302 WINTER OAK WEST	05/02/24	\$325,000	0.000%	\$325,000	\$6,161	\$173,353	1.410	\$74,412	1.00	\$74,411.71
70-16-19-175-004	557 SCARLET OAK CT	03/29/24	\$265,000	0.000%	\$265,000	\$1,533	\$153,127	1.410	\$47,558	1.00	\$47,558.11
70-16-19-175-058	324 WINTER OAK WEST	05/18/23	\$280,943	0.000%	\$280,943	\$6,266	\$171,994	1.410	\$32,165	1.00	\$32,165.09
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$73,501.64
									Standard Deviation:		\$23,446.46
									Coefficient of Dispersion :		24%
<i>Land Value Was:</i>	<i>69,000</i>								Indicated Sale Price Per Unit:		\$73,500.00

Holland Charter Township

Winter Oak Condos - Water

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-19-175-001	252 WINTER OAK EAST	04/23/25	\$395,000	0.000%	\$395,000	\$8,550	\$178,349	1.350	\$145,679	1.00	\$145,678.70
70-16-19-175-084	255 WINTER OAK WEST	11/20/24	\$355,000	0.000%	\$355,000	\$6,563	\$185,238	1.350	\$98,366	1.00	\$98,365.70
70-16-19-175-076	279 WINTER OAK WEST	09/30/24	\$350,000	0.000%	\$350,000	\$6,424	\$188,193	1.350	\$89,516	1.00	\$89,515.68
70-16-19-175-039	313 WINTER OAK EAST	07/29/24	\$260,000	0.000%	\$260,000	\$5,977	\$178,049	1.350	\$13,657	1.00	\$13,657.19
70-16-19-175-033	304 WINTER OAK EAST	07/17/24	\$350,000	0.000%	\$350,000	\$1,377	\$187,828	1.350	\$95,055	1.00	\$95,055.26
70-16-19-175-041	317 WINTER OAK EAST	07/08/24	\$265,000	0.000%	\$265,000	\$6,082	\$151,611	1.350	\$54,243	1.00	\$54,243.49
70-16-19-175-035	545 RED OAK CT	12/29/23	\$310,000	0.000%	\$310,000	\$5,794	\$167,412	1.350	\$78,200	1.00	\$78,199.55
70-16-19-175-068	297 WINTER OAK WEST	10/20/23	\$330,000	0.000%	\$330,000	\$7,657	\$180,595	1.350	\$78,540	1.00	\$78,539.77

Unit of Comparison: **Site Value**

Average Sale Price Per Unit: \$81,656.92
 Standard Deviation: \$35,384.28
 Coefficient of Dispersion : 30%

Land Value Was: 80,000

Indicated Sale Price Per Unit: **\$81,700.00**

HOLLAND CHARTER TOWNSHIP

Woodside Green											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-11-397-025	10927 ASPEN TRL	1/12/2024	351000	0.000%	\$351,000	1442	176703	1.210	\$135,748	1.00	\$135,747.67
70-16-11-332-008	3466 RED CLOVER LN	6/14/2024	341000	0.000%	\$341,000	5940	167915	1.210	\$131,883	1.00	\$131,883.08
70-16-11-330-003	3518 WILLOWOOD DR	10/18/2024	350000	0.000%	\$350,000	6107	199474	1.210	\$102,530	1.00	\$102,529.67
70-16-11-397-028	10941 ASPEN TRL	4/1/2024	350000	0.000%	\$350,000	2183	206455	1.210	\$98,006	1.00	\$98,006.22
70-16-11-344-005	10959 THORNBERRY WAY	10/27/2023	339900	0.000%	\$339,900	5366	198198	1.210	\$94,715	1.00	\$94,714.57
70-16-11-397-024	10925 ASPEN TRL	7/17/2023	285000	0.000%	\$285,000	1607	159100	1.210	\$90,882	1.00	\$90,881.68
70-16-11-397-010	10898 ASPEN TRL	5/24/2024	272500	0.000%	\$272,500	3587	147579	1.210	\$90,342	1.00	\$90,341.90
70-16-11-397-063	10964 CRANBERRY CT	5/28/2024	329000	0.000%	\$329,000	2003	197259	1.210	\$88,313	1.00	\$88,313.50
70-16-11-343-013	10850 WOOD RIDGE DR	7/31/2023	325000	0.000%	\$325,000	5972	192528	1.210	\$86,069	1.00	\$86,069.18
70-16-11-397-022	10921 ASPEN TRL	7/26/2023	285000	0.000%	\$285,000	1156	164168	1.210	\$85,201	1.00	\$85,201.08
70-16-11-397-020	10899 ASPEN TRL	7/26/2023	298500	0.000%	\$298,500	2278	176727	1.210	\$82,383	1.00	\$82,382.69
70-16-11-328-001	10987 WOOD RUN	6/25/2024	335000	0.000%	\$335,000	5724	205755	1.210	\$80,312	1.00	\$80,312.32
70-16-11-397-005	10912 ASPEN TRL	1/19/2024	268500	0.000%	\$268,500	1687	160819	1.210	\$72,222	1.00	\$72,222.03
70-16-11-397-072	10951 CRANBERRY CT	5/10/2024	300000	0.000%	\$300,000	2246	189831	1.210	\$68,058	1.00	\$68,058.00
70-16-11-397-034	10973 ASPEN TRL	12/14/2023	263000	0.000%	\$263,000	1801	159938	1.210	\$67,674	1.00	\$67,674.15
70-16-11-397-008	10902 ASPEN TRL	10/11/2024	273200	0.000%	\$273,200	1900	172864	1.210	\$62,134	1.00	\$62,134.28
70-16-11-344-004	10967 THORNBERRY WAY	7/10/2024	420000	0.000%	\$420,000	7465	292899	1.210	\$58,127	1.00	\$58,127.40
70-16-11-398-012	10808 THORNBERRY WAY	6/18/2024	442500	0.000%	\$442,500	8860	313478	1.210	\$54,331	1.00	\$54,331.32
70-16-11-397-072	10951 CRANBERRY CT	8/4/2023	277000	0.000%	\$277,000	2246	189831	1.210	\$45,058	1.00	\$45,058.00
70-16-11-344-002	10983 THORNBERRY WAY	5/17/2023	440000	0.000%	\$440,000	10683	342699	1.210	\$14,651	1.00	\$14,650.98
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$78,021.06
									Standard Deviation:		\$16,048.36
									Coefficient of Dispersion :		17%
<i>Land Value Was:</i> 72,800									Indicated Sale Price Per Unit:		\$78,000.00

Holland Charter Township

Wyndover Acres											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-16-11-364-005	3236 112TH AVE	11/08/23	\$300,000	0.000%	\$300,000	\$5,438	\$127,874	1.400	\$115,538	1.00	\$115,538.13
70-16-11-363-017	3301 RIDGEMONT CT	06/12/24	\$318,000	0.000%	\$318,000	\$5,771	\$153,635	1.400	\$97,141	1.00	\$97,140.55
70-16-11-364-016	3222 RENWICK CT	02/11/25	\$292,000	0.000%	\$292,000	\$4,533	\$137,470	1.400	\$95,008	1.00	\$95,008.50
70-16-11-364-024	3269 ABERDEEN AVE	02/28/25	\$286,500	0.000%	\$286,500	\$4,158	\$139,373	1.400	\$87,219	1.00	\$87,219.25
70-16-11-364-027	3239 ABERDEEN AVE	12/20/24	\$280,000	0.000%	\$280,000	\$4,366	\$133,849	1.400	\$88,245	1.00	\$88,244.90
70-16-11-365-007	3220 ABERDEEN AVE	09/11/23	\$290,000	0.000%	\$290,000	\$6,650	\$144,193	1.400	\$81,480	1.00	\$81,479.65
70-16-11-364-030	3209 ABERDEEN AVE	10/10/23	\$285,000	0.000%	\$285,000	\$4,156	\$142,652	1.400	\$81,131	1.00	\$81,130.85
70-16-11-364-011	3251 RENWICK CT	05/10/24	\$310,000	0.000%	\$310,000	\$6,453	\$168,265	1.400	\$67,976	1.00	\$67,975.69
70-16-11-363-022	3344 RIDGEMONT CT	10/18/24	\$275,900	0.000%	\$275,900	\$4,730	\$154,068	1.400	\$55,475	1.00	\$55,474.65
70-16-11-363-019	3321 RIDGEMONT CT	12/29/23	\$274,900	0.000%	\$274,900	\$4,303	\$177,506	1.400	\$22,089	1.00	\$22,089.15
70-16-11-365-003	3260 ABERDEEN AVE	03/15/23	\$262,500	0.000%	\$262,500	\$6,029	\$168,273	1.400	\$20,888	1.00	\$20,888.47
70-16-11-364-005	3236 112TH AVE	08/23/23	\$190,000	0.000%	\$190,000	\$5,438	\$127,874	1.400	\$5,538	1.00	\$5,538.13
Unit of Comparison: Site Value									Average Sale Price Per Unit:		\$69,665.17
									Standard Deviation:		\$26,773.95
									Coefficient of Dispersion :		28%
Land Value Was:		62,600							Indicated Sale Price Per Unit:		\$69,700.00

Parcel #	Street Address	Sale Date	Sale Price	Acres	\$/Acre	Sq Ft	\$/Sq Ft
70-15-13-200-038	840 N 144th Ave	6/14/2023	\$79,000	0.43	\$183,721	18731	\$4.22
70-16-35-491-008	10577 SUNBRANCH	7/11/2023	\$53,500	0.55	\$96,920	24045	\$2.22
70-18-03-300-043	4017 22ND AVE	4/29/2024	\$133,000	0.69	\$192,754	30056	\$4.43
70-16-08-152-009	(VAC) JACK	7/7/2023	\$365,000	0.70	\$525,180	30274	\$12.06
70-16-08-152-009	(VAC) JACK	7/19/2024	\$40,000	0.70	\$57,554	30274	\$1.32
70-16-25-200-058	9780 PERRY	6/21/2023	\$90,000	0.83	\$109,091	35937	\$2.50
70-15-15-300-040	James St	1/30/2025	\$119,900	0.92	\$130,326	40075	\$2.99
70-16-20-126-034	BURKE	11/20/2023	\$140,000	0.99	\$141,844	42994	\$3.26
70-16-20-126-033	101 BURKE	11/20/2023	\$140,000	0.99	\$141,414	43124	\$3.25
70-11-25-300-001	152ND AVE	5/31/2024	\$85,000	1.03	\$82,524	44867	\$1.89
70-15-12-200-048	N 144th Ave	10/17/2023	\$115,000	1.21	\$95,041	52708	\$2.18
70-16-21-200-011	434 N 120TH	3/1/2024	\$118,000	1.23	\$95,857	53622	\$2.20
70-16-13-300-072	FELCH (VAC)	6/5/2023	\$150,000	1.34	\$112,360	58153	\$2.58
70-16-13-300-072	FELCH (VAC)	1/8/2024	\$135,000	1.34	\$101,124	58153	\$2.32
70-16-17-200-074	VACANT 132ND	4/24/2024	\$99,900	1.34	\$74,552	58370	\$1.71
70-18-03-400-068	2700 ANGLING RD	10/30/2024	\$120,000	1.37	\$87,591	59677	\$2.01
70-16-13-300-072	N FRANKLIN (VAC) AVE	6/5/2023	\$150,000	1.41	\$106,383	61420	\$2.44
70-11-03-200-067	9332 BLUESTONE CT	6/22/2023	\$135,000	2.00	\$67,500	87120	\$1.55
70-11-03-200-068	BLUESTONE CT	6/16/2023	\$135,000	2.00	\$67,500	87120	\$1.55
70-11-02-200-019	15318 FILLMORE ST	6/22/2023	\$65,000	2.06	\$31,553	89734	\$0.72
70-15-15-400-025	N 160th Ave	10/5/2023	\$165,000	2.16	\$76,389	94090	\$1.75
70-15-15-400-028	2453 N 160th Ave	11/30/2023	\$165,000	2.16	\$76,389	94090	\$1.75
70-11-11-100-067	15821 REVELLO CT	12/14/2023	\$160,000	2.21	\$72,398	96268	\$1.66
70-11-33-400-091	NEW HOLLAND ST	7/18/2024	\$190,000	2.24	\$84,821	97574	\$1.95
70-18-26-400-029	ADAMS ST	6/21/2024	\$170,000	2.24	\$75,893	97574	\$1.74
70-18-35-400-019	172 OTTOGAN HILLS CT (PVT)	7/12/2023	\$155,000	2.37	\$65,401	103237	\$1.50
70-15-15-400-029	James St	10/4/2023	\$165,000	2.50	\$66,000	108900	\$1.52
70-15-03-400-039	N 160th Ave	3/5/2025	\$190,000	2.52	\$75,397	109771	\$1.73
70-15-03-400-039	N 160th Ave	10/5/2023	\$170,000	2.52	\$67,460	109771	\$1.55
70-16-03-100-007	120TH	11/15/2024	\$100,000	2.69	\$37,161	117220	\$0.85
70-11-11-100-064	15955 REVELLO CT	4/12/2024	\$140,000	2.87	\$48,780	125017	\$1.12
70-11-03-200-066	BLUESTONE CT	6/16/2023	\$155,000	2.90	\$53,448	126324	\$1.23
70-18-26-400-032	ADAMS ST	8/27/2024	\$130,000	2.91	\$44,674	126760	\$1.03
70-11-03-100-040	16688 HAVEN WOODS CT	7/12/2024	\$200,000	2.95	\$67,797	128502	\$1.56
70-11-03-100-016	16757 HAVEN WOODS CT	4/19/2024	\$180,000	3.00	\$60,000	130680	\$1.38
70-11-27-300-043	16515 SHELDON SANDS CT (PVT)	12/6/2024	\$199,900	3.08	\$64,903	134165	\$1.49
70-11-11-300-032	SKIPPER LANE	11/21/2023	\$125,000	3.27	\$38,226	142441	\$0.88
70-11-02-200-012	9335 154TH ST PVT	9/25/2024	\$270,000	3.36	\$80,357	146362	\$1.84
70-11-02-200-013	9336 154TH ST PVT	5/15/2023	\$185,000	3.36	\$55,060	146362	\$1.26
70-18-26-400-033	879 8TH AVE	12/1/2023	\$210,000	3.48	\$60,345	151589	\$1.39
70-11-27-300-045	16518 SHELDON SANDS CT (PVT)	8/2/2024	\$190,000	3.50	\$54,286	152460	\$1.25
70-11-24-100-046	152ND AVE	10/31/2023	\$160,000	3.65	\$43,836	158994	\$1.01
70-11-03-100-030	16473 HAVEN WOODS CT	11/22/2024	\$250,000	3.67	\$68,120	159865	\$1.56
70-18-11-100-057	GREENLY ST	6/26/2023	\$250,000	4.01	\$62,344	174676	\$1.43
70-15-01-300-013	4115 Butternut Dr	11/18/2024	\$127,500	4.48	\$28,460	195149	\$0.65
70-18-16-100-022	3056 RILEY ST	7/10/2024	\$225,000	4.70	\$47,872	204732	\$1.10
70-11-11-300-034	SKIPPER LANE	11/21/2023	\$220,000	4.80	\$45,833	209088	\$1.05
70-16-01-100-013	NEW HOLLAND ST (VAC)	7/3/2024	\$140,000	5.26	\$26,616	229126	\$0.61
70-18-03-400-047	QUINCY ST	4/26/2024	\$230,000	5.39	\$42,672	234788	\$0.98
70-14-35-300-066	1485 JACKSON ST	10/6/2023	\$177,500	5.83	\$30,446	253955	\$0.70
70-14-35-300-068	1421 JACKSON ST	9/26/2023	\$205,000	5.83	\$35,163	253955	\$0.81
70-14-25-300-029	5874 8TH AVE	6/30/2023	\$345,000	5.95	\$57,983	259182	\$1.33
70-11-24-100-050	15090 CHRISTMAS TREE LN	10/2/2024	\$195,000	6.20	\$31,452	270072	\$0.72
70-16-26-200-016	108TH	6/17/2024	\$449,000	6.22	\$72,163	271030	\$1.66
70-11-24-100-047	15151 CHRISTMAS TREE LN	11/7/2024	\$220,000	7.08	\$31,073	308405	\$0.71
70-16-24-300-038	PERRY	4/12/2024	\$700,000	7.92	\$88,350	345126	\$2.03
70-14-18-200-054	7976 42ND AVE	4/27/2023	\$195,000	8.41	\$23,187	366340	\$0.53
70-16-01-100-014	10066 NEW HOLLAND ST	7/3/2024	\$225,000	9.90	\$22,727	431244	\$0.52
70-18-19-100-007	BYRON RD	5/30/2023	\$192,000	9.97	\$19,258	434293	\$0.44
70-18-14-100-025	16TH AVE	3/27/2024	\$180,000	9.99	\$18,018	435164	\$0.41
70-11-02-200-009	STANTON ST	12/11/2024	\$315,000	10.18	\$30,943	443441	\$0.71
70-18-32-300-011	150 40TH AVE	8/7/2023	\$50,000	15.13	\$3,305	659063	\$0.08
70-11-35-400-039	152nd Ave	1/12/2024	\$484,000	21.90	\$22,100	953964	\$0.51
70-16-10-100-049	120TH AVE (VAC)	11/21/2023	\$260,000	21.91	\$11,867	954400	\$0.27
70-16-05-200-004	NEW HOLLAND	3/31/2023	\$937,500	25.73	\$36,435	1120842	\$0.84
70-18-31-300-028	48TH AVE	10/6/2023	\$25,000	31.33	\$798	1364735	\$0.02
70-16-35-400-024	OTTOGAN	4/23/2024	\$590,000	38.38	\$15,373	1671833	\$0.35
70-11-12-300-001	CROSWELL ST	10/24/2024	\$306,000	40.03	\$7,644	1743707	\$0.18

Holland Charter Township

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$14.98	0.06	\$652,542	\$37,451	
5,000	\$9.88	0.11	\$430,517	\$49,417	
7,500	\$7.75	0.17	\$337,548	\$58,118	
10,000	\$6.52	0.23	\$284,035	\$65,206	
12,500	\$5.70	0.29	\$248,443	\$71,293	
15,000	\$5.11	0.34	\$222,699	\$76,687	
20,000	\$4.30	0.46	\$187,393	\$86,039	
25,000	\$3.76	0.57	\$163,911	\$94,072	
30,000	\$3.37	0.69	\$146,926	\$101,189	
40,000	\$2.84	0.92	\$123,634	\$113,529	
43,560	\$2.70	1.00	\$117,468	\$117,468	
50,000	\$2.48	1.15	\$108,141	\$124,129	
60,000	\$2.23	1.38	\$96,935	\$133,520	
65,340	\$2.11	1.50	\$92,101	\$138,152	
87,120	\$1.78	2.00	\$77,500	\$155,000	
108,900	\$1.54	2.50	\$67,036	\$167,591	
130,680	\$1.37	3.00	\$59,545	\$178,634	
174,240	\$1.13	4.00	\$49,389	\$197,557	
217,800	\$0.98	5.00	\$42,721	\$213,605	
304,920	\$0.79	7.00	\$34,329	\$240,301	
435,600	\$0.58	10.00	\$25,120	\$251,202	
653,400	\$0.43	15.00	\$18,913	\$283,694	
871,200	\$0.35	20.00	\$15,463	\$309,266	
1,089,000	\$0.30	25.00	\$13,227	\$330,678	
1,306,800	\$0.27	30.00	\$11,642	\$349,268	
1,742,400	\$0.22	40.00	\$9,519	\$380,751	
2,178,000	\$0.19	50.00	\$8,142	\$407,112	
4,356,000	\$0.12	100.00	\$5,012	\$501,213	

