



City of Coopersville  
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# Land Valuation & Economic Condition Factors 2025

## CITY OF COOPERSVILLE

## A1-01: AGRICULTUAL- GENERAL

| Parcel Number                   | Street Address  | Sale Date | Sale Price  | Adj.   | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or %                       | \$/Unit           |
|---------------------------------|-----------------|-----------|-------------|--------|--------------|-------------|---------|----------|---------------|---------------------------------------|-------------------|
| 70-04-12-300-021                | State Rd        | 08/26/22  | \$540,000   | 0.000% | \$540,000    | \$0         | \$0     | -        | \$540,000     | 72.08                                 | \$7,491.68        |
| 70-04-24-200-006                | Fitzgerald      | 10/05/22  | \$209,900   | 0.000% | \$209,900    | \$0         | \$0     | -        | \$209,900     | 21.55                                 | \$9,740.14        |
| 70-05-15-300-009                | 68th            | 05/18/22  | \$2,318,870 | 0.000% | \$2,318,870  | \$0         | \$0     | -        | \$2,318,870   | 315.12                                | \$7,358.69        |
| 70-05-29-200-002                | Arthur St       | 08/10/22  | \$656,000   | 0.000% | \$656,000    | \$0         | \$0     | -        | \$656,000     | 80.20                                 | \$8,179.55        |
| 70-05-36-200-005                | Garfield & 48th | 09/20/22  | \$1,480,000 | 0.000% | \$1,480,000  | \$0         | \$0     | -        | \$1,480,000   | 145.85                                | \$10,147.41       |
| 70-05-05-300-002                | Taft St         | 11/21/22  | \$930,000   | 0.000% | \$930,000    | \$0         | \$0     | -        | \$930,000     | 122.43                                | \$7,596.18        |
| 70-09-04-200-002                | Hayes St        | 08/28/23  | \$300,000   | 0.000% | \$300,000    | \$0         | \$0     | -        | \$300,000     | 40.14                                 | \$7,473.84        |
| 70-05-14-200-001                | 56th            | 09/12/23  | \$2,765,000 | 0.000% | \$2,765,000  | \$0         | \$0     | -        | \$2,765,000   | 391.46                                | \$7,063.30        |
| 70-06-15-300-021                | 24th Ave        | 03/02/24  | \$150,000   | 0.000% | \$150,000    | \$0         | \$0     | -        | \$150,000     | 24.47                                 | \$6,129.96        |
| <b>Unit of Comparison: Acre</b> |                 |           |             |        |              |             |         |          |               | Average Sale Price Per Unit:          | \$7,706.07        |
|                                 |                 |           |             |        |              |             |         |          |               | Standard Deviation:                   | \$1,205.60        |
|                                 |                 |           |             |        |              |             |         |          |               | Coefficient of Dispersion :           | 13%               |
| <i>Land Value Was:</i> \$6,900  |                 |           |             |        |              |             |         |          |               | <b>Indicated Sale Price Per Unit:</b> | <b>\$7,700.00</b> |

## CITY OF COOPERSVILLE

| A1-01: AGRICULTUAL- GENERAL |                   |           |             |        |              |              |            |                    |                    |              |
|-----------------------------|-------------------|-----------|-------------|--------|--------------|--------------|------------|--------------------|--------------------|--------------|
| Parcel Number               | Street Address    | Sale Date | Sale Price  | Adj.   | Adj. Sale \$ | Other Imp \$ | Land Value | Bldg Residual      | Bldg Cost Manual   | E.C.F        |
| 70-12-36-200-001            | 9966 VAN BUREN ST | 03/08/24  | \$570,000   | 0.000% | \$570,000    | \$229,397    | \$335,700  | \$4,903            | \$68,708           | 0.071        |
| 70-06-07-300-008            | 17648 48TH AVE    | 08/28/23  | \$500,000   | 0.000% | \$500,000    | \$20,254     | \$440,235  | \$39,511           | \$195,808          | 0.202        |
| 70-04-04-200-018            | 12250 WILSON      | 07/22/22  | \$649,900   | 0.000% | \$649,900    | \$420,885    | \$147,141  | \$81,874           | \$103,745          | 0.789        |
| 70-13-36-300-006            | 5535 NEW HOLLAND  | 10/06/23  | \$1,300,000 | 0.000% | \$1,300,000  | \$41,154     | \$352,782  | \$906,064          | \$663,991          | 1.365        |
| 70-17-31-100-004            | 9380 ADAMS ST     | 07/13/22  | \$975,000   | 0.000% | \$975,000    | \$47,758     | \$359,973  | \$567,269          | \$341,745          | 1.660        |
| 70-06-03-300-008            | 18797 20TH AVE    | 01/19/23  | \$510,500   | 0.000% | \$510,500    | \$285,388    | \$150,984  | \$74,128           | \$42,889           | 1.728        |
| 70-06-14-200-011            | 850 ROOSEVELT ST  | 10/06/23  | \$365,000   | 0.000% | \$365,000    | \$139,567    | \$196,907  | \$28,526           | \$13,954           | 2.044        |
| 70-17-35-100-032            | 6094 ADAMS ST     | 04/30/22  | \$625,000   | 0.000% | \$625,000    | \$3,394      | \$512,817  | \$108,789          | \$57,736           | 1.884        |
| <b>Totals:</b>              |                   |           |             |        |              |              |            | <b>\$1,811,064</b> | <b>\$1,488,577</b> | <b>1.217</b> |
| Standard Deviation:         |                   |           |             |        |              |              |            |                    |                    | 0.769        |
| Coefficient of Dispersion : |                   |           |             |        |              |              |            |                    |                    | 42.84%       |
| <b>Adopted ECF:</b>         |                   |           |             |        |              |              |            |                    |                    | <b>1.217</b> |

ECF Was: 0.907

## CITY OF COOPERSVILLE

## C1-01: COMMERCIAL- GENERAL

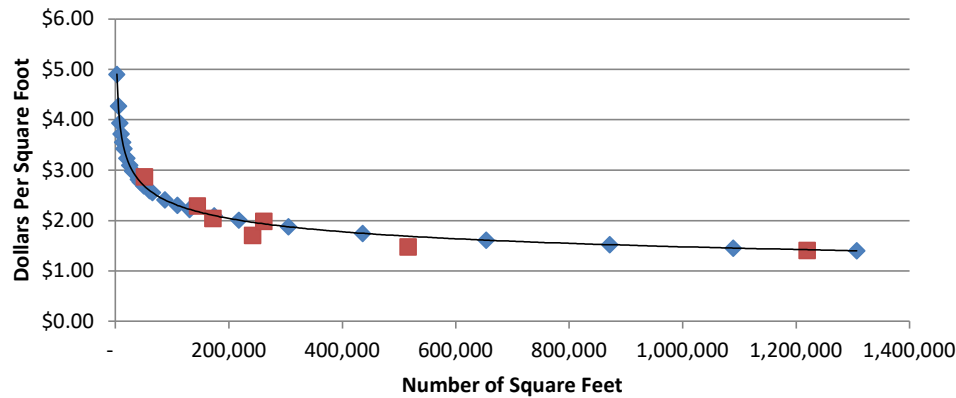
| Parcel Number                          | Street Address      | Sale Date | Sale Price  | Adj.   | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or %                       | \$/Unit      |
|----------------------------------------|---------------------|-----------|-------------|--------|--------------|-------------|---------|----------|---------------|---------------------------------------|--------------|
| 70-05-27-220-005                       | 1141 O'MALLEY DRIVE | 12/17/21  | \$147,500   | 0.000% | \$147,500    | \$0         | \$0     | -        | \$147,500     | 51,400.80                             | \$2.87       |
| 70-05-27-220-006                       | 107 CONRAN DR       | 10/29/24  | \$330,700   | 0.000% | \$330,700    | \$0         | \$0     | -        | \$330,700     | 144,183.60                            | \$2.29       |
| 70-05-26-100-041                       | O'MALLEY DR         | 06/23/22  | \$350,610   | 0.000% | \$350,610    | \$0         | \$0     | -        | \$350,610     | 171,626.40                            | \$2.04       |
| 70-05-27-240-012                       | 195 S 64TH AVE      | 10/10/24  | \$413,475   | 0.000% | \$413,475    | \$0         | \$0     | -        | \$413,475     | 241,758.00                            | \$1.71       |
| 70-05-26-100-053                       | 525 O'MALLEY DR     | 08/03/23  | \$520,000   | 0.000% | \$520,000    | \$0         | \$0     | -        | \$520,000     | 261,360.00                            | \$1.99       |
| 70-05-26-100-050                       | 525 O'MALLEY DR     | 10/19/22  | \$764,377   | 0.000% | \$764,377    | \$0         | \$0     | -        | \$764,377     | 516,186.00                            | \$1.48       |
| 70-05-22-300-044                       | 275 N 68TH AVE      | 07/21/22  | \$1,715,700 | 0.000% | \$1,715,700  | \$0         | \$0     | -        | \$1,715,700   | 1,219,680.00                          | \$1.41       |
| <b>Unit of Comparison:</b> Square Foot |                     |           |             |        |              |             |         |          |               | Average Sale Price Per Unit:          | \$1.63       |
|                                        |                     |           |             |        |              |             |         |          |               | Standard Deviation:                   | \$0.47       |
|                                        |                     |           |             |        |              |             |         |          |               | Coefficient of Dispersion :           | 19%          |
| <i>Land Value Was:</i> See Attached    |                     |           |             |        |              |             |         |          |               | <b>Indicated Sale Price Per Unit:</b> | See Attached |

## CITY OF COOPERSVILLE

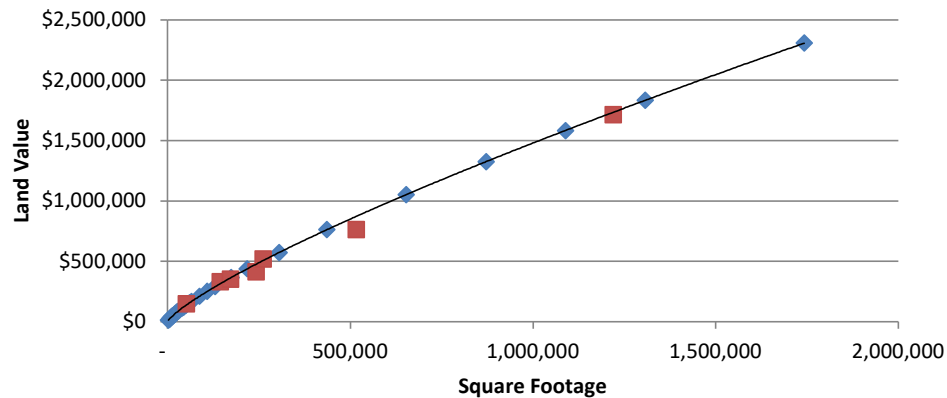
## C1-01: COMMERCIAL- GENERAL

| Square Foot | \$/SF  | Acres  | \$/Acre   | Value       | Note |
|-------------|--------|--------|-----------|-------------|------|
| 2,500       | \$4.90 | 0.06   | \$213,612 | \$12,260    |      |
| 5,000       | \$4.27 | 0.11   | \$185,960 | \$21,345    |      |
| 7,500       | \$3.94 | 0.17   | \$171,475 | \$29,524    |      |
| 10,000      | \$3.72 | 0.23   | \$161,887 | \$37,164    |      |
| 12,500      | \$3.55 | 0.29   | \$154,821 | \$44,428    |      |
| 15,000      | \$3.43 | 0.34   | \$149,278 | \$51,404    |      |
| 20,000      | \$3.24 | 0.46   | \$140,931 | \$64,707    |      |
| 25,000      | \$3.09 | 0.57   | \$134,780 | \$77,353    |      |
| 30,000      | \$2.98 | 0.69   | \$129,954 | \$89,500    |      |
| 40,000      | \$2.82 | 0.92   | \$122,688 | \$112,661   |      |
| 43,560      | \$2.77 | 1.00   | \$120,613 | \$120,613   |      |
| 50,000      | \$2.69 | 1.15   | \$117,333 | \$134,679   |      |
| 60,000      | \$2.60 | 1.38   | \$113,131 | \$155,828   |      |
| 65,340      | \$2.55 | 1.50   | \$111,219 | \$166,828   |      |
| 87,120      | \$2.41 | 2.00   | \$105,000 | \$210,000   |      |
| 108,900     | \$2.31 | 2.50   | \$100,417 | \$251,043   |      |
| 130,680     | \$2.22 | 3.00   | \$96,821  | \$290,464   |      |
| 174,240     | \$2.10 | 4.00   | \$91,408  | \$365,631   |      |
| 217,800     | \$2.01 | 5.00   | \$87,418  | \$437,090   |      |
| 304,920     | \$1.88 | 7.00   | \$81,729  | \$572,102   |      |
| 435,600     | \$1.75 | 10.00  | \$76,102  | \$761,019   |      |
| 653,400     | \$1.61 | 15.00  | \$70,174  | \$1,052,612 |      |
| 871,200     | \$1.52 | 20.00  | \$66,251  | \$1,325,010 |      |
| 1,089,000   | \$1.45 | 25.00  | \$63,359  | \$1,583,971 |      |
| 1,306,800   | \$1.40 | 30.00  | \$61,090  | \$1,832,704 |      |
| 1,742,400   | \$1.32 | 40.00  | \$57,674  | \$2,306,977 |      |
| 2,178,000   | \$1.27 | 50.00  | \$55,157  | \$2,757,854 |      |
| 4,356,000   | \$1.10 | 100.00 | \$48,017  | \$4,801,703 |      |

## Dollars Per Square Foot



## Square Foot Values



## CITY OF COOPERSVILLE

## C1-02: COMMERCIAL- HIGHWAY INTERCHANGES

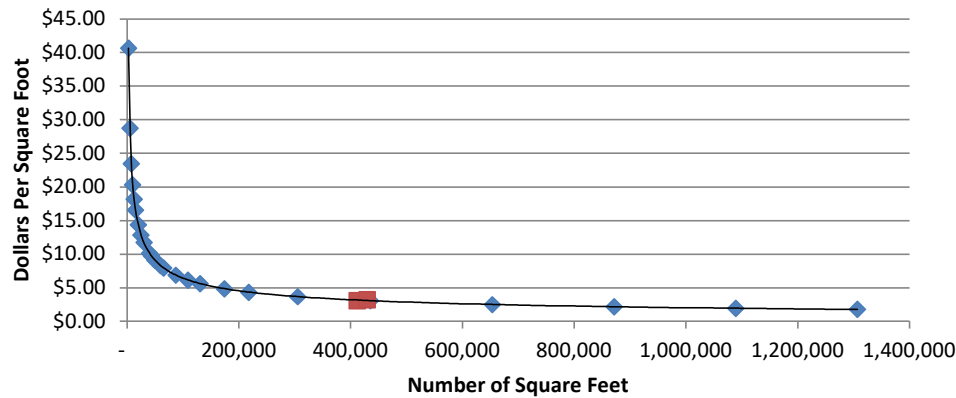
| C1-02: COMMERCIAL- HIGHWAY INTERCHANGES |                  |           |             |        |              |             |         |          |               |                                |             |
|-----------------------------------------|------------------|-----------|-------------|--------|--------------|-------------|---------|----------|---------------|--------------------------------|-------------|
| Parcel Number                           | Street Address   | Sale Date | Sale Price  | Adj.   | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or %                | \$/Unit     |
| 70-05-25-200-024                        | 640 EAST GATEWAY | 07/28/22  | \$1,275,750 | 0.000% | \$1,275,750  | \$0         | \$0     | -        | \$1,275,750   | 411,642.00                     | \$3.10      |
| 70-05-25-200-022                        | 329 S 48TH AVE   | 06/29/18  | \$1,387,000 | 0.000% | \$1,387,000  | \$0         | \$0     | -        | \$1,387,000   | 429,501.60                     | \$3.23      |
| Unit of Comparison:                     | Square Foot      |           |             |        |              |             |         |          |               | Average Sale Price Per Unit:   | \$3.17      |
|                                         |                  |           |             |        |              |             |         |          |               | Standard Deviation:            | \$0.07      |
|                                         |                  |           |             |        |              |             |         |          |               | Coefficient of Dispersion :    | 2%          |
| Land Value Was:                         | Recalc           |           |             |        |              |             |         |          |               | Indicated Sale Price Per Unit: | See Attched |

## CITY OF COOPERSVILLE

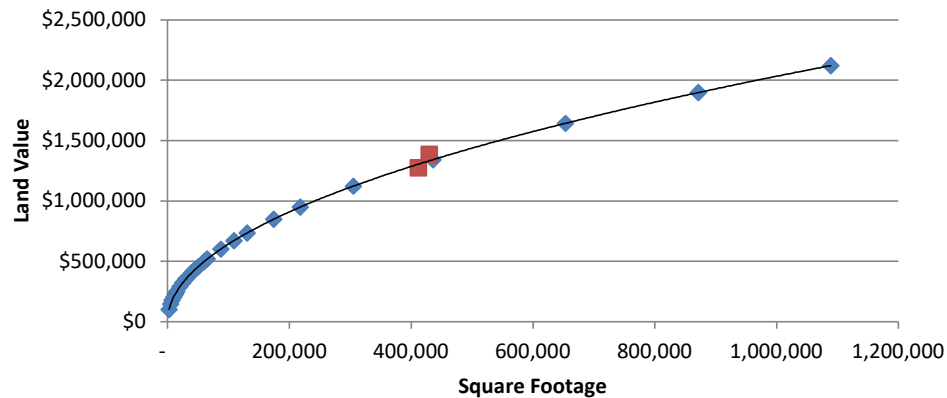
## C1-02: COMMERCIAL- HIGHWAY INTERCHANGES

| Square Foot | \$/SF   | Acres  | \$/Acre     | Value       | Note |
|-------------|---------|--------|-------------|-------------|------|
| 2,500       | \$40.66 | 0.06   | \$1,770,966 | \$101,639   |      |
| 5,000       | \$28.75 | 0.11   | \$1,252,262 | \$143,740   |      |
| 7,500       | \$23.47 | 0.17   | \$1,022,468 | \$176,045   |      |
| 10,000      | \$20.33 | 0.23   | \$885,483   | \$203,279   |      |
| 12,500      | \$18.18 | 0.29   | \$792,000   | \$227,273   |      |
| 15,000      | \$16.60 | 0.34   | \$722,994   | \$248,965   |      |
| 20,000      | \$14.37 | 0.46   | \$626,131   | \$287,480   |      |
| 25,000      | \$12.86 | 0.57   | \$560,029   | \$321,412   |      |
| 30,000      | \$11.74 | 0.69   | \$511,234   | \$352,089   |      |
| 40,000      | \$10.16 | 0.92   | \$442,741   | \$406,558   |      |
| 43,560      | \$9.74  | 1.00   | \$424,264   | \$424,264   |      |
| 50,000      | \$9.09  | 1.15   | \$396,000   | \$454,545   |      |
| 60,000      | \$8.30  | 1.38   | \$361,497   | \$497,930   |      |
| 65,340      | \$7.95  | 1.50   | \$346,410   | \$519,615   |      |
| 87,120      | \$6.89  | 2.00   | \$300,000   | \$600,000   |      |
| 108,900     | \$6.16  | 2.50   | \$268,328   | \$670,820   |      |
| 130,680     | \$5.62  | 3.00   | \$244,949   | \$734,847   |      |
| 174,240     | \$4.87  | 4.00   | \$212,132   | \$848,528   |      |
| 217,800     | \$4.36  | 5.00   | \$189,737   | \$948,683   |      |
| 304,920     | \$3.68  | 7.00   | \$160,357   | \$1,122,497 |      |
| 435,600     | \$3.08  | 10.00  | \$134,164   | \$1,341,641 |      |
| 653,400     | \$2.51  | 15.00  | \$109,545   | \$1,643,168 |      |
| 871,200     | \$2.18  | 20.00  | \$94,868    | \$1,897,367 |      |
| 1,089,000   | \$1.95  | 25.00  | \$84,853    | \$2,121,320 |      |
| 1,306,800   | \$1.78  | 30.00  | \$77,460    | \$2,323,790 |      |
| 1,742,400   | \$1.54  | 40.00  | \$67,082    | \$2,683,282 |      |
| 2,178,000   | \$1.38  | 50.00  | \$60,000    | \$3,000,000 |      |
| 4,356,000   | \$0.97  | 100.00 | \$42,426    | \$4,242,641 |      |

## Dollars Per Square Foot



## Square Foot Values



## CITY OF COOPERSVILLE

| C1-01: COMMERCIAL- GENERAL  |                       |           |             |        |              |             |             |                     |                     |              |
|-----------------------------|-----------------------|-----------|-------------|--------|--------------|-------------|-------------|---------------------|---------------------|--------------|
| Parcel Number               | Street Address        | Sale Date | Sale Price  | Adj.   | Adj. Sale \$ | Land Value  | Land Imp \$ | Bldg Residual       | Bldg Cost Manual    | E.C.F        |
| 70-14-23-250-064            | 914 CHICAGO           | 03/20/23  | \$343,988   | 0.000% | \$343,988    | \$186,878   | \$20,042    | \$137,068           | \$213,351           | 0.642        |
| 70-03-14-325-069            | 617 E SAVIDGE ST      | 01/24/23  | \$700,000   | 0.000% | \$700,000    | \$193,549   | \$74,174    | \$432,277           | \$612,929           | 0.705        |
| 70-16-04-100-008            | 12429 RANSOM          | 07/15/22  | \$1,700,000 | 0.000% | \$1,700,000  | \$492,564   | \$66,097    | \$1,141,339         | \$1,559,283         | 0.732        |
| 70-16-29-126-012            | 22 RIVER AVE          | 03/05/24  | \$229,000   | 0.000% | \$229,000    | \$81,802    | \$5,050     | \$142,148           | \$190,452           | 0.746        |
| 70-09-24-400-043            | 4965 LAKE MICHIGAN DR | 05/31/23  | \$1,800,000 | 0.000% | \$1,800,000  | \$331,500   | \$115,743   | \$1,352,757         | \$1,590,890         | 0.850        |
| 70-09-23-300-090            | 6241 LAKE MICHIGAN DR | 10/07/22  | \$300,000   | 0.000% | \$300,000    | \$123,391   | \$38,962    | \$137,647           | \$154,134           | 0.893        |
| 70-03-21-303-029            | 401 N 7TH             | 03/13/23  | \$1,100,000 | 0.000% | \$1,100,000  | \$740,520   | \$70,502    | \$288,978           | \$323,244           | 0.894        |
| 70-03-16-476-018            | 971 W SAVIDGE ST      | 12/19/22  | \$1,450,000 | 0.000% | \$1,450,000  | \$806,976   | \$82,028    | \$560,996           | \$598,043           | 0.938        |
| 70-03-15-382-012            | 116 S JACKSON ST      | 12/13/22  | \$847,500   | 0.000% | \$847,500    | \$56,849    | \$0         | \$790,651           | \$823,593           | 0.960        |
| 70-16-33-400-074            | 650 E 24TH ST         | 03/15/23  | \$7,300,000 | 0.000% | \$7,300,000  | \$609,167   | \$333,012   | \$6,357,821         | \$6,566,975         | 0.968        |
| 70-18-05-402-007            | 4155 32ND             | 03/10/23  | \$6,090,000 | 0.000% | \$6,090,000  | \$1,642,154 | \$508,140   | \$3,939,706         | \$3,904,621         | 1.009        |
| 70-16-18-125-060            | 850 BUTTERNUT         | 02/10/23  | \$350,000   | 0.000% | \$350,000    | \$117,509   | \$56,105    | \$176,386           | \$171,676           | 1.027        |
| 70-03-15-381-005            | 218 W SAVIDGE ST      | 03/03/23  | \$169,000   | 0.000% | \$169,000    | \$40,095    | \$0         | \$128,905           | \$123,377           | 1.045        |
| 70-15-35-320-025            | 1642 SOUTH SHORE DR   | 10/12/23  | \$500,000   | 0.000% | \$500,000    | \$129,858   | \$35,096    | \$335,046           | \$303,351           | 1.104        |
| 70-16-33-200-054            | 638 E 16TH ST         | 09/09/22  | \$1,100,000 | 0.000% | \$1,100,000  | \$611,567   | \$56,074    | \$432,359           | \$383,464           | 1.128        |
| 70-05-23-476-048            | 288 MAIN ST           | 03/01/24  | \$250,000   | 0.000% | \$250,000    | \$34,475    | \$0         | \$215,525           | \$185,470           | 1.162        |
| 70-14-22-360-005            | 2353 WILSHERE         | 10/16/23  | \$325,000   | 0.000% | \$325,000    | \$136,413   | \$49,870    | \$138,717           | \$118,929           | 1.166        |
| 70-17-20-200-026            | 8225 WESTPARK WAY     | 12/01/23  | \$7,500,000 | 0.000% | \$7,500,000  | \$294,225   | \$172,923   | \$7,032,852         | \$5,854,516         | 1.201        |
| 70-14-22-366-001            | 2141 PORT SHELTON     | 12/18/23  | \$1,770,000 | 0.000% | \$1,770,000  | \$305,315   | \$56,650    | \$1,408,035         | \$1,169,937         | 1.204        |
| 70-18-10-360-036            | 2371 RILEY ST         | 07/27/22  | \$738,000   | 0.000% | \$738,000    | \$72,483    | \$30,385    | \$635,132           | \$524,615           | 1.211        |
| 70-03-20-407-024            | 38 WASHINGTON         | 06/30/22  | \$500,000   | 0.000% | \$500,000    | \$318,128   | \$8,192     | \$173,680           | \$126,918           | 1.368        |
| 70-05-22-400-019            | 100 N 68TH AVE        | 10/26/22  | \$2,600,000 | 0.000% | \$2,600,000  | \$415,604   | \$132,747   | \$2,051,649         | \$1,421,770         | 1.443        |
| 70-09-23-400-097            | 5615 LAKE MICHIGAN DR | 09/30/22  | \$355,000   | 0.000% | \$355,000    | \$175,068   | \$27,742    | \$152,190           | \$103,375           | 1.472        |
| 70-05-22-300-037            | 7193 ARTHUR ST        | 10/27/23  | \$115,000   | 0.000% | \$115,000    | \$13,369    | \$1,507     | \$100,124           | \$67,513            | 1.483        |
| 70-16-33-200-094            | 435 CENTURY LN        | 10/02/23  | \$4,590,000 | 0.000% | \$4,590,000  | \$422,079   | \$161,606   | \$4,006,315         | \$2,671,901         | 1.499        |
| 70-14-13-100-101            | 7763 COTTONWOOD       | 06/03/22  | \$4,000,000 | 0.000% | \$4,000,000  | \$296,035   | \$151,435   | \$3,552,530         | \$2,338,734         | 1.519        |
| 70-12-19-200-010            | 13871 BLAIR ST        | 05/06/22  | \$525,000   | 0.000% | \$525,000    | \$196,460   | \$155,817   | \$172,723           | \$112,198           | 1.539        |
| 70-16-16-131-001            | 3176 WEST SHORE       | 10/06/22  | \$2,196,118 | 0.000% | \$2,196,118  | \$1,310,899 | \$81,004    | \$804,215           | \$521,949           | 1.541        |
| 70-04-22-200-020            | 11270 CLEVELAND       | 04/24/23  | \$450,000   | 0.000% | \$450,000    | \$219,065   | \$35,982    | \$194,953           | \$125,965           | 1.548        |
| 70-16-13-430-003            | 320 N STATE           | 10/26/22  | \$1,050,000 | 0.000% | \$1,050,000  | \$164,476   | \$30,299    | \$855,225           | \$529,337           | 1.616        |
| 70-05-27-200-031            | 15652 68TH AVE        | 10/16/23  | \$463,000   | 0.000% | \$463,000    | \$46,998    | \$74,420    | \$341,582           | \$192,477           | 1.775        |
| 70-16-21-100-047            | 2288 NORTH PARK       | 12/18/23  | \$1,275,000 | 0.000% | \$1,275,000  | \$479,694   | \$82,171    | \$713,135           | \$392,983           | 1.815        |
| 70-09-25-100-080            | 5566 LAKE MICHIGAN DR | 05/04/22  | \$325,000   | 0.000% | \$325,000    | \$170,512   | \$53,680    | \$100,808           | \$55,445            | 1.818        |
| 70-03-21-301-001            | 400 JACKSON           | 05/19/22  | \$270,000   | 0.000% | \$270,000    | \$127,449   | \$4,936     | \$137,615           | \$71,928            | 1.913        |
| 70-16-33-205-008            | 500 CENTURY LN        | 11/11/22  | \$1,950,000 | 0.000% | \$1,950,000  | \$165,054   | \$32,910    | \$1,752,036         | \$850,533           | 2.060        |
| <b>Totals:</b>              |                       |           |             |        |              |             |             | <b>\$40,893,125</b> | <b>\$34,955,878</b> | <b>1.170</b> |
| Standard Deviation:         |                       |           |             |        |              |             |             |                     |                     | 0.374        |
| Coefficient of Dispersion : |                       |           |             |        |              |             |             |                     |                     | 26%          |
| <b>Adopted ECF:</b>         |                       |           |             |        |              |             |             |                     |                     | <b>1.170</b> |

ECF Was: 1.106

## CITY OF COOPERSVILLE

| C1-02: COMMERCIAL- RETAIL   |                       |           |             |        |              |             |             |                     |                     |              |
|-----------------------------|-----------------------|-----------|-------------|--------|--------------|-------------|-------------|---------------------|---------------------|--------------|
| Parcel Number               | Street Address        | Sale Date | Sale Price  | Adj.   | Adj. Sale \$ | Land Value  | Land Imp \$ | Bldg Residual       | Bldg Cost Manual    | E.C.F        |
| 70-18-16-200-012            | 3097 24TH AVE         | 02/23/24  | \$155,000   | 0.000% | \$155,000    | \$59,179    | \$9,401     | \$86,420            | \$93,356            | 0.926        |
| 70-13-25-200-006            | 4812 PORT SHELDON     | 12/28/23  | \$360,000   | 0.000% | \$360,000    | \$94,440    | \$5,881     | \$259,679           | \$258,433           | 1.005        |
| 70-16-29-176-004            | 98 RIVER AVE          | 12/13/23  | \$115,000   | 0.000% | \$115,000    | \$50,467    | \$3,909     | \$60,624            | \$53,191            | 1.140        |
| 70-14-15-200-007            | 1919 BALDWIN          | 10/30/23  | \$578,000   | 0.000% | \$578,000    | \$255,416   | \$47,765    | \$274,819           | \$274,944           | 1.000        |
| 70-14-13-300-037            | 660 BALDWIN           | 10/05/23  | \$1,650,000 | 0.000% | \$1,650,000  | \$434,892   | \$64,398    | \$1,150,710         | \$1,089,130         | 1.057        |
| 70-13-12-200-013            | 8445 48TH             | 09/28/23  | \$235,000   | 0.000% | \$235,000    | \$55,708    | \$5,005     | \$174,287           | \$128,275           | 1.359        |
| 70-17-19-101-051            | 16 S ELM              | 07/10/23  | \$612,500   | 0.000% | \$612,500    | \$297,550   | \$1,890     | \$313,060           | \$306,873           | 1.020        |
| 70-16-16-377-012            | 2530 VAN OMMEN        | 04/26/23  | \$675,000   | 0.000% | \$675,000    | \$189,484   | \$29,085    | \$456,431           | \$336,153           | 1.358        |
| 70-09-23-300-104            | 6193 LAKE MICHIGAN DR | 03/31/23  | \$2,100,000 | 0.000% | \$2,100,000  | \$193,820   | \$89,208    | \$1,816,972         | \$1,521,194         | 1.194        |
| 70-16-16-300-029            | 12610 FELCH           | 03/14/23  | \$2,185,000 | 0.000% | \$2,185,000  | \$329,942   | \$105,108   | \$1,749,950         | \$2,050,792         | 0.853        |
| 70-16-16-400-047            | 12386 FELCH           | 03/14/23  | \$4,750,000 | 0.000% | \$4,750,000  | \$1,299,195 | \$232,230   | \$3,218,575         | \$3,353,940         | 0.960        |
| 70-17-18-357-023            | 111 E MAIN            | 02/28/23  | \$465,000   | 0.000% | \$465,000    | \$36,771    | \$0         | \$428,229           | \$423,412           | 1.011        |
| 70-03-21-310-014            | 216 N 7TH             | 01/20/23  | \$450,000   | 0.000% | \$450,000    | \$157,155   | \$21,157    | \$271,688           | \$292,117           | 0.930        |
| 70-16-20-301-007            | 176 W LAKEWOOD        | 01/20/23  | \$350,000   | 0.000% | \$350,000    | \$96,087    | \$9,076     | \$244,837           | \$255,628           | 0.958        |
| 70-16-32-105-001            | 208 W 18TH ST         | 01/13/23  | \$215,000   | 0.000% | \$215,000    | \$65,555    | \$6,828     | \$142,617           | \$134,609           | 1.059        |
| 70-17-19-102-012            | 136 E MAIN            | 12/28/22  | \$625,000   | 0.000% | \$625,000    | \$137,790   | \$331       | \$486,879           | \$495,888           | 0.982        |
| 70-14-32-258-079            | 5340 PLAZA            | 12/16/22  | \$1,421,000 | 0.000% | \$1,421,000  | \$344,344   | \$56,901    | \$1,019,755         | \$710,010           | 1.436        |
| 70-03-33-201-002            | 1106 ROBBINS          | 09/23/22  | \$1,850,000 | 0.000% | \$1,850,000  | \$305,452   | \$97,916    | \$1,446,632         | \$1,353,617         | 1.069        |
| 70-14-13-401-029            | 312 BALDWIN           | 09/09/22  | \$2,225,000 | 0.000% | \$2,225,000  | \$400,640   | \$57,486    | \$1,766,874         | \$1,278,704         | 1.382        |
| 70-14-32-258-088            | 3424 CHICAGO          | 05/13/22  | \$5,200,000 | 0.000% | \$5,200,000  | \$273,582   | \$57,358    | \$4,869,060         | \$3,525,244         | 1.381        |
| <b>Totals:</b>              |                       |           |             |        |              |             |             | <b>\$20,238,098</b> | <b>\$17,935,510</b> | <b>1.128</b> |
| Standard Deviation:         |                       |           |             |        |              |             |             |                     |                     | 0.182        |
| Coefficient of Dispersion : |                       |           |             |        |              |             |             |                     |                     | 15%          |
| <b>Adopted ECF:</b>         |                       |           |             |        |              |             |             |                     |                     | <b>1.128</b> |

ECF Was: *Unused*

## CITY OF COOPERSVILLE

| C1-03: COMMERCIAL- OFFICE   |                      |           |              |        |              |             |             |                     |                     |              |
|-----------------------------|----------------------|-----------|--------------|--------|--------------|-------------|-------------|---------------------|---------------------|--------------|
| Parcel Number               | Street Address       | Sale Date | Sale Price   | Adj.   | Adj. Sale \$ | Land Value  | Land Imp \$ | Bldg Residual       | Bldg Cost Manual    | E.C.F        |
| 70-17-19-102-043            | 126 E MAIN           | 04/11/23  | \$375,000    | 0.000% | \$375,000    | \$86,989    | \$0         | \$288,011           | \$226,955           | 1.269        |
| 70-16-29-403-005            | 24 E 9TH ST          | 03/19/24  | \$300,000    | 0.000% | \$300,000    | \$52,158    | \$15,069    | \$232,773           | \$187,145           | 1.244        |
| 70-16-31-128-003            | 510 W 17TH ST        | 03/22/23  | \$750,000    | 0.000% | \$750,000    | \$158,057   | \$72,455    | \$519,488           | \$420,883           | 1.234        |
| 70-16-29-403-006            | 30 E 9TH ST          | 03/19/24  | \$550,000    | 0.000% | \$550,000    | \$132,494   | \$8,459     | \$409,047           | \$349,566           | 1.170        |
| 70-16-33-477-028            | 700 WAVERLY RD       | 06/30/22  | \$10,300,000 | 0.000% | \$10,300,000 | \$591,530   | \$316,285   | \$9,392,185         | \$7,738,919         | 1.214        |
| 70-03-20-399-005            | 6 SHERMAN            | 08/09/23  | \$2,200,000  | 0.000% | \$2,200,000  | \$1,104,472 | \$25,167    | \$1,070,361         | \$928,429           | 1.153        |
| 70-03-24-200-027            | 14520 CLEVELAND ST   | 02/14/23  | \$1,500,000  | 0.000% | \$1,500,000  | \$450,846   | \$43,683    | \$1,005,471         | \$983,474           | 1.022        |
| 70-16-32-183-039            | 533 MICHIGAN AVE     | 03/03/23  | \$492,750    | 0.000% | \$492,750    | \$100,472   | \$13,187    | \$379,091           | \$394,991           | 0.960        |
| 70-03-27-151-012            | 616 S BEECHTREE      | 10/17/23  | \$260,000    | 0.000% | \$260,000    | \$78,543    | \$8,217     | \$173,241           | \$177,490           | 0.976        |
| 70-16-13-300-025            | 10263 CHICAGO        | 09/06/22  | \$462,500    | 0.000% | \$462,500    | \$127,861   | \$20,046    | \$314,593           | \$326,779           | 0.963        |
| 70-16-08-300-069            | 187 RILEY            | 09/19/22  | \$775,000    | 0.000% | \$775,000    | \$199,951   | \$25,993    | \$549,056           | \$582,819           | 0.942        |
| 70-03-21-302-009            | 427 N 6TH            | 05/16/22  | \$170,000    | 0.000% | \$170,000    | \$43,963    | \$0         | \$126,037           | \$136,434           | 0.924        |
| 70-16-19-477-004            | 280 DOUGLAS          | 05/02/22  | \$150,000    | 0.000% | \$150,000    | \$57,312    | \$8,309     | \$84,379            | \$88,239            | 0.956        |
| 70-16-24-400-082            | 400 ALLIED           | 12/27/22  | \$1,100,000  | 0.000% | \$1,100,000  | \$217,396   | \$43,155    | \$839,449           | \$932,695           | 0.900        |
| 70-11-27-100-011            | 6343 BUTTERNUT DR    | 12/15/23  | \$190,000    | 0.000% | \$190,000    | \$75,798    | \$6,971     | \$107,231           | \$113,750           | 0.943        |
| 70-16-32-180-032            | 509 MICHIGAN AVE     | 07/27/23  | \$270,000    | 0.000% | \$270,000    | \$94,615    | \$11,428    | \$163,957           | \$183,078           | 0.896        |
| 70-16-19-228-002            | 445 BUTTERNUT        | 02/17/23  | \$470,000    | 0.000% | \$470,000    | \$120,439   | \$23,113    | \$326,448           | \$388,101           | 0.841        |
| 70-16-28-479-021            | 675 E 16TH ST        | 11/18/22  | \$2,100,000  | 0.000% | \$2,100,000  | \$228,314   | \$83,708    | \$1,787,978         | \$2,240,612         | 0.798        |
| 70-10-24-300-053            | 11230 TALLMADGE WOOD | 04/14/22  | \$399,000    | 0.000% | \$399,000    | \$150,964   | \$16,204    | \$231,832           | \$278,899           | 0.831        |
| 70-07-22-200-004            | 11944 US-31          | 03/17/23  | \$595,000    | 0.000% | \$595,000    | \$183,087   | \$38,459    | \$373,454           | \$467,303           | 0.799        |
| 70-18-10-360-011            | 3208 24TH AVE        | 02/06/24  | \$400,000    | 0.000% | \$400,000    | \$95,028    | \$30,915    | \$274,057           | \$350,185           | 0.783        |
| 70-05-23-300-023            | 701 W RANDALL ST     | 08/01/23  | \$950,000    | 0.000% | \$950,000    | \$229,319   | \$66,350    | \$654,331           | \$857,625           | 0.763        |
| <b>Totals:</b>              |                      |           |              |        |              |             |             | <b>\$19,302,469</b> | <b>\$18,354,373</b> | <b>1.052</b> |
| Standard Deviation:         |                      |           |              |        |              |             |             |                     |                     | 0.162        |
| Coefficient of Dispersion : |                      |           |              |        |              |             |             |                     |                     | 14%          |
| <b>Adopted ECF:</b>         |                      |           |              |        |              |             |             |                     |                     | <b>1.052</b> |

ECF Was: Unused

## CITY OF COOPERSVILLE

| C1-04: COMMERCIAL- MULTI RESIDENTIAL |                       |           |             |        |              |            |             |                     |                    |              |
|--------------------------------------|-----------------------|-----------|-------------|--------|--------------|------------|-------------|---------------------|--------------------|--------------|
| Parcel Number                        | Street Address        | Sale Date | Sale Price  | Adj.   | Adj. Sale \$ | Land Value | Land Imp \$ | Bldg Residual       | Bldg Cost Manual   | E.C.F        |
| 70-16-27-470-019                     | 1041 ABBEY CT         | 06/09/22  | \$668,000   | 0.000% | \$668,000    | \$129,838  | \$14,037    | \$524,125           | \$339,598          | 1.543        |
| 70-16-27-470-017                     | 1061 ABBEY CT         | 06/21/22  | \$675,000   | 0.000% | \$675,000    | \$128,994  | \$14,068    | \$531,938           | \$353,109          | 1.506        |
| 70-16-13-456-004                     | 210 W MCKINLEY        | 08/01/22  | \$865,000   | 0.000% | \$865,000    | \$234,973  | \$25,691    | \$604,336           | \$548,940          | 1.101        |
| 70-14-26-400-063                     | 5955 8TH              | 12/15/22  | \$8,400,000 | 0.000% | \$8,400,000  | \$947,447  | \$187,735   | \$7,264,818         | \$4,901,624        | 1.482        |
| 70-09-22-400-073                     | 6433 LAKE MICHIGAN DR | 01/18/23  | \$360,000   | 0.000% | \$360,000    | \$107,779  | \$10,311    | \$241,910           | \$198,490          | 1.219        |
| 70-04-18-100-076                     | 17574 144TH           | 01/05/24  | \$1,875,000 | 0.000% | \$1,875,000  | \$216,428  | \$112,571   | \$1,546,001         | \$1,123,899        | 1.376        |
| 70-10-01-400-031                     | 13827 IRONWOOD DR     | 02/12/24  | \$645,000   | 0.000% | \$645,000    | \$226,732  | \$13,639    | \$404,629           | \$241,260          | 1.677        |
| <b>Totals:</b>                       |                       |           |             |        |              |            |             | <b>\$11,117,757</b> | <b>\$7,706,919</b> | <b>1.443</b> |
| Standard Deviation:                  |                       |           |             |        |              |            |             |                     |                    | 0.199        |
| Coefficient of Dispersion :          |                       |           |             |        |              |            |             |                     |                    | 11%          |
| <b>Adopted ECF:</b>                  |                       |           |             |        |              |            |             |                     |                    | <b>1.443</b> |

ECF Was: 1.297

## CITY OF COOPERSVILLE

| C1-05: COMMERCIAL- GARAGE & WAREHOUSE |                       |           |             |        |              |            |             |                     |                    |              |
|---------------------------------------|-----------------------|-----------|-------------|--------|--------------|------------|-------------|---------------------|--------------------|--------------|
| Parcel Number                         | Street Address        | Sale Date | Sale Price  | Adj.   | Adj. Sale \$ | Land Value | Land Imp \$ | Bldg Residual       | Bldg Cost Manual   | E.C.F        |
| 70-16-16-377-010                      | 2490 VAN OMMEN        | 02/29/24  | \$600,000   | 0.000% | \$600,000    | \$170,484  | \$46,200    | \$383,316           | \$301,636          | 1.271        |
| 70-16-16-200-048                      | 12255 FELCH           | 11/20/23  | \$2,250,000 | 0.000% | \$2,250,000  | \$294,948  | \$106,558   | \$1,848,494         | \$1,109,386        | 1.666        |
| 70-06-30-100-011                      | 15798 48TH AVE        | 09/18/23  | \$496,500   | 0.000% | \$496,500    | \$167,554  | \$29,227    | \$299,719           | \$256,115          | 1.170        |
| 70-05-25-400-006                      | 48TH AVE              | 08/01/23  | \$1,020,000 | 0.000% | \$1,020,000  | \$97,535   | \$202,744   | \$719,721           | \$768,634          | 0.936        |
| 70-12-19-400-022                      | 6702 BLAIR LN         | 07/25/23  | \$300,000   | 0.000% | \$300,000    | \$117,089  | \$47,589    | \$135,322           | \$97,936           | 1.382        |
| 70-16-36-200-024                      | 719 96TH              | 05/31/23  | \$1,335,000 | 0.000% | \$1,335,000  | \$353,664  | \$190,332   | \$791,004           | \$730,639          | 1.083        |
| 70-14-23-250-027                      | 828 CHICAGO           | 03/30/23  | \$590,000   | 0.000% | \$590,000    | \$236,358  | \$24,726    | \$328,916           | \$216,585          | 1.519        |
| 70-03-21-451-013                      | 1107 COLUMBUS         | 03/24/23  | \$537,500   | 0.000% | \$537,500    | \$150,306  | \$23,380    | \$363,814           | \$277,752          | 1.310        |
| 70-16-13-398-010                      | 401 W WASHINGTON      | 02/22/23  | \$625,000   | 0.000% | \$625,000    | \$153,898  | \$23,270    | \$447,832           | \$304,242          | 1.472        |
| 70-05-23-476-002                      | 276 MAIN ST           | 01/03/23  | \$50,000    | 0.000% | \$50,000     | \$22,423   | \$0         | \$27,577            | \$36,824           | 0.749        |
| 70-14-23-250-063                      | 971 ROSEWOOD          | 01/03/23  | \$357,900   | 0.000% | \$357,900    | \$114,556  | \$9,166     | \$234,178           | \$206,290          | 1.135        |
| 70-06-19-200-034                      | 4330 CLEVELAND ST     | 12/20/22  | \$600,000   | 0.000% | \$600,000    | \$88,997   | \$7,034     | \$503,969           | \$402,917          | 1.251        |
| 70-04-16-200-023                      | 12135 DICKINSON       | 12/08/22  | \$350,000   | 0.000% | \$350,000    | \$223,469  | \$11,502    | \$115,029           | \$119,801          | 0.960        |
| 70-16-16-200-048                      | 12255 FELCH           | 11/17/22  | \$1,750,000 | 0.000% | \$1,750,000  | \$294,948  | \$106,558   | \$1,348,494         | \$1,109,386        | 1.216        |
| 70-14-32-328-017                      | 5164 37TH             | 09/30/22  | \$500,000   | 0.000% | \$500,000    | \$187,464  | \$31,127    | \$281,409           | \$190,789          | 1.475        |
| 70-17-18-353-005                      | 140 E HARRISON        | 09/01/22  | \$149,900   | 0.000% | \$149,900    | \$81,170   | \$6,171     | \$62,559            | \$73,317           | 0.853        |
| 70-16-22-450-012                      | 11344 CHICAGO         | 07/25/22  | \$330,000   | 0.000% | \$330,000    | \$188,293  | \$17,064    | \$124,643           | \$157,206          | 0.793        |
| 70-09-27-226-021                      | 6546 LAKE MICHIGAN DR | 07/20/22  | \$200,000   | 0.000% | \$200,000    | \$154,344  | \$2,221     | \$43,435            | \$59,313           | 0.732        |
| 70-08-24-400-007                      | 9625 LAKE MICHIGAN DR | 07/01/22  | \$425,000   | 0.000% | \$425,000    | \$97,176   | \$5,902     | \$321,922           | \$169,253          | 1.902        |
| 70-13-23-400-031                      | 6421 56TH             | 06/22/22  | \$706,000   | 0.000% | \$706,000    | \$344,282  | \$7,972     | \$353,746           | \$321,668          | 1.100        |
| 70-18-08-230-001                      | 3364 QUINCY ST        | 06/16/22  | \$3,144,000 | 0.000% | \$3,144,000  | \$436,739  | \$164,598   | \$2,542,663         | \$2,467,529        | 1.030        |
| <b>Totals:</b>                        |                       |           |             |        |              |            |             | <b>\$11,277,762</b> | <b>\$9,377,219</b> | <b>1.203</b> |
| Standard Deviation:                   |                       |           |             |        |              |            |             |                     |                    | 0.309        |
| Coefficient of Dispersion :           |                       |           |             |        |              |            |             |                     |                    | 21%          |
| <b>Adopted ECF:</b>                   |                       |           |             |        |              |            |             |                     |                    | <b>1.203</b> |

ECF Was: 1.148

## CITY OF COOPERSVILLE

## C1-06: COMMERCIAL - MINI STORAGE

| Parcel Number               | Street Address  | Sale Date | Sale Price  | Adj.   | Adj. Sale \$ | Land Value | Land Imp \$ | Bldg Residual      | Bldg Cost Manual   | E.C.F        |
|-----------------------------|-----------------|-----------|-------------|--------|--------------|------------|-------------|--------------------|--------------------|--------------|
| 70-05-23-100-057            | 434 N 64TH AVE  | 09/19/22  | \$1,105,000 | 0.000% | \$1,105,000  | \$505,259  | \$35,072    | \$564,669          | \$471,044          | 1.199        |
| 70-05-23-100-057            | 434 N 64TH AVE  | 06/16/23  | \$1,200,000 | 0.000% | \$1,200,000  | \$505,259  | \$35,072    | \$659,669          | \$471,044          | 1.400        |
| 70-09-24-300-070            | 5280 EDGEWAY DR | 06/11/21  | \$3,700,000 | 0.000% | \$3,700,000  | \$868,048  | \$350,439   | \$2,481,513        | \$1,292,403        | 1.920        |
| 70-14-22-450-017            | 1778 CHICAGO    | 02/22/22  | \$3,700,000 | 0.000% | \$3,700,000  | \$334,981  | \$145,150   | \$3,219,869        | \$1,791,886        | 1.797        |
| 70-17-31-400-038            | 9237 OTTOGAN ST | 07/01/21  | \$600,000   | 0.000% | \$600,000    | \$115,549  | \$71,513    | \$412,938          | \$412,308          | 1.002        |
| <b>Totals:</b>              |                 |           |             |        |              |            |             | <b>\$7,338,658</b> | <b>\$4,438,685</b> | <b>1.653</b> |
| Standard Deviation:         |                 |           |             |        |              |            |             |                    |                    | 0.390        |
| Coefficient of Dispersion : |                 |           |             |        |              |            |             |                    |                    | 23%          |
| <b>Adopted ECF:</b>         |                 |           |             |        |              |            |             |                    |                    | <b>1.653</b> |

ECF Was: 1.47

## CITY OF COOPERSVILLE

## C2-01: COMMERCIAL - DOWNTOWN

| Parcel Number                   | Street Address         | Sale Date           | Sale Price           | Adj.              | Adj. Sale \$         | Land Imp \$    | Bldg \$              | Est. ECF         | Land Residual                  | # of Units or %     | \$/Unit            |
|---------------------------------|------------------------|---------------------|----------------------|-------------------|----------------------|----------------|----------------------|------------------|--------------------------------|---------------------|--------------------|
| 70-05-23-408-025                | 271 MAIN ST            | 09/06/24            | \$150,000            | -4.250%           | \$143,625            | \$1,749        | \$116,964            | 1.000            | \$24,912                       | 6,882.48            | \$3.62             |
| 70-05-23-476-005                | 264 MAIN ST            | 08/30/24            | \$200,000            | -4.000%           | \$192,000            | \$11,565       | \$84,344             | 1.000            | \$96,091                       | 3,659.04            | \$26.26            |
| <del>70-05-23-476-048</del>     | <del>288 MAIN ST</del> | <del>03/01/24</del> | <del>\$250,000</del> | <del>0.000%</del> | <del>\$250,000</del> | <del>\$0</del> | <del>\$123,647</del> | <del>1.000</del> | <del>\$126,353</del>           | <del>2,439.36</del> | <del>\$51.80</del> |
| 70-05-23-476-002                | 276 MAIN ST            | 01/03/23            | \$50,000             | 0.000%            | \$50,000             | \$0            | \$36,824             | 1.000            | \$13,176                       | 1,611.72            | \$8.18             |
| 70-05-23-476-041                | 284 MAIN ST            | 11/30/22            | \$139,000            | 0.000%            | \$139,000            | \$0            | \$116,550            | 1.000            | \$22,450                       | 2,047.32            | \$10.97            |
| Unit of Comparison: Square Foot |                        |                     |                      |                   |                      |                |                      |                  | Average Sale Price Per Unit:   |                     | \$17.01            |
|                                 |                        |                     |                      |                   |                      |                |                      |                  | Standard Deviation:            |                     | \$17.55            |
|                                 |                        |                     |                      |                   |                      |                |                      |                  | Std Dev Factor:                |                     | 2.000              |
|                                 |                        |                     |                      |                   |                      |                |                      |                  | Std Dev Above:                 |                     | 52.105             |
|                                 |                        |                     |                      |                   |                      |                |                      |                  | Std Dev Below:                 |                     | (18.093)           |
|                                 |                        |                     |                      |                   |                      |                |                      |                  | Price Within Std Dev Range:    |                     | \$11.03            |
| Land Value Was: \$8.50          |                        |                     |                      |                   |                      |                |                      |                  | Indicated Sale Price Per Unit: |                     | \$11.00            |

## TIME ADJUSTMENT

|                       |   |         |
|-----------------------|---|---------|
| Difference:           | - | #DIV/0! |
| Difference in Months: |   | #DIV/0! |
| Use:                  |   | 0.25%   |

## CITY OF COOPERSVILLE

## C2-01: COMMERCIAL - DOWNTOWN

| Parcel Number             | Street Address | Sale Date | Sale Price | Adj.    | Adj. Sale \$ | Land Imp \$ | Land Value | Bldg Residual | Bldg Cost Manual | E.C.F        |
|---------------------------|----------------|-----------|------------|---------|--------------|-------------|------------|---------------|------------------|--------------|
| 70-05-23-408-025          | 271 MAIN ST    | 09/06/24  | \$150,000  | -4.250% | \$143,625    | \$1,749     | \$75,707   | \$66,169      | \$116,964        | 0.566        |
| 70-05-23-476-005          | 264 MAIN ST    | 08/30/24  | \$200,000  | -4.000% | \$192,000    | \$11,565    | \$40,249   | \$140,186     | \$84,344         | 1.662        |
| 70-05-23-476-048          | 288 MAIN ST    | 03/01/24  | \$250,000  | 0.000%  | \$250,000    | \$0         | \$26,833   | \$223,167     | \$123,647        | 1.805        |
| 70-05-23-476-002          | 276 MAIN ST    | 01/03/23  | \$50,000   | 0.000%  | \$50,000     | \$0         | \$17,729   | \$32,271      | \$36,824         | 0.876        |
| 70-05-23-476-041          | 284 MAIN ST    | 11/30/22  | \$139,000  | 0.000%  | \$139,000    | \$0         | \$22,521   | \$116,479     | \$116,550        | 0.999        |
| Totals:                   |                |           |            |         |              |             |            | \$578,272     | \$478,330        | 1.209        |
| Standard Deviation:       |                |           |            |         |              |             |            |               |                  | 0.530        |
| Std Dev Factor:           |                |           |            |         |              |             |            |               |                  | 2.000        |
| Std Dev Above ECF:        |                |           |            |         |              |             |            |               |                  | 2.270        |
| Std Dev Below ECF:        |                |           |            |         |              |             |            |               |                  | 0.148        |
| ECF Within Std Dev Range: |                |           |            |         |              |             |            |               |                  | 1.209        |
| Adopted ECF:              |                |           |            |         |              |             |            |               |                  | <b>1.200</b> |

ECF Was: 1.09

| C2-01: COMMERCIAL - DOWNTOWN |                |           |            |         |              |             |            |
|------------------------------|----------------|-----------|------------|---------|--------------|-------------|------------|
| Parcel Number                | Street Address | Sale Date | Sale Price | Adj.    | Adj. Sale \$ | Proposed AV | Sale Ratio |
| 70-05-23-408-025             | 271 MAIN ST    | 09/06/24  | \$150,000  | -4.250% | \$143,625    | \$108,900   | 0.758      |
| 70-05-23-476-005             | 264 MAIN ST    | 08/30/24  | \$200,000  | -4.000% | \$192,000    | \$76,500    | 0.398      |
| 70-05-23-476-048             | 288 MAIN ST    | 03/01/24  | \$250,000  | 0.000%  | \$250,000    | \$87,600    | 0.350      |
| 70-05-23-476-002             | 276 MAIN ST    | 01/03/23  | \$50,000   | 0.000%  | \$50,000     | \$31,000    | 0.620      |
| 70-05-23-476-041             | 284 MAIN ST    | 11/30/22  | \$139,000  | 0.000%  | \$139,000    | \$81,200    | 0.584      |
| Aggregate Ratio:             |                |           |            |         |              |             | 49.73%     |
| Standard Deviation:          |                |           |            |         |              |             | 0.167      |
| Coefficient of Dispersion :  |                |           |            |         |              |             | 22.98%     |
| Price Related Differential:  |                |           |            |         |              |             | 1.090      |

| C2-01: COMMERCIAL - DOWNTOWN |                |           |            |         |              |             |            |
|------------------------------|----------------|-----------|------------|---------|--------------|-------------|------------|
| Parcel Number                | Street Address | Sale Date | Sale Price | Adj.    | Adj. Sale \$ | Proposed AV | Sale Ratio |
| 70-05-23-408-025             | 271 MAIN ST    | 09/06/24  | \$150,000  | -4.250% | \$143,625    | \$108,900   | 0.758      |
| 70-05-23-476-005             | 264 MAIN ST    | 08/30/24  | \$200,000  | -4.000% | \$192,000    | \$76,500    | 0.398      |
| 70-05-23-476-048             | 288 MAIN ST    | 03/01/24  | \$250,000  | 0.000%  | \$250,000    | \$87,600    | 0.350      |
| 70-05-23-476-002             | 276 MAIN ST    | 01/03/23  | \$50,000   | 0.000%  | \$50,000     | \$31,000    | 0.620      |
| 70-05-23-476-041             | 284 MAIN ST    | 11/30/22  | \$139,000  | 0.000%  | \$139,000    | \$81,200    | 0.584      |
| Aggregate Ratio:             |                |           |            |         |              |             | 49.73%     |
| Standard Deviation:          |                |           |            |         |              |             | 0.167      |
| Coefficient of Dispersion :  |                |           |            |         |              |             | 22.98%     |
| Price Related Differential:  |                |           |            |         |              |             | 1.090      |

## CITY OF COOPERSVILLE

## I1-01 INDUSTRIAL LAND

| I1-01 INDUSTRIAL LAND |                 |           |             |        |              |             |         |          |                                |                 |             |
|-----------------------|-----------------|-----------|-------------|--------|--------------|-------------|---------|----------|--------------------------------|-----------------|-------------|
| Parcel Number         | Street Address  | Sale Date | Sale Price  | Adj.   | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual                  | # of Units or % | \$/Unit     |
| 70-05-26-100-041      | O'Malley Dr     | 06/23/22  | \$350,610   | 0.000% | \$350,610    | \$0         | \$0     | -        | \$350,610                      | 3.94            | \$88,897.06 |
| 70-05-22-300-044      | N 68th Ave      | 07/21/22  | \$1,715,700 | 0.000% | \$1,715,700  | \$0         | \$0     | -        | \$1,715,700                    | 28.00           | \$61,283.75 |
| 70-05-26-100-050      | 525 O'Malley Dr | 10/19/22  | \$764,377   | 0.000% | \$764,377    | \$0         | \$0     | -        | \$764,377                      | 11.80           | \$64,777.71 |
| 70-05-26-100-053      | 525 O'Malley Dr | 08/03/23  | \$520,000   | 0.000% | \$520,000    | \$0         | \$0     | -        | \$520,000                      | 6.00            | \$86,666.67 |
| Unit of Comparison:   | Acre            |           |             |        |              |             |         |          | Average Sale Price Per Unit:   |                 | \$67,364.03 |
|                       |                 |           |             |        |              |             |         |          | Standard Deviation:            |                 | \$12,462.04 |
|                       |                 |           |             |        |              |             |         |          | Coefficient of Dispersion :    |                 | 18.37%      |
|                       |                 |           |             |        |              |             |         |          | Indicated Sale Price Per Unit: |                 | \$67,365.00 |

**CITY OF COOPERSVILLE**

**I1-01 INDUSTRIAL- CMS LAND RATE**

The land rate for Consumers Energy powerline parcels will be the same rate per acre as agricultural properties, \$7,700 per acre. See Ag section for analysis.

## CITY OF COOPERSVILLE

| 11-01: INDUSTRIAL ECONOMIC CONDITION FACTOR    |                        |           |              |          |              |             |             |               |                             |        |
|------------------------------------------------|------------------------|-----------|--------------|----------|--------------|-------------|-------------|---------------|-----------------------------|--------|
| Parcel Number                                  | Street Address         | Sale Date | Sale Price   | Adj.     | Adj. Sale \$ | Land Imp \$ | Land Value  | Bldg Residual | Bldg Cost Manual            | E.C.F  |
| 70-14-22-347-004                               | 2168 PINE RIDGE        | 01/26/24  | \$6,110,000  | 0.000%   | \$6,110,000  | \$101,724   | \$316,825   | \$5,691,451   | \$4,295,943                 | 1.325  |
| 70-14-21-441-003                               | 6670 MARCAN            | 01/11/24  | \$1,109,315  | 0.000%   | \$1,109,315  | \$34,637    | \$162,956   | \$911,722     | \$776,041                   | 1.175  |
| 70-14-22-349-008                               | 6655 CENTER INDUSTRIAL | 12/29/23  | \$3,000,000  | 0.000%   | \$3,000,000  | \$145,591   | \$462,474   | \$2,391,935   | \$2,418,936                 | 0.989  |
| 70-14-24-100-005                               | 742 CHICAGO            | 12/29/23  | \$300,000    | 0.000%   | \$300,000    | \$6,683     | \$116,772   | \$176,545     | \$92,008                    | 1.919  |
| 70-10-24-484-017                               | 159 1ST CT             | 12/20/23  | \$3,265,550  | 0.000%   | \$3,265,550  | \$128,810   | \$192,645   | \$2,944,095   | \$2,133,703                 | 1.380  |
| 70-17-08-499-010                               | 3382 PRODUCTION CT     | 12/07/23  | \$1,780,000  | 0.000%   | \$1,780,000  | \$29,462    | \$202,729   | \$1,547,809   | \$1,283,544                 | 1.206  |
| 70-03-33-425-002                               | 1425 AERIAL VIEW       | 11/01/23  | \$9,200,000  | 0.000%   | \$9,200,000  | \$262,572   | \$734,735   | \$8,202,693   | \$7,765,297                 | 1.056  |
| 70-17-08-499-003                               | 3331 80TH AVE          | 09/29/23  | \$3,380,000  | 0.000%   | \$3,380,000  | \$56,145    | \$201,068   | \$3,122,787   | \$2,353,460                 | 1.327  |
| 70-16-15-400-056                               | 2530 KAMAR             | 09/29/23  | \$5,970,000  | 0.000%   | \$5,970,000  | \$166,386   | \$568,338   | \$5,235,276   | \$4,531,785                 | 1.155  |
| 70-17-31-120-005                               | 665 CONSTRUCTION CT    | 08/15/23  | \$1,140,000  | 0.000%   | \$1,140,000  | \$52,357    | \$97,295    | \$990,348     | \$1,148,039                 | 0.863  |
| 70-03-27-153-001                               | 1501 MARION            | 06/27/23  | \$1,450,000  | 0.000%   | \$1,450,000  | \$63,384    | \$210,389   | \$1,176,227   | \$1,224,165                 | 0.961  |
| 70-03-34-177-001                               | 1729 AIRPARK           | 06/16/23  | \$2,285,000  | 0.000%   | \$2,285,000  | \$65,223    | \$284,253   | \$1,935,524   | \$1,676,531                 | 1.154  |
| 70-07-04-200-009                               | 14324 172ND AVE        | 05/23/23  | \$1,745,000  | 0.000%   | \$1,745,000  | \$44,515    | \$455,960   | \$1,244,525   | \$990,537                   | 1.256  |
| 70-03-27-154-005                               | 1626 MARION            | 05/22/23  | \$475,000    | 0.000%   | \$475,000    | \$18,916    | \$57,165    | \$398,919     | \$380,515                   | 1.048  |
| 70-03-09-100-064                               | 17237 VAN WAGONER RD   | 05/11/23  | \$4,200,000  | 0.000%   | \$4,200,000  | \$164,641   | \$585,461   | \$3,449,898   | \$4,560,573                 | 0.756  |
| 70-16-21-375-005                               | 376 ROOST              | 04/07/23  | \$300,000    | 0.000%   | \$300,000    | \$10,491    | \$56,192    | \$233,317     | \$154,590                   | 1.509  |
| 70-06-35-100-049                               | 1245 COMSTOCK ST       | 01/20/23  | \$1,425,000  | 0.000%   | \$1,425,000  | \$127,084   | \$564,113   | \$733,803     | \$906,223                   | 0.810  |
| 70-16-08-200-057                               | 3601 JOHN F DONNELLY   | 01/03/23  | \$33,250,000 | 0.000%   | \$33,250,000 | \$1,143,351 | \$1,676,697 | \$30,429,952  | \$22,386,623                | 1.359  |
| 70-16-17-310-003                               | 170 MANUFACTURERS      | 12/19/22  | \$1,100,000  | 100.000% | \$2,200,000  | \$50,387    | \$76,385    | \$2,073,228   | \$515,542                   | 4.021  |
| 70-18-05-226-002                               | 3566 HIGHLAND          | 12/15/22  | \$1,330,000  | 0.000%   | \$1,330,000  | \$33,701    | \$197,809   | \$1,098,490   | \$706,679                   | 1.554  |
| 70-16-31-204-007                               | 441 OTTAWA AVE         | 12/09/22  | \$875,000    | 0.000%   | \$875,000    | \$75,914    | \$160,722   | \$638,364     | \$655,935                   | 0.973  |
| 70-16-31-401-008                               | 611 OTTAWA AVE         | 11/30/22  | \$2,500,000  | 0.000%   | \$2,500,000  | \$115,330   | \$294,019   | \$2,090,651   | \$1,906,175                 | 1.097  |
| 70-03-24-100-105                               | 14851 MICHAEL LN       | 10/21/22  | \$1,495,000  | 0.000%   | \$1,495,000  | \$59,841    | \$355,237   | \$1,079,922   | \$1,167,668                 | 0.925  |
| 70-07-04-400-032                               | 14000 172ND AVE        | 10/06/22  | \$5,382,500  | 0.000%   | \$5,382,500  | \$196,237   | \$462,841   | \$4,723,422   | \$4,413,514                 | 1.070  |
| 70-17-18-200-009                               | 411 E ROOSEVELT        | 09/19/22  | \$3,345,000  | 0.000%   | \$3,345,000  | \$95,382    | \$324,551   | \$2,925,067   | \$2,231,383                 | 1.311  |
| 70-16-28-201-007                               | 507 CHICAGO            | 07/06/22  | \$1,950,000  | 0.000%   | \$1,950,000  | \$146,784   | \$283,945   | \$1,519,271   | \$1,947,983                 | 0.780  |
| 70-03-16-254-004                               | 536 OAK ST             | 06/03/22  | \$300,000    | 0.000%   | \$300,000    | \$4,470     | \$40,549    | \$254,981     | \$142,954                   | 1.784  |
| 70-17-18-300-069                               | 260 N CHURCH           | 05/06/22  | \$520,000    | 0.000%   | \$520,000    | \$7,124     | \$36,591    | \$476,285     | \$389,552                   | 1.223  |
| 70-03-24-100-052                               | 16685 150TH AVE        | 04/29/22  | \$945,000    | 0.000%   | \$945,000    | \$20,786    | \$102,220   | \$821,994     | \$768,605                   | 1.069  |
| 70-03-27-315-010                               | 1250 S BEECHTREE       | 04/28/22  | \$12,189,334 | 0.000%   | \$12,189,334 | \$476,019   | \$1,113,429 | \$10,599,886  | \$8,625,585                 | 1.229  |
| 70-16-05-400-039                               | 4190 SUNNYSIDE         | 04/12/22  | \$7,522,000  | 0.000%   | \$7,522,000  | \$356,218   | \$533,021   | \$6,632,761   | \$4,741,142                 | 1.399  |
| **May Contain Data In Other Comparable Areas** |                        |           |              |          |              |             | Totals:     | \$105,751,148 | \$87,291,233                | 1.211  |
|                                                |                        |           |              |          |              |             |             |               | Standard Deviation:         | \$0.57 |
|                                                |                        |           |              |          |              |             |             |               | Coefficient of Dispersion : | 25.60% |
| ECF Was:                                       |                        | 1.08      |              |          |              |             |             |               | Adopted ECF:                | 1.211  |

## CITY OF COOPERSVILLE

## R1-01: RESIDENTIAL- GENERAL

| Parcel Number    | Street Address      | Sale Date | Sale Price | Adj.   | Adj. Sale \$ | Land Imp \$ | Bldg \$   | Est. ECF | Land Residual | # of Units or % | \$/Unit |
|------------------|---------------------|-----------|------------|--------|--------------|-------------|-----------|----------|---------------|-----------------|---------|
| 70-05-26-131-031 | 106 WEST ST         | 03/15/24  | \$270,000  | 0.000% | \$270,000    | \$4,290     | \$132,500 | 1.000    | \$133,210     | 22,520.52       | \$5.92  |
| 70-05-23-403-005 | 265 GROVE ST        | 02/26/24  | \$250,000  | 0.000% | \$250,000    | \$1,355     | \$123,740 | 1.000    | \$124,905     | 11,238.48       | \$11.11 |
| 70-05-23-381-016 | 437 LINCOLN ST      | 01/26/24  | \$226,000  | 0.000% | \$226,000    | \$12,002    | \$91,869  | 1.000    | \$122,129     | 10,062.36       | \$12.14 |
| 70-05-23-453-025 | 36 EASTMANVILLE ST  | 11/27/23  | \$197,000  | 0.000% | \$197,000    | \$1,409     | \$76,491  | 1.000    | \$119,100     | 4,878.72        | \$24.41 |
| 70-05-23-381-016 | 437 LINCOLN ST      | 11/06/23  | \$170,000  | 0.000% | \$170,000    | \$12,002    | \$91,869  | 1.000    | \$66,129      | 10,062.36       | \$6.57  |
| 70-05-23-477-058 | 157 W RANDALL ST    | 09/29/23  | \$345,000  | 0.000% | \$345,000    | \$44,729    | \$159,898 | 1.000    | \$140,373     | 36,590.40       | \$3.84  |
| 70-05-23-380-007 | 464 LINCOLN ST      | 09/18/23  | \$299,900  | 0.000% | \$299,900    | \$5,975     | \$167,562 | 1.000    | \$126,363     | 12,414.60       | \$10.18 |
| 70-05-23-453-023 | 56 EASTMANVILLE ST  | 09/15/23  | \$229,900  | 0.000% | \$229,900    | \$2,686     | \$138,130 | 1.000    | \$89,084      | 6,098.40        | \$14.61 |
| 70-05-23-477-066 | 29 EAST ST          | 08/31/23  | \$430,000  | 0.000% | \$430,000    | \$12,883    | \$384,624 | 1.000    | \$32,493      | 22,607.64       | \$1.44  |
| 70-05-23-452-008 | 126 MADISON ST      | 08/30/23  | \$195,000  | 0.000% | \$195,000    | \$8,343     | \$132,350 | 1.000    | \$54,307      | 6,621.12        | \$8.20  |
| 70-05-24-151-008 | 410 EAST ST         | 08/07/23  | \$354,900  | 0.000% | \$354,900    | \$4,238     | \$278,360 | 1.000    | \$72,302      | 14,113.44       | \$5.12  |
| 70-05-23-276-060 | 53 GROVE ST         | 07/25/23  | \$200,000  | 0.000% | \$200,000    | \$16,623    | \$88,173  | 1.000    | \$95,204      | 14,810.40       | \$6.43  |
| 70-05-23-403-005 | 265 GROVE ST        | 07/24/23  | \$240,000  | 0.000% | \$240,000    | \$1,355     | \$123,740 | 1.000    | \$114,905     | 11,238.48       | \$10.22 |
| 70-05-26-150-012 | RIVER ST            | 07/06/23  | \$2,000    | 0.000% | \$2,000      | \$0         | \$0       | -        | \$2,000       | 7,492.32        | \$0.27  |
| 70-05-23-477-048 | 42 MILL ST          | 06/30/23  | \$280,000  | 0.000% | \$280,000    | \$6,378     | \$190,642 | 1.000    | \$82,980      | 14,897.52       | \$5.57  |
| 70-05-23-451-002 | 320 DANFORTH ST     | 06/29/23  | \$212,000  | 0.000% | \$212,000    | \$3,000     | \$189,783 | 1.000    | \$19,217      | 12,501.72       | \$1.54  |
| 70-05-24-301-009 | 250 EAST ST         | 06/28/23  | \$198,000  | 0.000% | \$198,000    | \$2,437     | \$78,153  | 1.000    | \$117,410     | 6,969.60        | \$16.85 |
| 70-05-23-450-047 | 249 EAST ST         | 06/21/23  | \$240,000  | 0.000% | \$240,000    | \$0         | \$98,172  | 1.000    | \$141,828     | 15,986.52       | \$8.87  |
| 70-05-23-451-010 | 141 MADISON ST      | 06/20/23  | \$205,000  | 0.000% | \$205,000    | \$0         | \$90,750  | 1.000    | \$114,250     | 4,486.68        | \$25.46 |
| 70-05-23-327-020 | 525 MAIN ST         | 06/14/23  | \$205,000  | 0.000% | \$205,000    | \$2,589     | \$92,066  | 1.000    | \$110,345     | 17,903.16       | \$6.16  |
| 70-05-26-131-025 | 450 W RANDALL ST    | 04/21/23  | \$285,000  | 0.000% | \$285,000    | \$1,659     | \$185,888 | 1.000    | \$97,453      | 15,725.16       | \$6.20  |
| 70-05-23-403-018 | 392 WALTER ST       | 04/18/23  | \$190,000  | 0.000% | \$190,000    | \$0         | \$60,333  | 1.000    | \$129,667     | 7,492.32        | \$17.31 |
| 70-05-14-490-002 | 901 EAST ST         | 04/06/23  | \$390,000  | 0.000% | \$390,000    | \$9,253     | \$259,200 | 1.000    | \$121,547     | 130,244.40      | \$0.93  |
| 70-05-23-477-065 | 33 EAST ST          | 03/02/23  | \$95,000   | 0.000% | \$95,000     | \$0         | \$0       | -        | \$95,000      | 29,838.60       | \$3.18  |
| 70-05-23-450-069 | 290 CHURCH ST       | 02/17/23  | \$205,000  | 0.000% | \$205,000    | \$1,756     | \$148,115 | 1.000    | \$55,129      | 13,503.60       | \$4.08  |
| 70-05-23-452-017 | 253 LINCOLN ST      | 02/10/23  | \$181,000  | 0.000% | \$181,000    | \$0         | \$112,184 | 1.000    | \$68,816      | 5,837.04        | \$11.79 |
| 70-05-23-279-025 | 431 EAST ST         | 01/04/23  | \$181,000  | 0.000% | \$181,000    | \$3,530     | \$94,596  | 1.000    | \$82,874      | 17,641.80       | \$4.70  |
| 70-05-23-407-013 | 281 MECHANIC ST     | 12/09/22  | \$186,000  | 0.000% | \$186,000    | \$1,268     | \$113,604 | 1.000    | \$71,128      | 8,494.20        | \$8.37  |
| 70-05-23-100-044 | 380 N 64TH AVE      | 11/18/22  | \$305,000  | 0.000% | \$305,000    | \$14,520    | \$268,236 | 1.000    | \$22,244      | 18,992.16       | \$1.17  |
| 70-05-24-301-014 | 210 EAST ST         | 11/01/22  | \$155,000  | 0.000% | \$155,000    | \$3,248     | \$115,204 | 1.000    | \$36,548      | 9,365.40        | \$3.90  |
| 70-05-23-450-074 | 245 LAWTON LN       | 10/28/22  | \$251,500  | 0.000% | \$251,500    | \$6,527     | \$145,617 | 1.000    | \$99,356      | 25,613.28       | \$3.88  |
| 70-05-23-406-007 | 352 OTTAWA ST       | 10/20/22  | \$329,900  | 0.000% | \$329,900    | \$6,868     | \$193,134 | 1.000    | \$129,898     | 13,460.04       | \$9.65  |
| 70-05-24-371-015 | 193 E RANDALL ST    | 10/12/22  | \$330,000  | 0.000% | \$330,000    | \$4,537     | \$221,599 | 1.000    | \$103,864     | 24,524.28       | \$4.24  |
| 70-05-23-100-018 | 703 CENTER ST       | 10/07/22  | \$219,900  | 0.000% | \$219,900    | \$6,411     | \$156,208 | 1.000    | \$57,281      | 34,848.00       | \$1.64  |
| 70-05-23-450-049 | 233 EAST ST         | 09/30/22  | \$250,000  | 0.000% | \$250,000    | \$2,709     | \$147,413 | 1.000    | \$99,878      | 15,071.76       | \$6.63  |
| 70-05-23-450-005 | 144 GROVE ST        | 09/21/22  | \$269,900  | 0.000% | \$269,900    | \$6,910     | \$135,507 | 1.000    | \$127,483     | 20,429.64       | \$6.24  |
| 70-05-23-408-005 | 242 MECHANIC ST     | 09/19/22  | \$225,000  | 0.000% | \$225,000    | \$6,109     | \$112,288 | 1.000    | \$106,603     | 9,844.56        | \$10.83 |
| 70-05-23-453-014 | 94 EASTMANVILLE ST  | 09/07/22  | \$252,000  | 0.000% | \$252,000    | \$3,148     | \$162,155 | 1.000    | \$86,697      | 7,318.08        | \$11.85 |
| 70-05-23-380-034 | 515 W RANDALL ST    | 08/19/22  | \$135,000  | 0.000% | \$135,000    | \$1,282     | \$59,278  | 1.000    | \$74,440      | 10,105.92       | \$7.37  |
| 70-05-23-406-003 | 353 PINE ST         | 08/11/22  | \$160,000  | 0.000% | \$160,000    | \$0         | \$128,326 | 1.000    | \$31,674      | 7,797.24        | \$4.06  |
| 70-05-23-100-013 | 679 CENTER ST       | 08/05/22  | \$195,000  | 0.000% | \$195,000    | \$107       | \$82,703  | 1.000    | \$112,190     | 26,136.00       | \$4.29  |
| 70-05-23-381-009 | 165 EASTMANVILLE ST | 08/05/22  | \$300,000  | 0.000% | \$300,000    | \$15,000    | \$152,947 | 1.000    | \$132,053     | 9,016.92        | \$14.65 |
| 70-05-13-300-003 | 996 EAST ST         | 07/29/22  | \$269,000  | 0.000% | \$269,000    | \$10,293    | \$123,257 | 1.000    | \$135,450     | 21,692.88       | \$6.24  |

|                  |                    |          |           |        |           |         |           |       |           |           |         |
|------------------|--------------------|----------|-----------|--------|-----------|---------|-----------|-------|-----------|-----------|---------|
| 70-05-23-477-030 | 25 EAST ST         | 07/26/22 | \$170,000 | 0.000% | \$170,000 | \$921   | \$94,322  | 1.000 | \$74,757  | 18,077.40 | \$4.14  |
| 70-05-23-328-010 | 303 CENTER ST      | 07/21/22 | \$230,000 | 0.000% | \$230,000 | \$2,699 | \$151,240 | 1.000 | \$76,061  | 7,666.56  | \$9.92  |
| 70-05-23-403-018 | 392 WALTER ST      | 07/08/22 | \$82,500  | 0.000% | \$82,500  | \$0     | \$60,333  | 1.000 | \$22,167  | 7,492.32  | \$2.96  |
| 70-05-23-453-015 | 88 EASTMANVILLE ST | 07/05/22 | \$295,000 | 0.000% | \$295,000 | \$7,049 | \$165,366 | 1.000 | \$122,585 | 20,560.32 | \$5.96  |
| 70-05-23-403-021 | 392 WALTER ST      | 06/30/22 | \$22,000  | 0.000% | \$22,000  | \$0     | \$0       | -     | \$22,000  | 8,232.84  | \$2.67  |
| 70-05-24-301-014 | 210 EAST ST        | 06/30/22 | \$120,000 | 0.000% | \$120,000 | \$3,248 | \$115,204 | 1.000 | \$1,548   | 9,365.40  | \$0.17  |
| 70-05-24-151-016 | 536 EAST ST        | 06/07/22 | \$425,000 | 0.000% | \$425,000 | \$9,199 | \$264,855 | 1.000 | \$150,946 | 16,988.40 | \$8.89  |
| 70-05-23-454-006 | 65 MILL ST         | 05/27/22 | \$261,000 | 0.000% | \$261,000 | \$5,686 | \$184,501 | 1.000 | \$70,813  | 13,198.68 | \$5.37  |
| 70-05-23-453-022 | 33 MADISON ST      | 05/27/22 | \$210,000 | 0.000% | \$210,000 | \$3,899 | \$115,306 | 1.000 | \$90,795  | 8,450.64  | \$10.74 |
| 70-05-23-231-040 | 619 EAST ST        | 05/11/22 | \$199,900 | 0.000% | \$199,900 | \$1,274 | \$190,416 | 1.000 | \$8,210   | 42,819.48 | \$0.19  |
| 70-05-26-150-014 | 185 RIVER ST       | 05/10/22 | \$190,000 | 0.000% | \$190,000 | \$545   | \$91,239  | 1.000 | \$98,216  | 42,296.76 | \$2.32  |
| 70-05-23-328-012 | 267 CENTER ST      | 05/05/22 | \$181,100 | 0.000% | \$181,100 | \$4,506 | \$137,834 | 1.000 | \$38,760  | 10,410.84 | \$3.72  |
| 70-05-24-100-009 | 386 E CLEVELAND ST | 05/05/22 | \$250,000 | 0.000% | \$250,000 | \$7,117 | \$152,640 | 1.000 | \$90,243  | 87,120.00 | \$1.04  |
| 70-05-14-400-009 | 299 W CLEVELAND ST | 04/22/22 | \$315,000 | 0.000% | \$315,000 | \$3,849 | \$195,575 | 1.000 | \$115,576 | 95,832.00 | \$1.21  |

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit: \$4.35

Standard Deviation: \$5.41

Coefficient of Dispersion : 69%

Land Value Was: Variable

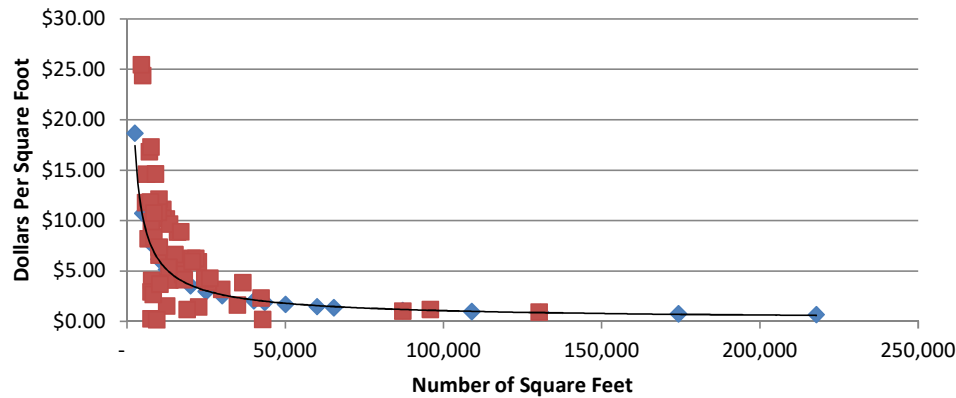
Indicated Sale Price Per Unit: **See Attached**

## CITY OF COOPERSVILLE

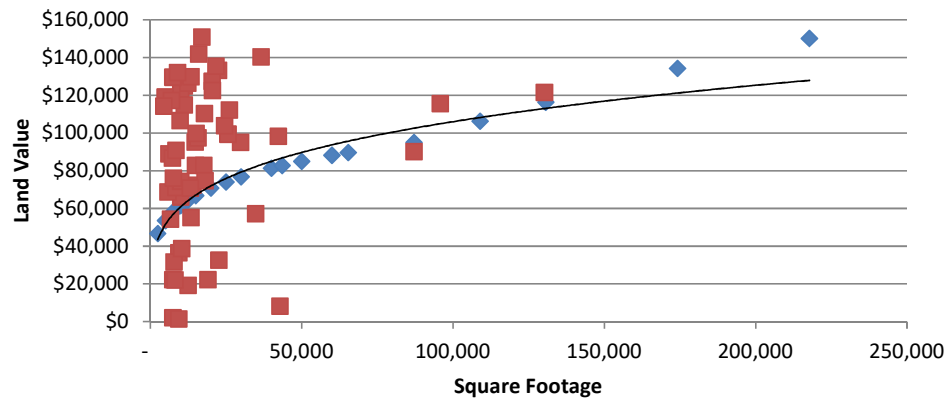
## R1-01: RESIDENTIAL- GENERAL

| Square Foot | \$/SF   | Acres  | \$/Acre   | Value     | Note      |
|-------------|---------|--------|-----------|-----------|-----------|
| 2,500       | \$18.68 | 0.06   | \$813,647 | \$46,697  |           |
| 5,000       | \$10.73 | 0.11   | \$467,317 | \$53,641  |           |
| 7,500       | \$7.76  | 0.17   | \$337,862 | \$58,172  |           |
| 10,000      | \$6.16  | 0.23   | \$268,403 | \$61,617  |           |
| 12,500      | \$5.15  | 0.29   | \$224,523 | \$64,429  |           |
| 15,000      | \$4.45  | 0.34   | \$194,051 | \$66,822  |           |
| 20,000      | \$3.54  | 0.46   | \$154,157 | \$70,779  |           |
| 25,000      | \$2.96  | 0.57   | \$128,954 | \$74,010  |           |
| 30,000      | \$2.56  | 0.69   | \$111,453 | \$76,758  |           |
| 40,000      | \$2.03  | 0.92   | \$88,540  | \$81,304  |           |
| 43,560      | \$1.90  | 1.00   | \$82,702  | \$82,702  |           |
| 50,000      | \$1.70  | 1.15   | \$74,065  | \$85,015  |           |
| 60,000      | \$1.47  | 1.38   | \$64,013  | \$88,172  |           |
| 65,340      | \$1.37  | 1.50   | \$59,792  | \$89,688  |           |
| 87,120      | \$1.09  | 2.00   | \$47,500  | \$95,000  | Was 95000 |
| 108,900     | \$0.98  | 2.50   | \$42,485  | \$106,213 |           |
| 130,680     | \$0.89  | 3.00   | \$38,784  | \$116,351 |           |
| 174,240     | \$0.77  | 4.00   | \$33,588  | \$134,350 |           |
| 217,800     | \$0.69  | 5.00   | \$30,042  | \$150,208 |           |
| 304,920     | \$0.58  | 7.00   | \$25,390  | \$177,729 |           |
| 435,600     | \$0.49  | 10.00  | \$21,243  | \$212,426 |           |
| 653,400     | \$0.40  | 15.00  | \$17,345  | \$260,168 |           |
| 871,200     | \$0.34  | 20.00  | \$15,021  | \$300,416 |           |
| 1,089,000   | \$0.31  | 25.00  | \$13,435  | \$335,876 |           |
| 1,306,800   | \$0.28  | 30.00  | \$12,264  | \$367,933 |           |
| 1,742,400   | \$0.24  | 40.00  | \$10,621  | \$424,853 |           |
| 2,178,000   | \$0.22  | 50.00  | \$9,500   | \$475,000 |           |
| 4,356,000   | \$0.15  | 100.00 | \$6,718   | \$671,751 |           |

## Dollars Per Square Foot



## Square Foot Values



## CITY OF COOPERSVILLE

| R1-01: RESIDENTIAL- GENERAL |                    |           |            |        |              |             |            |               |                  |       |
|-----------------------------|--------------------|-----------|------------|--------|--------------|-------------|------------|---------------|------------------|-------|
| Parcel Number               | Street Address     | Sale Date | Sale Price | Adj.   | Adj. Sale \$ | Land Imp \$ | Land Value | Bldg Residual | Bldg Cost Manual | E.C.F |
| 70-05-23-403-018            | 392 WALTER ST      | 07/08/22  | \$82,500   | 0.000% | \$82,500     | \$0         | \$58,401   | \$24,099      | \$60,233         | 0.399 |
| 70-05-24-301-014            | 210 EAST ST        | 06/30/22  | \$120,000  | 0.000% | \$120,000    | \$3,248     | \$59,182   | \$57,570      | \$115,204        | 0.500 |
| 70-05-23-328-012            | 267 CENTER ST      | 05/05/22  | \$181,100  | 0.000% | \$181,100    | \$4,506     | \$82,206   | \$94,388      | \$137,834        | 0.685 |
| 70-05-23-231-040            | 619 EAST ST        | 05/11/22  | \$199,900  | 0.000% | \$199,900    | \$1,274     | \$59,482   | \$139,144     | \$190,416        | 0.731 |
| 70-05-23-451-002            | 320 DANFORTH ST    | 06/29/23  | \$212,000  | 0.000% | \$212,000    | \$3,000     | \$64,431   | \$144,569     | \$189,783        | 0.762 |
| 70-05-24-301-014            | 210 EAST ST        | 11/01/22  | \$155,000  | 0.000% | \$155,000    | \$3,248     | \$60,742   | \$91,010      | \$115,204        | 0.790 |
| 70-05-23-406-003            | 353 PINE ST        | 08/11/22  | \$160,000  | 0.000% | \$160,000    | \$0         | \$58,581   | \$101,419     | \$128,326        | 0.790 |
| 70-05-23-100-044            | 380 N 64TH AVE     | 11/18/22  | \$305,000  | 0.000% | \$305,000    | \$14,520    | \$69,982   | \$220,498     | \$268,236        | 0.822 |
| 70-05-23-100-018            | 703 CENTER ST      | 10/07/22  | \$219,900  | 0.000% | \$219,900    | \$6,411     | \$78,962   | \$134,527     | \$156,208        | 0.861 |
| 70-05-23-477-066            | 29 EAST ST         | 08/31/23  | \$430,000  | 0.000% | \$430,000    | \$12,883    | \$72,464   | \$344,653     | \$384,624        | 0.896 |
| 70-05-23-450-069            | 290 CHURCH ST      | 02/17/23  | \$205,000  | 0.000% | \$205,000    | \$1,756     | \$65,390   | \$137,854     | \$148,115        | 0.931 |
| 70-05-23-452-008            | 126 MADISON ST     | 08/30/23  | \$195,000  | 0.000% | \$195,000    | \$8,343     | \$56,579   | \$130,078     | \$132,350        | 0.983 |
| 70-05-23-477-030            | 25 EAST ST         | 07/26/22  | \$170,000  | 0.000% | \$170,000    | \$921       | \$71,873   | \$97,206      | \$94,322         | 1.031 |
| 70-05-23-454-006            | 65 MILL ST         | 05/27/22  | \$261,000  | 0.000% | \$261,000    | \$5,686     | \$68,396   | \$186,918     | \$184,501        | 1.013 |
| 70-05-14-490-002            | 901 EAST ST        | 04/06/23  | \$390,000  | 0.000% | \$390,000    | \$9,253     | \$116,148  | \$264,599     | \$259,200        | 1.021 |
| 70-05-24-151-008            | 410 EAST ST        | 08/07/23  | \$354,900  | 0.000% | \$354,900    | \$4,238     | \$65,973   | \$284,689     | \$278,360        | 1.023 |
| 70-05-23-381-016            | 437 LINCOLN ST     | 11/06/23  | \$170,000  | 0.000% | \$170,000    | \$12,002    | \$61,687   | \$96,311      | \$91,869         | 1.048 |
| 70-05-23-328-010            | 303 CENTER ST      | 07/21/22  | \$230,000  | 0.000% | \$230,000    | \$2,699     | \$69,258   | \$158,043     | \$151,240        | 1.045 |
| 70-05-23-477-048            | 42 MILL ST         | 06/30/23  | \$280,000  | 0.000% | \$280,000    | \$6,378     | \$66,724   | \$206,898     | \$190,642        | 1.085 |
| 70-05-23-407-013            | 281 MECHANIC ST    | 12/09/22  | \$186,000  | 0.000% | \$186,000    | \$1,268     | \$59,542   | \$125,190     | \$113,604        | 1.102 |
| 70-05-14-400-009            | 299 W CLEVELAND ST | 04/22/22  | \$315,000  | 0.000% | \$315,000    | \$3,849     | \$95,000   | \$216,151     | \$195,575        | 1.105 |
| 70-05-23-452-017            | 253 LINCOLN ST     | 02/10/23  | \$181,000  | 0.000% | \$181,000    | \$0         | \$55,158   | \$125,842     | \$112,184        | 1.122 |
| 70-05-23-279-025            | 431 EAST ST        | 01/04/23  | \$181,000  | 0.000% | \$181,000    | \$3,530     | \$68,913   | \$108,557     | \$94,596         | 1.148 |
| 70-05-24-371-015            | 193 E RANDALL ST   | 10/12/22  | \$330,000  | 0.000% | \$330,000    | \$4,537     | \$73,702   | \$251,761     | \$221,599        | 1.136 |
| 70-05-26-150-014            | 185 RIVER ST       | 05/10/22  | \$190,000  | 0.000% | \$190,000    | \$545       | \$82,411   | \$107,044     | \$91,239         | 1.173 |
| 70-05-26-131-025            | 450 W RANDALL ST   | 04/21/23  | \$285,000  | 0.000% | \$285,000    | \$1,659     | \$67,396   | \$215,945     | \$185,888        | 1.162 |
| 70-05-23-450-074            | 245 LAWTON LN      | 10/28/22  | \$251,500  | 0.000% | \$251,500    | \$6,527     | \$74,347   | \$170,626     | \$145,617        | 1.172 |
| 70-05-23-453-014            | 94 EASTMANVILLE ST | 09/07/22  | \$252,000  | 0.000% | \$252,000    | \$3,148     | \$57,842   | \$191,010     | \$162,155        | 1.178 |
| 70-05-23-380-034            | 515 W RANDALL ST   | 08/19/22  | \$135,000  | 0.000% | \$135,000    | \$1,282     | \$61,736   | \$71,982      | \$59,278         | 1.214 |
| 70-05-24-100-009            | 386 E CLEVELAND ST | 05/05/22  | \$250,000  | 0.000% | \$250,000    | \$7,117     | \$62,079   | \$180,804     | \$152,640        | 1.185 |
| 70-05-23-453-022            | 33 MADISON ST      | 05/27/22  | \$210,000  | 0.000% | \$210,000    | \$3,899     | \$65,098   | \$141,003     | \$115,306        | 1.223 |
| 70-05-23-450-049            | 233 EAST ST        | 09/30/22  | \$250,000  | 0.000% | \$250,000    | \$2,709     | \$66,879   | \$180,412     | \$147,413        | 1.224 |
| 70-05-23-453-023            | 56 EASTMANVILLE ST | 09/15/23  | \$229,900  | 0.000% | \$229,900    | \$2,686     | \$55,631   | \$171,583     | \$138,130        | 1.242 |
| 70-05-23-276-060            | 53 GROVE ST        | 07/25/23  | \$200,000  | 0.000% | \$200,000    | \$16,623    | \$66,640   | \$116,737     | \$88,173         | 1.324 |
| 70-05-23-406-007            | 352 OTTAWA ST      | 10/20/22  | \$329,900  | 0.000% | \$329,900    | \$6,868     | \$65,348   | \$257,684     | \$193,134        | 1.334 |
| 70-05-24-151-016            | 536 EAST ST        | 06/07/22  | \$425,000  | 0.000% | \$425,000    | \$9,199     | \$60,742   | \$355,059     | \$264,855        | 1.341 |
| 70-05-23-380-007            | 464 LINCOLN ST     | 09/18/23  | \$299,900  | 0.000% | \$299,900    | \$5,975     | \$64,333   | \$229,592     | \$167,562        | 1.370 |
| 70-05-23-477-058            | 157 W RANDALL ST   | 09/29/23  | \$345,000  | 0.000% | \$345,000    | \$44,729    | \$79,754   | \$220,517     | \$159,898        | 1.379 |
| 70-05-23-453-015            | 88 EASTMANVILLE ST | 07/05/22  | \$295,000  | 0.000% | \$295,000    | \$7,049     | \$58,158   | \$229,793     | \$165,366        | 1.390 |
| 70-05-23-408-005            | 242 MECHANIC ST    | 09/19/22  | \$225,000  | 0.000% | \$225,000    | \$6,109     | \$61,403   | \$157,488     | \$112,288        | 1.403 |
| 70-05-23-450-005            | 144 GROVE ST       | 09/21/22  | \$269,900  | 0.000% | \$269,900    | \$6,910     | \$71,057   | \$191,933     | \$135,507        | 1.416 |
| 70-05-23-403-005            | 265 GROVE ST       | 07/24/23  | \$240,000  | 0.000% | \$240,000    | \$1,355     | \$63,010   | \$175,635     | \$123,740        | 1.419 |
| 70-05-23-100-013            | 679 CENTER ST      | 08/05/22  | \$195,000  | 0.000% | \$195,000    | \$107       | \$74,634   | \$120,259     | \$82,703         | 1.454 |

|                  |                     |          |           |        |           |          |          |             |                     |       |
|------------------|---------------------|----------|-----------|--------|-----------|----------|----------|-------------|---------------------|-------|
| 70-05-23-327-020 | 525 MAIN ST         | 06/14/23 | \$205,000 | 0.000% | \$205,000 | \$2,589  | \$69,120 | \$133,291   | \$92,066            | 1.448 |
| 70-05-26-131-031 | 106 WEST ST         | 03/15/24 | \$270,000 | 0.000% | \$270,000 | \$4,290  | \$72,408 | \$193,302   | \$132,500           | 1.459 |
| 70-05-23-381-009 | 165 EASTMANVILLE ST | 08/05/22 | \$300,000 | 0.000% | \$300,000 | \$15,000 | \$60,262 | \$224,738   | \$152,947           | 1.469 |
| 70-05-23-403-005 | 265 GROVE ST        | 02/26/24 | \$250,000 | 0.000% | \$250,000 | \$1,355  | \$63,010 | \$185,635   | \$123,740           | 1.500 |
| 70-05-23-381-016 | 437 LINCOLN ST      | 01/26/24 | \$226,000 | 0.000% | \$226,000 | \$12,002 | \$61,687 | \$152,311   | \$91,869            | 1.658 |
| 70-05-23-451-010 | 141 MADISON ST      | 06/20/23 | \$205,000 | 0.000% | \$205,000 | \$0      | \$52,215 | \$152,785   | \$90,750            | 1.684 |
| 70-05-23-450-047 | 249 EAST ST         | 06/21/23 | \$240,000 | 0.000% | \$240,000 | \$0      | \$67,603 | \$172,397   | \$98,172            | 1.756 |
| 70-05-24-301-009 | 250 EAST ST         | 06/28/23 | \$198,000 | 0.000% | \$198,000 | \$2,437  | \$57,210 | \$138,353   | \$78,153            | 1.770 |
| 70-05-23-453-025 | 36 EASTMANVILLE ST  | 11/27/23 | \$197,000 | 0.000% | \$197,000 | \$1,409  | \$53,304 | \$142,287   | \$76,491            | 1.860 |
| 70-05-23-403-018 | 392 WALTER ST       | 04/18/23 | \$190,000 | 0.000% | \$190,000 | \$0      | \$58,158 | \$131,842   | \$60,333            | 2.185 |
|                  |                     |          |           |        |           |          | Totals:  | \$8,854,023 | \$7,702,238         | 1.150 |
|                  |                     |          |           |        |           |          |          |             | Standard Deviation: | 0.339 |
|                  |                     |          |           |        |           |          |          |             | St Dev Range:       | 1.500 |
|                  |                     |          |           |        |           |          |          |             | Above St Dev:       | 1.658 |
|                  |                     |          |           |        |           |          |          |             | Below St Dev:       | 0.641 |
|                  |                     |          |           |        |           |          |          |             | ECF After Outliers: | 1.128 |
| ECF Was: 1.016   |                     |          |           |        |           |          |          |             | Adopted ECF:        | 1.128 |

## CITY OF COOPERSVILLE

| R1-01: RESIDENTIAL- GENERAL |                          |                     |                      |                   |                      |                     |                  |
|-----------------------------|--------------------------|---------------------|----------------------|-------------------|----------------------|---------------------|------------------|
| Parcel Number               | Street Address           | Sale Date           | Sale Price           | Adj.              | Adj. Sale \$         | Proposed AV         | Sale Ratio       |
| <del>70-05-23-403-018</del> | <del>392 WALTER ST</del> | <del>07/08/22</del> | <del>\$82,500</del>  | <del>0.000%</del> | <del>\$82,500</del>  | <del>\$63,200</del> | <del>0.766</del> |
| <del>70-05-24-301-014</del> | <del>210 EAST ST</del>   | <del>06/30/22</del> | <del>\$120,000</del> | <del>0.000%</del> | <del>\$120,000</del> | <del>\$96,200</del> | <del>0.802</del> |
| 70-05-23-328-012            | 267 CENTER ST            | 05/05/22            | \$181,100            | 0.000%            | \$181,100            | \$121,100           | 0.669            |
| 70-05-23-231-040            | 619 EAST ST              | 05/11/22            | \$199,900            | 0.000%            | \$199,900            | \$137,800           | 0.689            |
| 70-05-23-451-002            | 320 DANFORTH ST          | 06/29/23            | \$212,000            | 0.000%            | \$212,000            | \$140,800           | 0.664            |
| 70-05-24-301-014            | 210 EAST ST              | 11/01/22            | \$155,000            | 0.000%            | \$155,000            | \$97,000            | 0.626            |
| 70-05-23-406-003            | 353 PINE ST              | 08/11/22            | \$160,000            | 0.000%            | \$160,000            | \$101,700           | 0.636            |
| 70-05-23-100-044            | 380 N 64TH AVE           | 11/18/22            | \$305,000            | 0.000%            | \$305,000            | \$193,500           | 0.634            |
| 70-05-23-100-018            | 703 CENTER ST            | 10/07/22            | \$219,900            | 0.000%            | \$219,900            | \$130,800           | 0.595            |
| 70-05-23-477-066            | 29 EAST ST               | 08/31/23            | \$430,000            | 0.000%            | \$430,000            | \$259,600           | 0.604            |
| 70-05-23-450-069            | 290 CHURCH ST            | 02/17/23            | \$205,000            | 0.000%            | \$205,000            | \$117,100           | 0.571            |
| 70-05-23-452-008            | 126 MADISON ST           | 08/30/23            | \$195,000            | 0.000%            | \$195,000            | \$107,100           | 0.549            |
| 70-05-23-477-030            | 25 EAST ST               | 07/26/22            | \$170,000            | 0.000%            | \$170,000            | \$89,600            | 0.527            |
| 70-05-23-454-006            | 65 MILL ST               | 05/27/22            | \$261,000            | 0.000%            | \$261,000            | \$141,100           | 0.541            |
| 70-05-14-490-002            | 901 EAST ST              | 04/06/23            | \$390,000            | 0.000%            | \$390,000            | \$208,900           | 0.536            |
| 70-05-24-151-008            | 410 EAST ST              | 08/07/23            | \$354,900            | 0.000%            | \$354,900            | \$192,100           | 0.541            |
| 70-05-23-381-016            | 437 LINCOLN ST           | 11/06/23            | \$170,000            | 0.000%            | \$170,000            | \$88,700            | 0.522            |
| 70-05-23-328-010            | 303 CENTER ST            | 07/21/22            | \$230,000            | 0.000%            | \$230,000            | \$121,300           | 0.527            |
| 70-05-23-477-048            | 42 MILL ST               | 06/30/23            | \$280,000            | 0.000%            | \$280,000            | \$144,100           | 0.515            |
| 70-05-23-407-013            | 281 MECHANIC ST          | 12/09/22            | \$186,000            | 0.000%            | \$186,000            | \$94,500            | 0.508            |
| 70-05-14-400-009            | 299 W CLEVELAND ST       | 04/22/22            | \$315,000            | 0.000%            | \$315,000            | \$159,700           | 0.507            |
| 70-05-23-452-017            | 253 LINCOLN ST           | 02/10/23            | \$181,000            | 0.000%            | \$181,000            | \$90,900            | 0.502            |
| 70-05-23-279-025            | 431 EAST ST              | 01/04/23            | \$181,000            | 0.000%            | \$181,000            | \$89,600            | 0.495            |
| 70-05-24-371-015            | 193 E RANDALL ST         | 10/12/22            | \$330,000            | 0.000%            | \$330,000            | \$164,100           | 0.497            |
| 70-05-26-150-014            | 185 RIVER ST             | 05/10/22            | \$190,000            | 0.000%            | \$190,000            | \$92,900            | 0.489            |
| 70-05-26-131-025            | 450 W RANDALL ST         | 04/21/23            | \$285,000            | 0.000%            | \$285,000            | \$139,400           | 0.489            |
| 70-05-23-450-074            | 245 LAWTON LN            | 10/28/22            | \$251,500            | 0.000%            | \$251,500            | \$122,600           | 0.487            |
| 70-05-23-453-014            | 94 EASTMANVILLE ST       | 09/07/22            | \$252,000            | 0.000%            | \$252,000            | \$122,000           | 0.484            |
| 70-05-23-380-034            | 515 W RANDALL ST         | 08/19/22            | \$135,000            | 0.000%            | \$135,000            | \$64,900            | 0.481            |
| 70-05-24-100-009            | 386 E CLEVELAND ST       | 05/05/22            | \$250,000            | 0.000%            | \$250,000            | \$120,700           | 0.483            |
| 70-05-23-453-022            | 33 MADISON ST            | 05/27/22            | \$210,000            | 0.000%            | \$210,000            | \$99,500            | 0.474            |
| 70-05-23-450-049            | 233 EAST ST              | 09/30/22            | \$250,000            | 0.000%            | \$250,000            | \$117,900           | 0.472            |
| 70-05-23-453-023            | 56 EASTMANVILLE ST       | 09/15/23            | \$229,900            | 0.000%            | \$229,900            | \$107,100           | 0.466            |
| 70-05-23-276-060            | 53 GROVE ST              | 07/25/23            | \$200,000            | 0.000%            | \$200,000            | \$91,400            | 0.457            |
| 70-05-23-406-007            | 352 OTTAWA ST            | 10/20/22            | \$329,900            | 0.000%            | \$329,900            | \$145,000           | 0.440            |
| 70-05-24-151-016            | 536 EAST ST              | 06/07/22            | \$425,000            | 0.000%            | \$425,000            | \$184,300           | 0.434            |
| 70-05-23-380-007            | 464 LINCOLN ST           | 09/18/23            | \$299,900            | 0.000%            | \$299,900            | \$129,700           | 0.432            |
| 70-05-23-477-058            | 157 W RANDALL ST         | 09/29/23            | \$345,000            | 0.000%            | \$345,000            | \$152,400           | 0.442            |
| 70-05-23-453-015            | 88 EASTMANVILLE ST       | 07/05/22            | \$295,000            | 0.000%            | \$295,000            | \$125,900           | 0.427            |
| 70-05-23-408-005            | 242 MECHANIC ST          | 09/19/22            | \$225,000            | 0.000%            | \$225,000            | \$97,100            | 0.432            |
| 70-05-23-450-005            | 144 GROVE ST             | 09/21/22            | \$269,900            | 0.000%            | \$269,900            | \$115,400           | 0.428            |
| 70-05-23-403-005            | 265 GROVE ST             | 07/24/23            | \$240,000            | 0.000%            | \$240,000            | \$102,000           | 0.425            |
| 70-05-23-100-013            | 679 CENTER ST            | 08/05/22            | \$195,000            | 0.000%            | \$195,000            | \$84,000            | 0.431            |

|                             |                               |                     |                      |                   |                      |                     |                  |
|-----------------------------|-------------------------------|---------------------|----------------------|-------------------|----------------------|---------------------|------------------|
| 70-05-23-327-020            | 525 MAIN ST                   | 06/14/23            | \$205,000            | 0.000%            | \$205,000            | \$87,800            | 0.428            |
| 70-05-26-131-031            | 106 WEST ST                   | 03/15/24            | \$270,000            | 0.000%            | \$270,000            | \$113,100           | 0.419            |
| 70-05-23-381-009            | 165 EASTMANVILLE ST           | 08/05/22            | \$300,000            | 0.000%            | \$300,000            | \$123,900           | 0.413            |
| 70-05-23-403-005            | 265 GROVE ST                  | 02/26/24            | \$250,000            | 0.000%            | \$250,000            | \$102,000           | 0.408            |
| 70-05-23-381-016            | 437 LINCOLN ST                | 01/26/24            | \$226,000            | 0.000%            | \$226,000            | \$88,700            | 0.392            |
| <del>70-05-23-451-010</del> | <del>141 MADISON ST</del>     | <del>06/20/23</del> | <del>\$205,000</del> | <del>0.000%</del> | <del>\$205,000</del> | <del>\$77,300</del> | <del>0.377</del> |
| <del>70-05-23-450-047</del> | <del>249 EAST ST</del>        | <del>06/21/23</del> | <del>\$240,000</del> | <del>0.000%</del> | <del>\$240,000</del> | <del>\$89,200</del> | <del>0.372</del> |
| <del>70-05-24-301-009</del> | <del>250 EAST ST</del>        | <del>06/28/23</del> | <del>\$198,000</del> | <del>0.000%</del> | <del>\$198,000</del> | <del>\$73,900</del> | <del>0.373</del> |
| <del>70-05-23-453-025</del> | <del>36 EASTMANVILLE ST</del> | <del>11/27/23</del> | <del>\$197,000</del> | <del>0.000%</del> | <del>\$197,000</del> | <del>\$70,500</del> | <del>0.358</del> |
| <del>70-05-23-403-018</del> | <del>392 WALTER ST</del>      | <del>04/18/23</del> | <del>\$190,000</del> | <del>0.000%</del> | <del>\$190,000</del> | <del>\$63,100</del> | <del>0.332</del> |

Aggregate Ratio: 50.00%

Standard Deviation: 0.100

Coefficient of Dispersion : 12.30%

Price Related Differential: 1.008

## CITY OF COOPERSVILLE

## R2-01: RESIDENTIAL- EAGLE RIDGE

| Parcel Number                         | Street Address     | Sale Date | Sale Price | Adj.   | Adj. Sale \$ | Land Imp \$ | Bldg \$   | Est. ECF | Land Residual                         | # of Units or % | \$/Unit            |
|---------------------------------------|--------------------|-----------|------------|--------|--------------|-------------|-----------|----------|---------------------------------------|-----------------|--------------------|
| 70-05-13-383-008                      | 910 REDTAIL DR     | 02/16/24  | \$315,000  | 0.000% | \$315,000    | \$5,435     | \$211,092 | 1.130    | \$71,031                              | 1.00            | \$71,030.93        |
| 70-05-13-383-005                      | 948 REDTAIL DR     | 09/06/23  | \$360,000  | 0.000% | \$360,000    | \$3,269     | \$202,892 | 1.130    | \$127,463                             | 1.00            | \$127,462.93       |
| 70-05-13-362-002                      | 171 TALON DR       | 08/15/23  | \$330,000  | 0.000% | \$330,000    | \$6,793     | \$244,503 | 1.130    | \$46,918                              | 1.00            | \$46,918.33        |
| 70-05-13-367-019                      | 161 E CLEVELAND ST | 05/19/23  | \$323,000  | 0.000% | \$323,000    | \$8,623     | \$174,214 | 1.130    | \$117,515                             | 1.00            | \$117,515.23       |
| 70-05-13-369-001                      | 202 TALON DR       | 03/10/23  | \$349,900  | 0.000% | \$349,900    | \$7,350     | \$197,507 | 1.130    | \$119,367                             | 1.00            | \$119,367.11       |
| 70-05-13-367-015                      | 128 TALON DR       | 09/22/22  | \$300,000  | 0.000% | \$300,000    | \$6,134     | \$186,922 | 1.130    | \$82,644                              | 1.00            | \$82,644.30        |
| 70-05-13-383-013                      | 872 REDTAIL DR     | 09/07/22  | \$301,000  | 0.000% | \$301,000    | \$3,484     | \$216,793 | 1.130    | \$52,540                              | 1.00            | \$52,540.40        |
| 70-05-13-384-007                      | 881 REDTAIL DR     | 07/29/22  | \$287,000  | 0.000% | \$287,000    | \$2,787     | \$209,434 | 1.130    | \$47,552                              | 1.00            | \$47,552.10        |
| 70-05-13-381-002                      | 379 CREEKSIDE DR   | 04/28/22  | \$413,000  | 0.000% | \$413,000    | \$5,360     | \$331,308 | 1.130    | \$33,262                              | 1.00            | \$33,262.07        |
| <b>Unit of Comparison:</b> Site Value |                    |           |            |        |              |             |           |          | Average Sale Price Per Unit:          |                 | \$77,588.16        |
|                                       |                    |           |            |        |              |             |           |          | Standard Deviation:                   |                 | \$33,880.02        |
|                                       |                    |           |            |        |              |             |           |          | +2 St Dev                             |                 | \$145,348.20       |
|                                       |                    |           |            |        |              |             |           |          | -2 St Dev                             |                 | \$9,828.11         |
| Land Value Was: \$76,000.00           |                    |           |            |        |              |             |           |          | <b>Indicated Sale Price Per Unit:</b> |                 | <b>\$77,550.00</b> |

## CITY OF COOPERSVILLE

## R2-01: RESIDENTIAL- EAGLE RIDGE

| R2-01: RESIDENTIAL- EAGLE RIDGE |                    |              |            |        |              |             |             |               |                  |       |
|---------------------------------|--------------------|--------------|------------|--------|--------------|-------------|-------------|---------------|------------------|-------|
| Parcel Number                   | Street Address     | Sale Date    | Sale Price | Adj.   | Adj. Sale \$ | Land Imp \$ | Land Value  | Bldg Residual | Bldg Cost Manual | E.C.F |
| 70-05-13-383-008                | 910 REDTAIL DR     | 02/16/24     | \$315,000  | 0.000% | \$315,000    | \$5,435     | \$77,550    | \$232,015     | \$211,092        | 1.099 |
| 70-05-13-383-005                | 948 REDTAIL DR     | 09/06/23     | \$360,000  | 0.000% | \$360,000    | \$3,269     | \$77,550    | \$279,181     | \$202,892        | 1.376 |
| 70-05-13-362-002                | 171 TALON DR       | 08/15/23     | \$330,000  | 0.000% | \$330,000    | \$6,793     | \$77,550    | \$245,657     | \$244,503        | 1.005 |
| 70-05-13-367-019                | 161 E CLEVELAND ST | 05/19/23     | \$323,000  | 0.000% | \$323,000    | \$8,623     | \$77,550    | \$236,827     | \$174,214        | 1.359 |
| 70-05-13-369-001                | 202 TALON DR       | 03/10/23     | \$349,900  | 0.000% | \$349,900    | \$7,350     | \$77,550    | \$265,000     | \$197,507        | 1.342 |
| 70-05-13-367-015                | 128 TALON DR       | 09/22/22     | \$300,000  | 0.000% | \$300,000    | \$6,134     | \$77,550    | \$216,316     | \$186,922        | 1.157 |
| 70-05-13-383-013                | 872 REDTAIL DR     | 09/07/22     | \$301,000  | 0.000% | \$301,000    | \$3,484     | \$77,550    | \$219,966     | \$216,793        | 1.015 |
| 70-05-13-384-007                | 881 REDTAIL DR     | 07/29/22     | \$287,000  | 0.000% | \$287,000    | \$2,787     | \$77,550    | \$206,663     | \$209,434        | 0.987 |
| 70-05-13-381-002                | 379 CREEKSIDE DR   | 04/28/22     | \$413,000  | 0.000% | \$413,000    | \$5,360     | \$77,550    | \$330,090     | \$331,308        | 0.996 |
| Totals:                         |                    |              |            |        |              |             | \$2,231,715 | \$1,974,665   | 1.130            |       |
| Standard Deviation:             |                    |              |            |        |              |             |             |               |                  | 0.167 |
| +2 St Dev                       |                    |              |            |        |              |             |             |               |                  | 1.465 |
| -2 St Dev                       |                    |              |            |        |              |             |             |               |                  | 0.796 |
| ECF Was:                        | 1.075              | Adopted ECF: |            |        |              |             |             |               | 1.130            |       |

ECF Was: 1.075

| R2-01: RESIDENTIAL- EAGLE RIDGE |                    |           |            |        |              |             |            |
|---------------------------------|--------------------|-----------|------------|--------|--------------|-------------|------------|
| Parcel Number                   | Street Address     | Sale Date | Sale Price | Adj.   | Adj. Sale \$ | Proposed AV | Sale Ratio |
| 70-05-13-383-008                | 910 REDTAIL DR     | 02/16/24  | \$315,000  | 0.000% | \$315,000    | \$160,800   | 0.510      |
| 70-05-13-383-005                | 948 REDTAIL DR     | 09/06/23  | \$360,000  | 0.000% | \$360,000    | \$155,000   | 0.431      |
| 70-05-13-362-002                | 171 TALON DR       | 08/15/23  | \$330,000  | 0.000% | \$330,000    | \$180,300   | 0.546      |
| 70-05-13-367-019                | 161 E CLEVELAND ST | 05/19/23  | \$323,000  | 0.000% | \$323,000    | \$141,500   | 0.438      |
| 70-05-13-369-001                | 202 TALON DR       | 03/10/23  | \$349,900  | 0.000% | \$349,900    | \$154,000   | 0.440      |
| 70-05-13-367-015                | 128 TALON DR       | 09/22/22  | \$300,000  | 0.000% | \$300,000    | \$147,500   | 0.492      |
| 70-05-13-383-013                | 872 REDTAIL DR     | 09/07/22  | \$301,000  | 0.000% | \$301,000    | \$163,000   | 0.542      |
| 70-05-13-384-007                | 881 REDTAIL DR     | 07/29/22  | \$287,000  | 0.000% | \$287,000    | \$158,500   | 0.552      |
| 70-05-13-381-002                | 379 CREEKSIDE DR   | 04/28/22  | \$413,000  | 0.000% | \$413,000    | \$228,600   | 0.554      |
| Aggregate Ratio:                |                    |           |            |        |              |             | 49.99%     |
| Standard Deviation:             |                    |           |            |        |              |             | 0.052      |
| Coefficient of Dispersion :     |                    |           |            |        |              |             | 8.78%      |
| Price Related Differential:     |                    |           |            |        |              |             | 1.001      |

## CITY OF COOPERSVILLE

| R2-02: RESIDENTIAL- MEADOW GREEN ESTATES |                   |           |            |         |              |             |           |          |                                |                 |              |
|------------------------------------------|-------------------|-----------|------------|---------|--------------|-------------|-----------|----------|--------------------------------|-----------------|--------------|
| Parcel Number                            | Street Address    | Sale Date | Sale Price | Adj.    | Adj. Sale \$ | Land Imp \$ | Bldg \$   | Est. ECF | Land Residual                  | # of Units or % | \$/Unit      |
| 70-05-23-119-002                         | 663 RIDGEFIELD DR | 08/02/24  | \$335,000  | -8.000% | \$308,200    | \$4,839     | \$170,724 | 1.210    | \$96,785                       | 1.00            | \$96,784.96  |
| 70-05-23-110-005                         | 730 RIDGEFIELD DR | 10/03/23  | \$330,000  | -3.000% | \$320,100    | \$13,221    | \$206,379 | 1.210    | \$57,160                       | 1.00            | \$57,160.20  |
| 70-05-23-120-009                         | 696 RIDGEFIELD CT | 08/28/23  | \$323,000  | -2.000% | \$316,540    | \$8,667     | \$205,436 | 1.210    | \$59,296                       | 1.00            | \$59,295.65  |
| 70-05-23-110-016                         | 615 BIRKDALE CT   | 08/01/23  | \$345,000  | -2.000% | \$338,100    | \$5,671     | \$203,833 | 1.210    | \$85,791                       | 1.00            | \$85,790.67  |
| 70-05-23-110-002                         | 764 RIDGEFIELD DR | 09/23/22  | \$290,000  | 3.500%  | \$300,150    | \$3,454     | \$177,461 | 1.210    | \$81,968                       | 1.00            | \$81,968.40  |
| 70-05-23-119-008                         | 471 RIDGEFIELD DR | 09/22/22  | \$340,000  | 3.500%  | \$351,900    | \$8,813     | \$195,267 | 1.210    | \$106,814                      | 1.00            | \$106,814.33 |
| Unit of Comparison: Site Value           |                   |           |            |         |              |             |           |          | Average Sale Price Per Unit:   |                 | \$81,302.37  |
|                                          |                   |           |            |         |              |             |           |          | Standard Deviation:            |                 | \$18,158.10  |
|                                          |                   |           |            |         |              |             |           |          | Coefficient of Dispersion :    |                 | 18%          |
| Land Value Was: \$57,075.00              |                   |           |            |         |              |             |           |          | Indicated Sale Price Per Unit: |                 | \$81,300.00  |

## TIME ADJUSTMENT

|                       |       |         |
|-----------------------|-------|---------|
| Difference:           | -     | #DIV/0! |
| Difference in Months: |       | #DIV/0! |
| Use:                  | 0.50% |         |

## CITY OF COOPERSVILLE

| R2-02: RESIDENTIAL- MEADOW GREEN ESTATES |                   |           |            |         |              |             |            |               |                  |              |       |
|------------------------------------------|-------------------|-----------|------------|---------|--------------|-------------|------------|---------------|------------------|--------------|-------|
| Parcel Number                            | Street Address    | Sale Date | Sale Price | Adj.    | Adj. Sale \$ | Land Imp \$ | Land Value | Bldg Residual | Bldg Cost Manual | E.C.F        |       |
| 70-05-23-119-002                         | 663 RIDGEFIELD DR | 08/02/24  | \$335,000  | -8.000% | \$308,200    | \$4,839     | \$81,300   | \$222,061     | \$170,724        | 1.301        |       |
| 70-05-23-110-005                         | 730 RIDGEFIELD DR | 10/03/23  | \$330,000  | -3.000% | \$320,100    | \$13,221    | \$81,300   | \$225,579     | \$206,379        | 1.093        |       |
| 70-05-23-120-009                         | 696 RIDGEFIELD CT | 08/28/23  | \$323,000  | -2.000% | \$316,540    | \$8,667     | \$81,300   | \$226,573     | \$205,436        | 1.103        |       |
| 70-05-23-110-016                         | 615 BIRKDALE CT   | 08/01/23  | \$345,000  | -2.000% | \$338,100    | \$5,671     | \$81,300   | \$251,129     | \$203,833        | 1.232        |       |
| 70-05-23-110-002                         | 764 RIDGEFIELD DR | 09/23/22  | \$290,000  | 3.500%  | \$300,150    | \$3,454     | \$81,300   | \$215,396     | \$177,461        | 1.214        |       |
| 70-05-23-119-008                         | 471 RIDGEFIELD DR | 09/22/22  | \$340,000  | 3.500%  | \$351,900    | \$8,813     | \$81,300   | \$261,787     | \$195,267        | 1.341        |       |
| Totals:                                  |                   |           |            |         |              |             |            | \$1,402,525   | \$1,159,100      | 1.210        |       |
| Standard Deviation:                      |                   |           |            |         |              |             |            |               |                  | 0.101        |       |
| Coefficient of Dispersion :              |                   |           |            |         |              |             |            |               |                  | 6.32%        |       |
| ECF Was:                                 |                   | 1.2       |            |         |              |             |            |               |                  | Adopted ECF: | 1.210 |

## CITY OF COOPERSVILLE

| R2-02: RESIDENTIAL- MEADOW GREEN ESTATES |                   |           |            |         |              |             |            |
|------------------------------------------|-------------------|-----------|------------|---------|--------------|-------------|------------|
| Parcel Number                            | Street Address    | Sale Date | Sale Price | Adj.    | Adj. Sale \$ | Proposed AV | Sale Ratio |
| 70-05-23-119-002                         | 663 RIDGEFIELD DR | 08/02/24  | \$335,000  | -8.000% | \$308,200    | \$146,400   | 0.475      |
| 70-05-23-110-005                         | 730 RIDGEFIELD DR | 10/03/23  | \$330,000  | -3.000% | \$320,100    | \$172,100   | 0.538      |
| 70-05-23-120-009                         | 696 RIDGEFIELD CT | 08/28/23  | \$323,000  | -2.000% | \$316,540    | \$169,300   | 0.535      |
| 70-05-23-110-016                         | 615 BIRKDALE CT   | 08/01/23  | \$345,000  | -2.000% | \$338,100    | \$166,800   | 0.493      |
| 70-05-23-110-002                         | 764 RIDGEFIELD DR | 09/23/22  | \$290,000  | 3.500%  | \$300,150    | \$149,700   | 0.499      |
| 70-05-23-119-008                         | 471 RIDGEFIELD DR | 09/22/22  | \$340,000  | 3.500%  | \$351,900    | \$163,200   | 0.464      |
| Aggregate Ratio:                         |                   |           |            |         |              |             | 50.00%     |
| Standard Deviation:                      |                   |           |            |         |              |             | 0.030      |
| Coefficient of Dispersion :              |                   |           |            |         |              |             | 4.80%      |
| Price Related Differential:              |                   |           |            |         |              |             | 1.001      |

## CITY OF COOPERSVILLE

| R2-03: RESIDENTIAL- DEER CREEK & LEMMEN |                    |           |            |        |              |             |           |          |                                |                 |              |
|-----------------------------------------|--------------------|-----------|------------|--------|--------------|-------------|-----------|----------|--------------------------------|-----------------|--------------|
| Parcel Number                           | Street Address     | Sale Date | Sale Price | Adj.   | Adj. Sale \$ | Land Imp \$ | Bldg \$   | Est. ECF | Land Residual                  | # of Units or % | \$/Unit      |
| 70-05-23-201-014                        | 385 HENRY ST       | 03/18/24  | \$176,000  | 0.000% | \$176,000    | \$457       | \$86,414  | 1.300    | \$63,205                       | 1.00            | \$63,204.91  |
| 70-05-23-277-016                        | 217 HOMER LN       | 03/07/24  | \$300,000  | 0.000% | \$300,000    | \$4,910     | \$139,850 | 1.300    | \$113,284                      | 1.00            | \$113,284.43 |
| 70-05-23-279-001                        | 498 FLOYD ST       | 07/24/23  | \$307,500  | 0.000% | \$307,500    | \$7,220     | \$149,821 | 1.300    | \$105,513                      | 1.00            | \$105,512.86 |
| 70-05-23-201-006                        | 770 CENTER ST      | 07/14/23  | \$216,000  | 0.000% | \$216,000    | \$4,808     | \$132,485 | 1.300    | \$38,961                       | 1.00            | \$38,961.22  |
| 70-05-23-251-046                        | 706 CENTER ST      | 02/09/23  | \$255,000  | 0.000% | \$255,000    | \$263       | \$150,480 | 1.300    | \$59,113                       | 1.00            | \$59,113.00  |
| 70-05-23-251-018                        | 579 VENNA PL       | 02/03/23  | \$290,000  | 0.000% | \$290,000    | \$5,533     | \$156,233 | 1.300    | \$81,364                       | 1.00            | \$81,364.04  |
| 70-05-23-202-001                        | 292 W CLEVELAND ST | 12/05/22  | \$285,000  | 0.000% | \$285,000    | \$5,813     | \$167,038 | 1.300    | \$62,037                       | 1.00            | \$62,037.25  |
| 70-05-23-277-012                        | 241 HOMER LN       | 11/18/22  | \$220,000  | 0.000% | \$220,000    | \$5,241     | \$111,675 | 1.300    | \$69,582                       | 1.00            | \$69,581.78  |
| 70-05-23-231-061                        | 653 EAST ST        | 11/01/22  | \$300,000  | 0.000% | \$300,000    | \$6,150     | \$185,074 | 1.300    | \$53,254                       | 1.00            | \$53,253.92  |
| 70-05-23-276-021                        | 262 HOMER LN       | 09/20/22  | \$259,000  | 0.000% | \$259,000    | \$4,273     | \$150,621 | 1.300    | \$58,920                       | 1.00            | \$58,919.86  |
| 70-05-23-202-001                        | 292 W CLEVELAND ST | 09/02/22  | \$262,000  | 0.000% | \$262,000    | \$5,813     | \$167,038 | 1.300    | \$39,037                       | 1.00            | \$39,037.25  |
| 70-05-23-276-007                        | 550 VENNA PL       | 08/12/22  | \$270,000  | 0.000% | \$270,000    | \$6,217     | \$166,855 | 1.300    | \$46,872                       | 1.00            | \$46,871.78  |
| 70-05-23-220-004                        | 315 ANN ST         | 07/29/22  | \$190,000  | 0.000% | \$190,000    | \$4,608     | \$138,829 | 1.300    | \$4,915                        | 1.00            | \$4,914.69   |
| 70-05-23-230-018                        | 788 BERT AVE       | 07/27/22  | \$317,500  | 0.000% | \$317,500    | \$3,866     | \$161,976 | 1.300    | \$103,066                      | 1.00            | \$103,065.65 |
| 70-05-23-276-010                        | 547 VIDA CIRCLE    | 06/24/22  | \$256,000  | 0.000% | \$256,000    | \$9,477     | \$140,047 | 1.300    | \$64,462                       | 1.00            | \$64,461.96  |
| 70-05-23-202-018                        | 239 HENRY ST       | 06/23/22  | \$312,000  | 0.000% | \$312,000    | \$4,430     | \$165,376 | 1.300    | \$92,582                       | 1.00            | \$92,581.65  |
| 70-05-23-231-030                        | 52 HENRY ST        | 05/26/22  | \$255,000  | 0.000% | \$255,000    | \$4,869     | \$162,087 | 1.300    | \$39,418                       | 1.00            | \$39,417.96  |
| Unit of Comparison:                     | Site Value         |           |            |        |              |             |           |          | Average Sale Price Per Unit:   |                 | \$64,446.13  |
|                                         |                    |           |            |        |              |             |           |          | Standard Deviation:            |                 | \$27,260.47  |
|                                         |                    |           |            |        |              |             |           |          | Coefficient of Dispersion :    |                 | 34%          |
| Land Value Was:                         | \$66,250.00        |           |            |        |              |             |           |          | Indicated Sale Price Per Unit: |                 | \$64,445.00  |

## CITY OF COOPERSVILLE

## R2-03: RESIDENTIAL- DEER CREEK &amp; LEMMEN

| Parcel Number       | Street Address     | Sale Date | Sale Price | Adj.   | Adj. Sale \$ | Land Imp \$ | Land Value | Bldg Residual      | Bldg Cost Manual   | E.C.F        |
|---------------------|--------------------|-----------|------------|--------|--------------|-------------|------------|--------------------|--------------------|--------------|
| 70-05-23-201-014    | 385 HENRY ST       | 03/18/24  | \$176,000  | 0.000% | \$176,000    | \$457       | \$64,445   | \$111,098          | \$86,414           | 1.286        |
| 70-05-23-277-016    | 217 HOMER LN       | 03/07/24  | \$300,000  | 0.000% | \$300,000    | \$4,910     | \$64,445   | \$230,645          | \$139,850          | 1.649        |
| 70-05-23-279-001    | 498 FLOYD ST       | 07/24/23  | \$307,500  | 0.000% | \$307,500    | \$7,220     | \$64,445   | \$235,835          | \$149,821          | 1.574        |
| 70-05-23-201-006    | 770 CENTER ST      | 07/14/23  | \$216,000  | 0.000% | \$216,000    | \$4,808     | \$64,445   | \$146,747          | \$132,485          | 1.108        |
| 70-05-23-251-046    | 706 CENTER ST      | 02/09/23  | \$255,000  | 0.000% | \$255,000    | \$263       | \$64,445   | \$190,292          | \$150,480          | 1.265        |
| 70-05-23-251-018    | 579 VENNA PL       | 02/03/23  | \$290,000  | 0.000% | \$290,000    | \$5,533     | \$64,445   | \$220,022          | \$156,233          | 1.408        |
| 70-05-23-202-001    | 292 W CLEVELAND ST | 12/05/22  | \$285,000  | 0.000% | \$285,000    | \$5,813     | \$64,445   | \$214,742          | \$167,038          | 1.286        |
| 70-05-23-277-012    | 241 HOMER LN       | 11/18/22  | \$220,000  | 0.000% | \$220,000    | \$5,241     | \$64,445   | \$150,314          | \$111,675          | 1.346        |
| 70-05-23-231-061    | 653 EAST ST        | 11/01/22  | \$300,000  | 0.000% | \$300,000    | \$6,150     | \$64,445   | \$229,405          | \$185,074          | 1.240        |
| 70-05-23-276-021    | 262 HOMER LN       | 09/20/22  | \$259,000  | 0.000% | \$259,000    | \$4,273     | \$64,445   | \$190,282          | \$150,621          | 1.263        |
| 70-05-23-202-001    | 292 W CLEVELAND ST | 09/02/22  | \$262,000  | 0.000% | \$262,000    | \$5,813     | \$64,445   | \$191,742          | \$167,038          | 1.148        |
| 70-05-23-276-007    | 550 VENNA PL       | 08/12/22  | \$270,000  | 0.000% | \$270,000    | \$6,217     | \$64,445   | \$199,338          | \$166,855          | 1.195        |
| 70-05-23-220-004    | 315 ANN ST         | 07/29/22  | \$190,000  | 0.000% | \$190,000    | \$4,608     | \$64,445   | \$120,947          | \$138,829          | 0.871        |
| 70-05-23-230-018    | 788 BERT AVE       | 07/27/22  | \$317,500  | 0.000% | \$317,500    | \$3,866     | \$64,445   | \$249,189          | \$161,976          | 1.538        |
| 70-05-23-276-010    | 547 VIDA CIRCLE    | 06/24/22  | \$256,000  | 0.000% | \$256,000    | \$9,477     | \$64,445   | \$182,078          | \$140,047          | 1.300        |
| 70-05-23-202-018    | 239 HENRY ST       | 06/23/22  | \$312,000  | 0.000% | \$312,000    | \$4,430     | \$64,445   | \$243,125          | \$165,376          | 1.470        |
| 70-05-23-231-030    | 52 HENRY ST        | 05/26/22  | \$255,000  | 0.000% | \$255,000    | \$4,869     | \$64,445   | \$185,686          | \$162,087          | 1.146        |
| <b>Totals:</b>      |                    |           |            |        |              |             |            | <b>\$3,291,487</b> | <b>\$2,531,898</b> | <b>1.300</b> |
| Standard Deviation: |                    |           |            |        |              |             |            |                    |                    | 0.191        |
| +2 St Dev           |                    |           |            |        |              |             |            |                    |                    | 1.682        |
| -2 St Dev           |                    |           |            |        |              |             |            |                    |                    | 0.918        |
| <b>Adopted ECF:</b> |                    |           |            |        |              |             |            |                    |                    | <b>1.300</b> |

ECF Was: 1.15

| R2-03: RESIDENTIAL- DEER CREEK & LEMMEN |                    |           |            |        |              |             |            |
|-----------------------------------------|--------------------|-----------|------------|--------|--------------|-------------|------------|
| Parcel Number                           | Street Address     | Sale Date | Sale Price | Adj.   | Adj. Sale \$ | Proposed AV | Sale Ratio |
| 70-05-23-201-014                        | 385 HENRY ST       | 03/18/24  | \$176,000  | 0.000% | \$176,000    | \$88,600    | 0.503      |
| 70-05-23-277-016                        | 217 HOMER LN       | 03/07/24  | \$300,000  | 0.000% | \$300,000    | \$125,600   | 0.419      |
| 70-05-23-279-001                        | 498 FLOYD ST       | 07/24/23  | \$307,500  | 0.000% | \$307,500    | \$133,200   | 0.433      |
| 70-05-23-201-006                        | 770 CENTER ST      | 07/14/23  | \$216,000  | 0.000% | \$216,000    | \$120,700   | 0.559      |
| 70-05-23-251-046                        | 706 CENTER ST      | 02/09/23  | \$255,000  | 0.000% | \$255,000    | \$130,200   | 0.511      |
| 70-05-23-251-018                        | 579 VENNA PL       | 02/03/23  | \$290,000  | 0.000% | \$290,000    | \$136,500   | 0.471      |
| 70-05-23-202-001                        | 292 W CLEVELAND ST | 12/05/22  | \$285,000  | 0.000% | \$285,000    | \$143,700   | 0.504      |
| 70-05-23-277-012                        | 241 HOMER LN       | 11/18/22  | \$220,000  | 0.000% | \$220,000    | \$107,400   | 0.488      |
| 70-05-23-231-061                        | 653 EAST ST        | 11/01/22  | \$300,000  | 0.000% | \$300,000    | \$155,600   | 0.519      |
| 70-05-23-276-021                        | 262 HOMER LN       | 09/20/22  | \$259,000  | 0.000% | \$259,000    | \$132,300   | 0.511      |
| 70-05-23-202-001                        | 292 W CLEVELAND ST | 09/02/22  | \$262,000  | 0.000% | \$262,000    | \$143,700   | 0.548      |
| 70-05-23-276-007                        | 550 VENNA PL       | 08/12/22  | \$270,000  | 0.000% | \$270,000    | \$143,800   | 0.533      |
| 70-05-23-220-004                        | 315 ANN ST         | 07/29/22  | \$190,000  | 0.000% | \$190,000    | \$124,800   | 0.657      |
| 70-05-23-230-018                        | 788 BERT AVE       | 07/27/22  | \$317,500  | 0.000% | \$317,500    | \$139,400   | 0.439      |
| 70-05-23-276-010                        | 547 VIDA CIRCLE    | 06/24/22  | \$256,000  | 0.000% | \$256,000    | \$128,000   | 0.500      |
| 70-05-23-202-018                        | 239 HENRY ST       | 06/23/22  | \$312,000  | 0.000% | \$312,000    | \$141,900   | 0.455      |
| 70-05-23-231-030                        | 52 HENRY ST        | 05/26/22  | \$255,000  | 0.000% | \$255,000    | \$140,000   | 0.549      |
| Aggregate Ratio:                        |                    |           |            |        |              |             | 50.00%     |
| Standard Deviation:                     |                    |           |            |        |              |             | 0.057      |
| Coefficient of Dispersion :             |                    |           |            |        |              |             | 7.93%      |
| Price Related Differential:             |                    |           |            |        |              |             | 1.012      |

## CITY OF COOPERSVILLE

| R2-04: RESIDENTIAL- GUNNEMAN & REYNOLDS |                |           |            |        |              |             |           |          |                                |                 |             |
|-----------------------------------------|----------------|-----------|------------|--------|--------------|-------------|-----------|----------|--------------------------------|-----------------|-------------|
| Parcel Number                           | Street Address | Sale Date | Sale Price | Adj.   | Adj. Sale \$ | Land Imp \$ | Bldg \$   | Est. ECF | Land Residual                  | # of Units or % | \$/Unit     |
| 70-05-23-180-021                        | 537 SPRING ST  | 04/06/23  | \$250,000  | 0.000% | \$250,000    | \$1,673     | \$115,845 | 1.300    | \$97,729                       | 1.00            | \$97,728.76 |
| 70-05-23-327-001                        | 522 SPRING ST  | 09/01/22  | \$215,000  | 0.000% | \$215,000    | \$2,137     | \$93,459  | 1.300    | \$91,366                       | 1.00            | \$91,366.04 |
| 70-05-23-327-034                        | 372 PARK ST    | 06/29/22  | \$242,500  | 0.000% | \$242,500    | \$4,800     | \$106,537 | 1.300    | \$99,202                       | 1.00            | \$99,202.16 |
| 70-05-23-327-033                        | 380 PARK ST    | 06/24/22  | \$233,000  | 0.000% | \$233,000    | \$2,925     | \$109,266 | 1.300    | \$88,029                       | 1.00            | \$88,028.68 |
| 70-05-23-181-008                        | 445 SPRING ST  | 05/16/22  | \$325,000  | 0.000% | \$325,000    | \$5,117     | \$172,188 | 1.300    | \$96,039                       | 1.00            | \$96,038.60 |
| Unit of Comparison:                     | Site Value     |           |            |        |              |             |           |          | Average Sale Price Per Unit:   |                 | \$94,472.85 |
|                                         |                |           |            |        |              |             |           |          | Standard Deviation:            |                 | \$4,161.70  |
|                                         |                |           |            |        |              |             |           |          | Coefficient of Dispersion :    |                 | 4%          |
| Land Value Was:                         | \$85,900.00    |           |            |        |              |             |           |          | Indicated Sale Price Per Unit: |                 | \$94,470.00 |

## CITY OF COOPERSVILLE

## R2-04: RESIDENTIAL- GUNNEMAN &amp; REYNOLDS

| R2-04: RESIDENTIAL- GUNNEMAN & REYNOLDS |                |              |            |        |              |             |            |               |                  |       |
|-----------------------------------------|----------------|--------------|------------|--------|--------------|-------------|------------|---------------|------------------|-------|
| Parcel Number                           | Street Address | Sale Date    | Sale Price | Adj.   | Adj. Sale \$ | Land Imp \$ | Land Value | Bldg Residual | Bldg Cost Manual | E.C.F |
| 70-05-23-180-021                        | 537 SPRING ST  | 04/06/23     | \$250,000  | 0.000% | \$250,000    | \$1,673     | \$94,470   | \$153,857     | \$115,845        | 1.328 |
| 70-05-23-327-001                        | 522 SPRING ST  | 09/01/22     | \$215,000  | 0.000% | \$215,000    | \$2,137     | \$94,470   | \$118,393     | \$93,459         | 1.267 |
| 70-05-23-327-034                        | 372 PARK ST    | 06/29/22     | \$242,500  | 0.000% | \$242,500    | \$4,800     | \$94,470   | \$143,230     | \$106,537        | 1.344 |
| 70-05-23-327-033                        | 380 PARK ST    | 06/24/22     | \$233,000  | 0.000% | \$233,000    | \$2,925     | \$94,470   | \$135,605     | \$109,266        | 1.241 |
| 70-05-23-181-008                        | 445 SPRING ST  | 05/16/22     | \$325,000  | 0.000% | \$325,000    | \$5,117     | \$94,470   | \$225,413     | \$172,188        | 1.309 |
| Totals:                                 |                |              |            |        |              |             |            | \$776,498     | \$597,295        | 1.300 |
| Standard Deviation:                     |                |              |            |        |              |             |            |               |                  | 0.043 |
| Coefficient of Dispersion :             |                |              |            |        |              |             |            |               |                  | 2.69% |
| ECF Was:                                | 1.25           | Adopted ECF: |            |        |              |             |            |               |                  | 1.300 |

ECF Was: 1.25

| R2-04: RESIDENTIAL- GUNNEMAN & REYNOLDS |                |           |            |        |              |                             |            |
|-----------------------------------------|----------------|-----------|------------|--------|--------------|-----------------------------|------------|
| Parcel Number                           | Street Address | Sale Date | Sale Price | Adj.   | Adj. Sale \$ | Proposed AV                 | Sale Ratio |
| 70-05-23-180-021                        | 537 SPRING ST  | 04/06/23  | \$250,000  | 0.000% | \$250,000    | \$123,400                   | 0.494      |
| 70-05-23-327-001                        | 522 SPRING ST  | 09/01/22  | \$215,000  | 0.000% | \$215,000    | \$109,100                   | 0.507      |
| 70-05-23-327-034                        | 372 PARK ST    | 06/29/22  | \$242,500  | 0.000% | \$242,500    | \$118,900                   | 0.490      |
| 70-05-23-327-033                        | 380 PARK ST    | 06/24/22  | \$233,000  | 0.000% | \$233,000    | \$119,700                   | 0.514      |
| 70-05-23-181-008                        | 445 SPRING ST  | 05/16/22  | \$325,000  | 0.000% | \$325,000    | \$161,700                   | 0.498      |
|                                         |                |           |            |        |              | Aggregate Ratio:            | 50.00%     |
|                                         |                |           |            |        |              | Standard Deviation:         | 0.010      |
|                                         |                |           |            |        |              | Coefficient of Dispersion : | 1.62%      |
|                                         |                |           |            |        |              | Price Related Differential: | 1.001      |

| R2-04: RESIDENTIAL- GUNNEMAN & REYNOLDS |                |           |            |        |              |                             |            |
|-----------------------------------------|----------------|-----------|------------|--------|--------------|-----------------------------|------------|
| Parcel Number                           | Street Address | Sale Date | Sale Price | Adj.   | Adj. Sale \$ | Proposed AV                 | Sale Ratio |
| 70-05-23-180-021                        | 537 SPRING ST  | 04/06/23  | \$250,000  | 0.000% | \$250,000    | \$123,400                   | 0.494      |
| 70-05-23-327-001                        | 522 SPRING ST  | 09/01/22  | \$215,000  | 0.000% | \$215,000    | \$109,100                   | 0.507      |
| 70-05-23-327-034                        | 372 PARK ST    | 06/29/22  | \$242,500  | 0.000% | \$242,500    | \$118,900                   | 0.490      |
| 70-05-23-327-033                        | 380 PARK ST    | 06/24/22  | \$233,000  | 0.000% | \$233,000    | \$119,700                   | 0.514      |
| 70-05-23-181-008                        | 445 SPRING ST  | 05/16/22  | \$325,000  | 0.000% | \$325,000    | \$161,700                   | 0.498      |
|                                         |                |           |            |        |              | Aggregate Ratio:            | 50.00%     |
|                                         |                |           |            |        |              | Standard Deviation:         | 0.010      |
|                                         |                |           |            |        |              | Coefficient of Dispersion : | 1.62%      |
|                                         |                |           |            |        |              | Price Related Differential: | 1.001      |

## CITY OF COOPERSVILLE

## R5-01: RESIDENTIAL CONDOMINIUM- MEADOW GREEN

| Parcel Number                          | Street Address  | Sale Date | Sale Price | Adj.     | Adj. Sale \$ | Land Imp \$ | Bldg \$   | Est. ECF | Land Residual                         | # of Units or % | \$/Unit        |
|----------------------------------------|-----------------|-----------|------------|----------|--------------|-------------|-----------|----------|---------------------------------------|-----------------|----------------|
| 70-05-23-103-020                       | 676 GLENVALE DR | 05/01/24  | \$290,000  | -13.000% | \$252,300    | \$1,117     | \$172,736 | 1.100    | \$61,173                              | 1,129.00        | \$54.18        |
| 70-05-23-103-013                       | 696 GLENVALE DR | 09/23/22  | \$219,000  | 0.000%   | \$219,000    | \$1,518     | \$150,489 | 1.100    | \$51,945                              | 1,129.00        | \$46.01        |
| <b>Unit of Comparison:</b> Square Foot |                 |           |            |          |              |             |           |          | Average Sale Price Per Unit:          |                 | \$50.10        |
|                                        |                 |           |            |          |              |             |           |          | Standard Deviation:                   |                 | \$4.09         |
|                                        |                 |           |            |          |              |             |           |          | Coefficient of Dispersion :           |                 | 8%             |
| Land Value Was: \$46.25                |                 |           |            |          |              |             |           |          | <b>Indicated Sale Price Per Unit:</b> |                 | <b>\$50.00</b> |

## TIME ADJUSTMENT

|                       |       |         |
|-----------------------|-------|---------|
| Difference:           | -     | #DIV/0! |
| Difference in Months: |       | #DIV/0! |
| USE:                  | 1.00% |         |

## CITY OF HUDSONVILLE

## R5-01: RESIDENTIAL CONDOMINIUM- MEADOW GREEN

| R5-01: RESIDENTIAL CONDOMINIUM- MEADOW GREEN |                 |           |            |          |              |             |            |               |                             |       |
|----------------------------------------------|-----------------|-----------|------------|----------|--------------|-------------|------------|---------------|-----------------------------|-------|
| Parcel Number                                | Street Address  | Sale Date | Sale Price | Adj.     | Adj. Sale \$ | Land Imp \$ | Land Value | Bldg Residual | Bldg Cost Manual            | E.C.F |
| 70-05-23-103-020                             | 676 GLENVALE DR | 05/01/24  | \$290,000  | -13.000% | \$252,300    | \$1,117     | \$56,450   | \$194,733     | \$172,736                   | 1.127 |
| 70-05-23-103-013                             | 696 GLENVALE DR | 09/23/22  | \$219,000  | 0.000%   | \$219,000    | \$1,518     | \$56,450   | \$161,032     | \$150,489                   | 1.070 |
| Totals:                                      |                 |           |            |          |              |             |            | \$355,765     | \$323,225                   | 1.101 |
|                                              |                 |           |            |          |              |             |            |               | Standard Deviation:         | 0.041 |
|                                              |                 |           |            |          |              |             |            |               | Coefficient of Dispersion : | 2.61% |
| ECF Was:                                     | 0.956           |           |            |          |              |             |            |               | Adopted ECF:                | 1.100 |

ECF Was: 0.956

## CITY OF HUDSONVILLE

| R5-01: RESIDENTIAL CONDOMINIUM- MEADOW GREEN |                 |           |            |          |              |             |            |
|----------------------------------------------|-----------------|-----------|------------|----------|--------------|-------------|------------|
| Parcel Number                                | Street Address  | Sale Date | Sale Price | Adj.     | Adj. Sale \$ | Proposed AV | Sale Ratio |
| 70-05-23-103-020                             | 676 GLENVALE DR | 05/01/24  | \$290,000  | -13.000% | \$252,300    | \$123,800   | 0.491      |
| 70-05-23-103-013                             | 696 GLENVALE DR | 09/23/22  | \$219,000  | 0.000%   | \$219,000    | \$111,800   | 0.511      |
| Aggregate Ratio:                             |                 |           |            |          |              |             | 49.99%     |
| Standard Deviation:                          |                 |           |            |          |              |             | 0.014      |
| Coefficient of Dispersion :                  |                 |           |            |          |              |             | 1.98%      |
| Price Related Differential:                  |                 |           |            |          |              |             | 1.001      |

## CITY OF COOPERSVILLE

## R5-02: RESIDENTIAL CONDOMINIUM- GLEN HAVEN

| Parcel Number                          | Street Address | Sale Date | Sale Price | Adj.   | Adj. Sale \$ | Land Imp \$ | Bldg \$   | Est. ECF | Land Residual                         | # of Units or % | \$/Unit        |
|----------------------------------------|----------------|-----------|------------|--------|--------------|-------------|-----------|----------|---------------------------------------|-----------------|----------------|
| 70-05-24-113-007                       | 632 EAST ST    | 03/27/24  | \$239,900  | 0.000% | \$239,900    | \$4,349     | \$224,281 | 0.890    | \$35,941                              | 1,223.00        | \$29.39        |
| 70-05-24-113-001                       | 600 EAST ST    | 04/06/23  | \$235,000  | 0.000% | \$235,000    | \$4,080     | \$172,405 | 0.890    | \$77,479                              | 1,190.00        | \$65.11        |
| 70-05-24-113-004                       | 612 EAST ST    | 04/22/22  | \$209,000  | 0.000% | \$209,000    | \$4,036     | \$169,378 | 0.890    | \$54,218                              | 1,190.00        | \$45.56        |
| 70-05-24-113-014                       | 614 EAST ST    | 03/18/22  | \$298,000  | 0.000% | \$298,000    | \$3,510     | \$198,500 | 0.890    | \$117,825                             | 1,190.00        | \$99.01        |
| <b>Unit of Comparison:</b> Square Foot |                |           |            |        |              |             |           |          | Average Sale Price Per Unit:          |                 | \$59.56        |
|                                        |                |           |            |        |              |             |           |          | Standard Deviation:                   |                 | \$25.95        |
|                                        |                |           |            |        |              |             |           |          | Coefficient of Dispersion :           |                 | 40%            |
| <i>Land Value Was:</i> \$59.50         |                |           |            |        |              |             |           |          | <b>Indicated Sale Price Per Unit:</b> |                 | <b>\$59.50</b> |

## CITY OF HUDSONVILLE

## R5-02: RESIDENTIAL CONDOMINIUM- GLEN HAVEN

| R5-02: RESIDENTIAL CONDOMINIUM- GLEN HAVEN |                |           |            |        |              |             |            |               |                             |              |       |
|--------------------------------------------|----------------|-----------|------------|--------|--------------|-------------|------------|---------------|-----------------------------|--------------|-------|
| Parcel Number                              | Street Address | Sale Date | Sale Price | Adj.   | Adj. Sale \$ | Land Imp \$ | Land Value | Bldg Residual | Bldg Cost Manual            | E.C.F        |       |
| 70-05-24-113-007                           | 632 EAST ST    | 03/27/24  | \$239,900  | 0.000% | \$239,900    | \$4,349     | \$72,769   | \$162,782     | \$224,281                   | 0.726        |       |
| 70-05-24-113-001                           | 600 EAST ST    | 04/06/23  | \$235,000  | 0.000% | \$235,000    | \$4,080     | \$70,805   | \$160,115     | \$172,405                   | 0.929        |       |
| 70-05-24-113-004                           | 612 EAST ST    | 04/22/22  | \$209,000  | 0.000% | \$209,000    | \$4,036     | \$70,805   | \$134,159     | \$169,378                   | 0.792        |       |
| 70-05-24-113-014                           | 614 EAST ST    | 03/18/22  | \$298,000  | 0.000% | \$298,000    | \$3,510     | \$70,805   | \$223,685     | \$198,500                   | 1.127        |       |
| Totals:                                    |                |           |            |        |              |             |            | \$680,741     | \$764,564                   | 0.890        |       |
|                                            |                |           |            |        |              |             |            |               | Standard Deviation:         | 0.177        |       |
|                                            |                |           |            |        |              |             |            |               | Coefficient of Dispersion : | 15.62%       |       |
| ECF Was:                                   | 0.94           |           |            |        |              |             |            |               |                             | Adopted ECF: | 0.890 |

ECF Was: 0.94

| R5-02: RESIDENTIAL CONDOMINIUM- GLEN HAVEN |                |           |            |        |              |                             |            |
|--------------------------------------------|----------------|-----------|------------|--------|--------------|-----------------------------|------------|
| Parcel Number                              | Street Address | Sale Date | Sale Price | Adj.   | Adj. Sale \$ | Proposed AV                 | Sale Ratio |
| 70-05-24-113-007                           | 632 EAST ST    | 03/27/24  | \$239,900  | 0.000% | \$239,900    | \$138,400                   | 0.577      |
| 70-05-24-113-001                           | 600 EAST ST    | 04/06/23  | \$235,000  | 0.000% | \$235,000    | \$114,200                   | 0.486      |
| 70-05-24-113-004                           | 612 EAST ST    | 04/22/22  | \$209,000  | 0.000% | \$209,000    | \$112,800                   | 0.540      |
| 70-05-24-113-014                           | 614 EAST ST    | 03/18/22  | \$298,000  | 0.000% | \$298,000    | \$125,500                   | 0.421      |
|                                            |                |           |            |        |              | Aggregate Ratio:            | 49.99%     |
|                                            |                |           |            |        |              | Standard Deviation:         | 0.068      |
|                                            |                |           |            |        |              | Coefficient of Dispersion : | 10.21%     |
|                                            |                |           |            |        |              | Price Related Differential: | 1.012      |

## CITY OF COOPERSVILLE

| R5-03: RESIDENTIAL CONDOMINIUM - THE RESERVE OF COOPERSVILLE - ATTACHED CONDOS |                 |           |            |        |              |             |           |          |                                       |                 |                |
|--------------------------------------------------------------------------------|-----------------|-----------|------------|--------|--------------|-------------|-----------|----------|---------------------------------------|-----------------|----------------|
| Parcel Number                                                                  | Street Address  | Sale Date | Sale Price | Adj.   | Adj. Sale \$ | Land Imp \$ | Bldg \$   | Est. ECF | Land Residual                         | # of Units or % | \$/Unit        |
| 70-05-24-439-002                                                               | 238 HAZELNUT DR | 11/10/23  | \$327,500  | 0.000% | \$327,500    | \$4,764     | \$258,690 | 1.050    | \$51,112                              | 1,280.00        | \$39.93        |
| 70-05-24-439-001                                                               | 240 HAZELNUT DR | 03/01/23  | \$370,000  | 0.000% | \$370,000    | \$4,764     | \$258,259 | 1.050    | \$94,064                              | 1,260.00        | \$74.65        |
| 70-05-24-439-004                                                               | 234 HAZELNUT DR | 02/16/23  | \$370,000  | 0.000% | \$370,000    | \$4,764     | \$258,063 | 1.050    | \$94,270                              | 1,260.00        | \$74.82        |
| 70-05-24-438-003                                                               | 638 NORWAY LN   | 06/24/22  | \$298,795  | 0.000% | \$298,795    | \$4,245     | \$251,439 | 1.050    | \$30,539                              | 1,280.00        | \$23.86        |
| 70-05-24-438-002                                                               | 640 NORWAY LN   | 05/25/22  | \$324,900  | 0.000% | \$324,900    | \$2,970     | \$243,126 | 1.050    | \$66,648                              | 1,280.00        | \$52.07        |
| <b>Unit of Comparison:</b> Square Foot                                         |                 |           |            |        |              |             |           |          | Average Sale Price Per Unit:          |                 | \$52.93        |
|                                                                                |                 |           |            |        |              |             |           |          | Standard Deviation:                   |                 | \$19.83        |
|                                                                                |                 |           |            |        |              |             |           |          | Coefficient of Dispersion :           |                 | 33.29%         |
| Land Value Was: \$41.50                                                        |                 |           |            |        |              |             |           |          | <b>Indicated Sale Price Per Unit:</b> |                 | <b>\$52.93</b> |

## CITY OF COOPERSVILLE

## R5-03: RESIDENTIAL CONDOMINIUM - THE RESERVE OF COOPERSVILLE - SITE CONDOS

| Parcel Number                         | Street Address | Sale Date | Sale Price | Adj.   | Adj. Sale \$ | Land Imp \$ | Bldg \$   | Est. ECF | Land Residual                         | # of Units or % | \$/Unit            |
|---------------------------------------|----------------|-----------|------------|--------|--------------|-------------|-----------|----------|---------------------------------------|-----------------|--------------------|
| 70-05-24-441-006                      | 220 PLUM LN    | 03/08/24  | \$394,000  | 0.000% | \$394,000    | \$6,296     | \$287,793 | 1.050    | \$85,522                              | 1.00            | \$85,521.81        |
| 70-05-24-441-003                      | 256 PLUM LN    | 10/31/22  | \$475,000  | 0.000% | \$475,000    | \$6,290     | \$355,816 | 1.050    | \$95,104                              | 1.00            | \$95,103.73        |
| 70-05-24-440-005                      | 257 PLUM LN    | 09/19/22  | \$342,895  | 0.000% | \$342,895    | \$4,646     | \$264,435 | 1.050    | \$60,593                              | 1.00            | \$60,592.78        |
| <b>Unit of Comparison:</b> Site Value |                |           |            |        |              |             |           |          | Average Sale Price Per Unit:          |                 | \$80,406.10        |
|                                       |                |           |            |        |              |             |           |          | Standard Deviation:                   |                 | \$14,546.00        |
|                                       |                |           |            |        |              |             |           |          | Coefficient of Dispersion :           |                 | 15%                |
| Land Value Was: \$76,475.00           |                |           |            |        |              |             |           |          | <b>Indicated Sale Price Per Unit:</b> |                 | <b>\$80,400.00</b> |

**CITY OF COOPERSVILLE**

| R5-03: RESIDENTIAL CONDOMINIUM - THE RESERVE OF COOPERSVILLE |                 |           |            |        |              |             |            |                    |                    |              |
|--------------------------------------------------------------|-----------------|-----------|------------|--------|--------------|-------------|------------|--------------------|--------------------|--------------|
| Parcel Number                                                | Street Address  | Sale Date | Sale Price | Adj.   | Adj. Sale \$ | Land Imp \$ | Land Value | Bldg Residual      | Bldg Cost Manual   | E.C.F        |
| 70-05-24-439-002                                             | 238 HAZELNUT DR | 11/10/23  | \$327,500  | 0.000% | \$327,500    | \$4,764     | \$67,750   | \$254,986          | \$258,690          | 0.986        |
| 70-05-24-439-001                                             | 240 HAZELNUT DR | 03/01/23  | \$370,000  | 0.000% | \$370,000    | \$4,764     | \$66,692   | \$298,544          | \$258,259          | 1.156        |
| 70-05-24-439-004                                             | 234 HAZELNUT DR | 02/16/23  | \$370,000  | 0.000% | \$370,000    | \$4,764     | \$66,692   | \$298,544          | \$258,063          | 1.157        |
| 70-05-24-438-003                                             | 638 NORWAY LN   | 06/24/22  | \$298,795  | 0.000% | \$298,795    | \$4,245     | \$67,750   | \$226,800          | \$251,439          | 0.902        |
| 70-05-24-438-002                                             | 640 NORWAY LN   | 05/25/22  | \$324,900  | 0.000% | \$324,900    | \$2,970     | \$67,750   | \$254,180          | \$243,126          | 1.045        |
| 70-05-24-441-006                                             | 220 PLUM LN     | 03/08/24  | \$394,000  | 0.000% | \$394,000    | \$6,296     | \$80,400   | \$307,304          | \$287,793          | 1.068        |
| 70-05-24-441-003                                             | 256 PLUM LN     | 10/31/22  | \$475,000  | 0.000% | \$475,000    | \$6,290     | \$80,400   | \$388,310          | \$355,816          | 1.091        |
| 70-05-24-440-005                                             | 257 PLUM LN     | 09/19/22  | \$342,895  | 0.000% | \$342,895    | \$4,646     | \$80,400   | \$257,849          | \$264,435          | 0.975        |
| <b>Totals:</b>                                               |                 |           |            |        |              |             |            | <b>\$2,286,516</b> | <b>\$2,177,619</b> | <b>1.050</b> |
| Standard Deviation:                                          |                 |           |            |        |              |             |            |                    |                    | 0.090        |
| Coefficient of Dispersion :                                  |                 |           |            |        |              |             |            |                    |                    | 6.67%        |
| <b>Adopted ECF:</b>                                          |                 |           |            |        |              |             |            |                    |                    | <b>1.050</b> |

ECF Was: 0.916

| R5-03: RESIDENTIAL CONDOMINIUM - THE RESERVE OF COOPERSVILLE - SITE CONDOS |                 |           |            |        |              |                             |            |
|----------------------------------------------------------------------------|-----------------|-----------|------------|--------|--------------|-----------------------------|------------|
| Parcel Number                                                              | Street Address  | Sale Date | Sale Price | Adj.   | Adj. Sale \$ | Proposed AV                 | Sale Ratio |
| 70-05-24-439-002                                                           | 238 HAZELNUT DR | 11/10/23  | \$327,500  | 0.000% | \$327,500    | \$172,100                   | 0.525      |
| 70-05-24-439-001                                                           | 240 HAZELNUT DR | 03/01/23  | \$370,000  | 0.000% | \$370,000    | \$171,300                   | 0.463      |
| 70-05-24-439-004                                                           | 234 HAZELNUT DR | 02/16/23  | \$370,000  | 0.000% | \$370,000    | \$171,200                   | 0.463      |
| 70-05-24-438-003                                                           | 638 NORWAY LN   | 06/24/22  | \$298,795  | 0.000% | \$298,795    | \$168,000                   | 0.562      |
| 70-05-24-438-002                                                           | 640 NORWAY LN   | 05/25/22  | \$324,900  | 0.000% | \$324,900    | \$163,000                   | 0.502      |
| 70-05-24-441-006                                                           | 220 PLUM LN     | 03/08/24  | \$394,000  | 0.000% | \$394,000    | \$194,400                   | 0.493      |
| 70-05-24-441-003                                                           | 256 PLUM LN     | 10/31/22  | \$475,000  | 0.000% | \$475,000    | \$230,100                   | 0.484      |
| 70-05-24-440-005                                                           | 257 PLUM LN     | 09/19/22  | \$342,895  | 0.000% | \$342,895    | \$181,400                   | 0.529      |
|                                                                            |                 |           |            |        |              | Aggregate Ratio:            | 50.00%     |
|                                                                            |                 |           |            |        |              | Standard Deviation:         | 0.035      |
|                                                                            |                 |           |            |        |              | Coefficient of Dispersion : | 5.45%      |
|                                                                            |                 |           |            |        |              | Price Related Differential: | 1.006      |