



City of Coopersville  
Assessor's Office  
289 Danforth Street  
Coopersville, MI 49404  
616.846.8262  
[assessing@miottawa.org](mailto:assessing@miottawa.org)

# Land Valuation & Economic Condition Factors 2026

**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
70-09-04-200-002	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
70-09-02-100-001	Hayes & 60th	12/14/23	\$1,516,000	0.000%	\$1,516,000	\$0	\$0	-	\$1,516,000	147.75	\$10,260.58
70-09-03-200-006	6415 Leonard Rd	12/15/23	\$135,000	0.000%	\$135,000	\$0	\$0	-	\$135,000	12.44	\$10,852.09
70-05-05-300-002	Taft St	06/12/24	\$968,273	0.000%	\$968,273	\$0	\$0	-	\$968,273	122.43	\$7,908.79
70-05-04-100-013	80th Ave	11/20/24	\$280,000	0.000%	\$280,000	\$0	\$0	-	\$280,000	34.74	\$8,059.87
70-06-11-300-019	Roosevelt St	08/18/23	\$260,000	0.000%	\$260,000	\$0	\$0	-	\$260,000	26.52	\$9,803.92
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:</b>	<b>Acre</b>										
									Average Sale Price Per Unit:		\$7,968.34
									Standard Deviation:		\$1,564.63
									Coefficient of Dispersion :		17%
<i>Land Value Was:</i>	\$7,700								<b>Indicated Sale Price Per Unit:</b>		<b>\$7,970.00</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
70-01-30-300-007	4635 HARDING ST	03/25/25	\$400,000	0.000%	\$400,000	\$131,063	\$236,448	\$32,489	\$23,418	1.387
70-06-14-200-011	850 ROOSEVELT ST	10/06/23	\$365,000	0.000%	\$365,000	\$140,017	\$184,240	\$40,743	\$14,293	2.851
70-06-07-300-008	17648 48TH AVE	08/28/23	\$500,000	0.000%	\$500,000	\$19,241	\$434,800	\$45,959	\$204,993	0.224
70-09-16-400-062	7461 BUCHANAN ST	02/18/25	\$800,000	0.000%	\$800,000	\$6,242	\$204,798	\$588,960	\$504,422	1.168
70-16-01-200-012	NEW HOLLAND ST	11/22/24	\$1,000,000	0.000%	\$1,000,000	\$15,194	\$335,160	\$649,646	\$278,720	2.331
70-17-15-100-045	2844 72ND AVE	12/05/23	\$350,000	0.000%	\$350,000	\$166,542	\$121,393	\$62,065	\$38,073	1.630
70-14-30-200-067	6031 40TH AVE	10/31/23	\$825,000	0.000%	\$825,000	\$176,093	\$163,850	\$485,057	\$419,517	1.156
70-13-36-300-006	5535 NEW HOLLAND ST	10/06/23	\$1,300,000	0.000%	\$1,300,000	\$29,654	\$362,790	\$907,556	\$686,976	1.321
<b>Totals:</b>								<b>\$2,812,475</b>	<b>\$2,170,411</b>	<b>1.296</b>
								Standard Deviation:	0.796	
								Coefficient of Dispersion :	42.20%	
								<b>Adopted ECF:</b>	<b>1.296</b>	

ECF Was: 0.907

**CITY OF COOPERSVILLE**

**C1-01: COMMERCIAL- GENERAL**

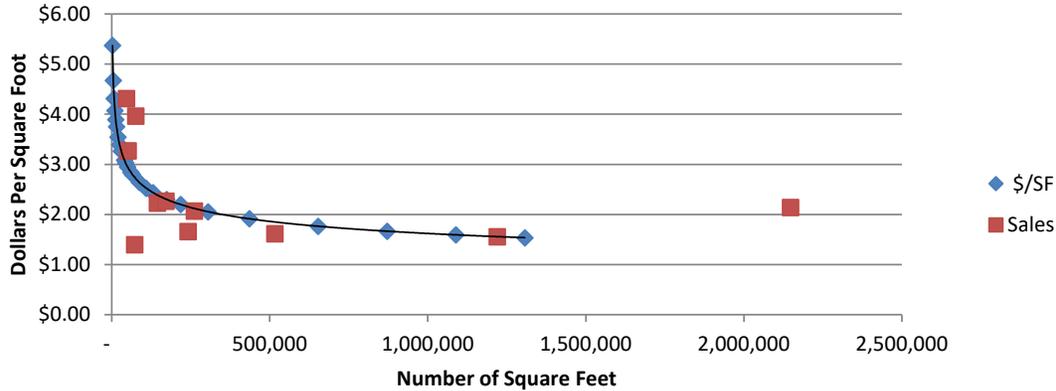
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-05-27-220-007	71 CONRAN DR	04/22/25	\$214,000	-6.000%	\$201,160	\$0	\$0	-	\$201,160	46,609.20	\$4.32
70-05-27-220-005	1141 O'MALLEY DRIVE	12/17/21	\$147,500	14.000%	\$168,150	\$0	\$0	-	\$168,150	51,400.80	\$3.27
70-05-23-300-034	80 N 64TH AVE	02/29/24	\$100,000	1.000%	\$101,000	\$0	\$0	-	\$101,000	72,309.60	\$1.40
70-05-27-240-014	920 W RANDALL ST	07/08/25	\$325,000	-7.500%	\$300,625	\$0	\$0	-	\$300,625	75,794.40	\$3.97
70-05-27-220-006	107 CONRAN DR	10/29/24	\$330,700	-3.000%	\$320,779	\$0	\$0	-	\$320,779	144,183.60	\$2.22
70-05-26-100-041	O'MALLEY DR	06/23/22	\$350,610	11.000%	\$389,177	\$0	\$0	-	\$389,177	171,626.40	\$2.27
70-05-27-240-012	195 S 64TH AVE	10/10/24	\$413,475	-3.000%	\$401,071	\$0	\$0	-	\$401,071	241,758.00	\$1.66
70-05-26-100-053	525 O'MALLEY DR	08/03/23	\$520,000	4.000%	\$540,800	\$0	\$0	-	\$540,800	261,360.00	\$2.07
70-05-26-100-050	525 O'MALLEY DR	10/19/22	\$764,377	9.000%	\$833,171	\$0	\$0	-	\$833,171	516,186.00	\$1.61
70-05-22-300-044	275 N 68TH AVE	07/21/22	\$1,715,700	10.500%	\$1,895,849	\$0	\$0	-	\$1,895,849	1,219,680.00	\$1.55
<b>70-05-22-300-040</b>	<b>151 N 68TH AVE</b>	<b>10/30/25</b>	<b>\$5,055,800</b>	<b>-9.000%</b>	<b>\$4,600,778</b>	<b>\$0</b>	<b>\$0</b>	<b>-</b>	<b>\$4,600,778</b>	<b>2,147,508.00</b>	<b>\$2.14</b>
<b>Unit of Comparison:</b>	<b>Square Foot</b>								Average Sale Price Per Unit:		\$1.97
									Standard Deviation:		\$0.95
									Coefficient of Dispersion :		37%
<i>Land Value Was:</i>	<i>See Attached</i>								<b>Indicated Sale Price Per Unit:</b>	<b>See Attached</b>	

CITY OF COOPERSVILLE

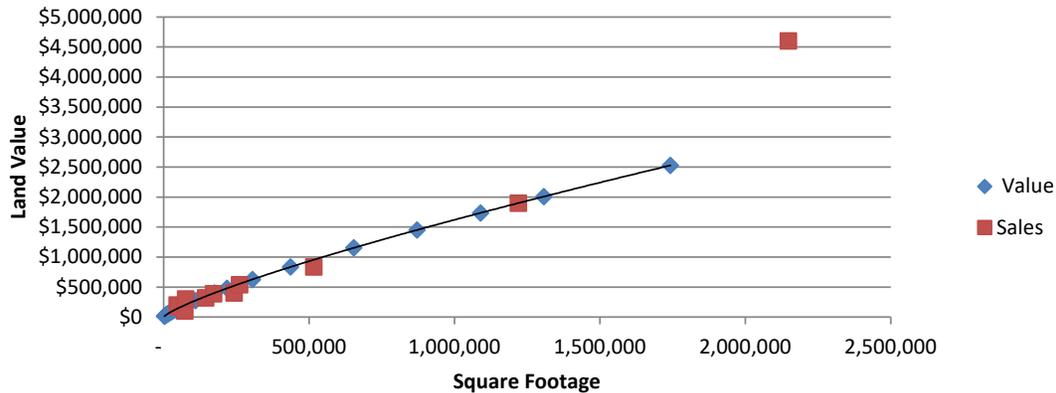
C1-01: COMMERCIAL- GENERAL

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$5.37	0.06	\$233,956	\$13,427	
5,000	\$4.68	0.11	\$203,670	\$23,378	
7,500	\$4.31	0.17	\$187,806	\$32,336	
10,000	\$4.07	0.23	\$177,305	\$40,704	
12,500	\$3.89	0.29	\$169,566	\$48,659	
15,000	\$3.75	0.34	\$163,495	\$56,300	
20,000	\$3.54	0.46	\$154,353	\$70,869	
25,000	\$3.39	0.57	\$147,616	\$84,720	
30,000	\$3.27	0.69	\$142,330	\$98,024	
40,000	\$3.08	0.92	\$134,372	\$123,390	
43,560	\$3.03	1.00	\$132,100	\$132,100	
50,000	\$2.95	1.15	\$128,507	\$147,506	
60,000	\$2.84	1.38	\$123,906	\$170,669	
65,340	\$2.80	1.50	\$121,811	\$182,716	
87,120	\$2.64	2.00	\$115,000	\$230,000	
108,900	\$2.52	2.50	\$109,981	\$274,951	
130,680	\$2.43	3.00	\$106,042	\$318,127	
174,240	\$2.30	4.00	\$100,113	\$400,453	
217,800	\$2.20	5.00	\$95,744	\$478,718	
304,920	\$2.05	7.00	\$89,513	\$626,588	
435,600	\$1.91	10.00	\$83,350	\$833,497	
653,400	\$1.76	15.00	\$76,857	\$1,152,861	
871,200	\$1.67	20.00	\$72,560	\$1,451,202	
1,089,000	\$1.59	25.00	\$69,393	\$1,734,826	
1,306,800	\$1.54	30.00	\$66,908	\$2,007,247	
1,742,400	\$1.45	40.00	\$63,167	\$2,526,689	
2,178,000	\$1.39	50.00	\$60,410	\$3,020,507	
4,356,000	\$1.21	100.00	\$52,590	\$5,259,008	

Dollars Per Square Foot



Square Foot Values



CITY OF COOPERSVILLE

C1-02: COMMERCIAL- HIGHWAY INTERCHANGES

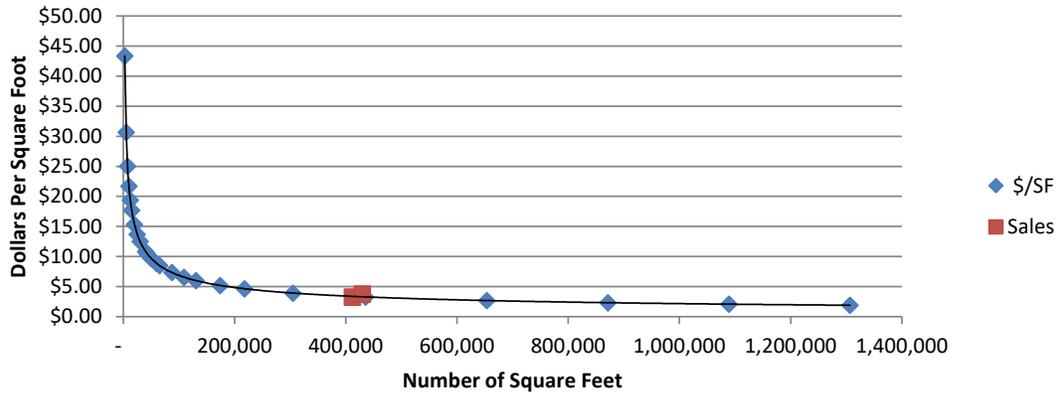
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-05-25-200-024	640 EAST GATEWAY	07/28/22	\$1,275,750	5.250%	\$1,342,727	\$0	\$0	-	\$1,342,727	411,642.00	\$3.26
70-05-25-200-022	329 S 48TH AVE	06/29/18	\$1,387,000	17.500%	\$1,629,725	\$0	\$0	-	\$1,629,725	429,501.60	\$3.79
<b>Unit of Comparison:</b> Square Foot									Average Sale Price Per Unit:		\$3.53
									Standard Deviation:		\$0.27
									Coefficient of Dispersion :		8%
<i>Land Value Was: Recalc</i>									<b>Indicated Sale Price Per Unit:</b>		<b>See Attached</b>

CITY OF COOPERSVILLE

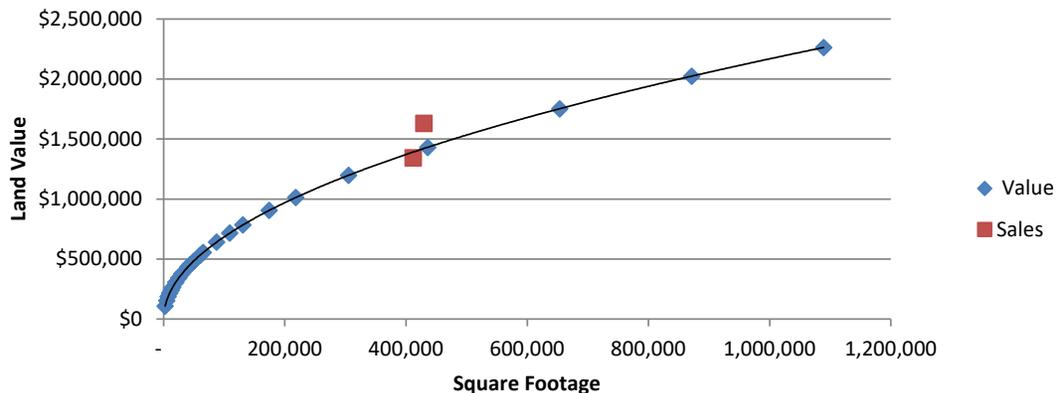
C1-02: COMMERCIAL- HIGHWAY INTERCHANGES

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$43.37	0.06	\$1,889,030	\$108,415	
5,000	\$30.66	0.11	\$1,335,746	\$153,323	
7,500	\$25.04	0.17	\$1,090,632	\$187,781	
10,000	\$21.68	0.23	\$944,515	\$216,831	
12,500	\$19.39	0.29	\$844,800	\$242,424	
15,000	\$17.70	0.34	\$771,193	\$265,562	
20,000	\$15.33	0.46	\$667,873	\$306,645	
25,000	\$13.71	0.57	\$597,364	\$342,840	
30,000	\$12.52	0.69	\$545,316	\$375,562	
40,000	\$10.84	0.92	\$472,258	\$433,662	
43,560	\$10.39	1.00	\$452,548	\$452,548	
50,000	\$9.70	1.15	\$422,400	\$484,848	
60,000	\$8.85	1.38	\$385,597	\$531,125	
65,340	\$8.48	1.50	\$369,504	\$554,256	
87,120	\$7.35	2.00	\$320,000	\$640,000	
108,900	\$6.57	2.50	\$286,217	\$715,542	
130,680	\$6.00	3.00	\$261,279	\$783,837	
174,240	\$5.19	4.00	\$226,274	\$905,097	
217,800	\$4.65	5.00	\$202,386	\$1,011,929	
304,920	\$3.93	7.00	\$171,047	\$1,197,330	
435,600	\$3.29	10.00	\$143,108	\$1,431,084	
653,400	\$2.68	15.00	\$116,847	\$1,752,712	
871,200	\$2.32	20.00	\$101,193	\$2,023,858	
1,089,000	\$2.08	25.00	\$90,510	\$2,262,742	
1,306,800	\$1.90	30.00	\$82,624	\$2,478,709	
1,742,400	\$1.64	40.00	\$71,554	\$2,862,167	
2,178,000	\$1.47	50.00	\$64,000	\$3,200,000	
4,356,000	\$1.04	100.00	\$45,255	\$4,525,483	

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	
70-16-07-360-013	3298 144TH AVE	02/26/25	\$320,000	0.000%	\$320,000	\$114,266	\$20,492	\$185,242	\$190,482	0.972	
70-16-34-100-038	836 E 16TH ST	12/27/24	\$400,000	0.000%	\$400,000	\$216,622	\$44,464	\$138,914	\$109,004	1.274	
70-16-18-101-040	600 RILEY ST	11/20/24	\$700,000	0.000%	\$700,000	\$158,295	\$26,603	\$515,102	\$360,021	1.431	
70-16-28-201-014	491 CHICAGO DR	11/01/24	\$375,000	0.000%	\$375,000	\$167,286	\$35,132	\$172,582	\$222,343	0.776	
70-16-21-475-007	533 CHICAGO DR	08/30/24	\$615,000	0.000%	\$615,000	\$321,160	\$59,017	\$234,823	\$192,944	1.217	
70-13-26-200-012	6363 56TH AVE	08/23/24	\$482,000	0.000%	\$482,000	\$214,799	\$27,194	\$240,007	\$259,659	0.924	
70-01-32-181-017	19683 MAIN ST	05/31/24	\$200,000	0.000%	\$200,000	\$14,446	\$0	\$185,554	\$145,693	1.274	
70-16-25-400-028	9695 ADAMS ST	05/15/24	\$900,000	0.000%	\$900,000	\$180,330	\$96,521	\$623,149	\$953,991	0.653	
70-16-36-232-003	9670 ADAMS ST	04/25/24	\$500,000	0.000%	\$500,000	\$225,589	\$51,568	\$222,843	\$205,707	1.083	
70-03-20-408-001	100 WASHINGTON AVE	04/01/24	\$2,548,000	0.000%	\$2,548,000	\$726,150	\$4,755	\$1,817,095	\$1,108,130	1.640	
70-05-23-476-048	288 MAIN ST	03/01/24	\$250,000	0.000%	\$250,000	\$34,475	\$0	\$215,525	\$192,424	1.120	
70-16-21-100-047	2288 NORTH PARK DR	12/18/23	\$1,275,000	0.000%	\$1,275,000	\$479,694	\$83,611	\$711,695	\$406,997	1.749	
70-14-22-366-001	2141 PORT SHELDON ST	12/18/23	\$1,770,000	0.000%	\$1,770,000	\$305,315	\$53,210	\$1,411,475	\$1,229,151	1.148	
70-17-20-200-026	8225 WESTPARK WAY	12/01/23	\$7,500,000	0.000%	\$7,500,000	\$294,225	\$178,373	\$7,027,402	\$6,243,011	1.126	
70-03-16-476-018	971 W SAVIDGE ST	11/15/23	\$2,750,000	0.000%	\$2,750,000	\$1,823,626	\$77,940	\$848,434	\$622,430	1.363	
70-05-22-300-037	7193 ARTHUR ST	10/27/23	\$115,000	0.000%	\$115,000	\$13,369	\$1,481	\$100,150	\$72,568	1.380	
70-05-27-200-031	15652 68TH AVE	10/16/23	\$463,000	0.000%	\$463,000	\$46,998	\$66,303	\$349,699	\$217,613	1.607	
70-15-35-320-025	1642 SOUTH SHORE DR	10/12/23	\$500,000	0.000%	\$500,000	\$129,858	\$34,320	\$335,822	\$315,579	1.064	
70-16-33-200-094	435 CENTURY LN	10/02/23	\$4,590,000	0.000%	\$4,590,000	\$422,079	\$151,490	\$4,016,431	\$2,786,890	1.441	
70-09-24-400-043	4965 LAKE MICHIGAN DR	05/31/23	\$1,800,000	0.000%	\$1,800,000	\$331,500	\$112,230	\$1,356,270	\$1,616,712	0.839	
70-16-20-326-015	235 N RIVER AVE	05/01/23	\$750,000	0.000%	\$750,000	\$222,916	\$30,458	\$496,626	\$470,686	1.055	
70-04-22-200-020	11270 CLEVELAND ST	04/24/23	\$450,000	0.000%	\$450,000	\$142,392	\$37,906	\$269,702	\$367,215	0.734	
<b>Totals:</b>								<b>\$21,474,542</b>	<b>\$18,289,249</b>	<b>1.174</b>	
										Standard Deviation:	0.297
										Coefficient of Dispersion :	21%
										<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
70-03-14-325-075	603 E SAVIDGE ST	01/31/25	\$1,650,000	0.000%	\$1,650,000	\$303,861	\$118,658	\$1,227,481	\$1,367,392	0.898
70-16-31-228-016	442 WASHINGTON AVE	01/09/25	\$198,000	0.000%	\$198,000	\$36,850	\$1,844	\$159,306	\$149,043	1.069
70-16-13-459-022	338 W WASHINGTON AVE	12/27/24	\$1,100,000	0.000%	\$1,100,000	\$304,263	\$19,739	\$775,998	\$673,009	1.153
70-03-14-400-060	15549 CLEVELAND ST	12/17/24	\$950,000	0.000%	\$950,000	\$279,016	\$130,212	\$540,772	\$385,425	1.403
70-14-21-400-097	2775 PORT SHELDON ST	12/05/24	\$1,625,000	0.000%	\$1,625,000	\$313,131	\$88,642	\$1,223,227	\$879,880	1.390
70-16-21-200-080	12330 JAMES ST	09/03/24	\$5,250,000	0.000%	\$5,250,000	\$871,202	\$885,854	\$3,492,944	\$3,320,189	1.052
70-03-13-300-070	16835 148TH AVE	08/27/24	\$1,750,000	0.000%	\$1,750,000	\$333,272	\$78,670	\$1,338,058	\$854,477	1.566
70-17-19-101-052	52 E MAIN AVE	07/15/24	\$800,000	0.000%	\$800,000	\$302,435	\$7,575	\$489,990	\$561,533	0.873
70-14-13-100-092	7670 COTTONWOOD DR	06/21/24	\$1,650,000	0.000%	\$1,650,000	\$379,535	\$42,996	\$1,227,469	\$993,946	1.235
70-10-01-151-038	14345 IRONWOOD DR	05/16/24	\$1,042,750	0.000%	\$1,042,750	\$245,316	\$30,653	\$766,781	\$442,003	1.735
70-16-28-431-001	235 HOOVER BLVD	04/17/24	\$810,478	0.000%	\$810,478	\$177,878	\$25,147	\$607,453	\$422,697	1.437
70-03-28-380-002	931 ROBBINS RD - 949	04/04/24	\$1,700,000	0.000%	\$1,700,000	\$967,182	\$50,622	\$682,196	\$1,053,709	0.647
70-18-16-200-012	3097 24TH AVE	02/23/24	\$155,000	0.000%	\$155,000	\$59,179	\$8,939	\$86,882	\$94,365	0.921
70-14-32-258-071	5304 PLAZA AVE	02/16/24	\$949,800	0.000%	\$949,800	\$693,628	\$34,288	\$221,884	\$588,224	0.377
70-14-13-266-011	7680 RIVERVIEW DR	02/01/24	\$1,000,000	0.000%	\$1,000,000	\$311,207	\$49,482	\$639,311	\$829,755	0.770
70-03-21-326-043	462 N BEACON BLVD	01/31/24	\$5,150,000	0.000%	\$5,150,000	\$2,023,532	\$141,984	\$2,984,484	\$1,986,476	1.502
70-13-25-200-006	4812 PORT SHELDON ST	12/28/23	\$360,000	0.000%	\$360,000	\$94,440	\$5,587	\$259,973	\$261,222	0.995
70-16-29-176-004	98 RIVER AVE	12/13/23	\$115,000	0.000%	\$115,000	\$50,467	\$3,718	\$60,815	\$53,777	1.131
70-03-21-199-015	518 N BEACON BLVD	11/30/23	\$6,250,000	0.000%	\$6,250,000	\$2,571,064	\$232,402	\$3,446,534	\$3,340,029	1.032
70-14-15-200-007	1919 BALDWIN ST	10/30/23	\$578,000	0.000%	\$578,000	\$255,416	\$45,398	\$277,186	\$278,314	0.996
70-14-13-300-037	660 BALDWIN ST	10/05/23	\$1,650,000	0.000%	\$1,650,000	\$711,642	\$65,564	\$872,794	\$1,100,975	0.793
70-13-12-200-013	8445 48TH AVE	09/28/23	\$235,000	0.000%	\$235,000	\$55,708	\$4,754	\$174,538	\$129,407	1.349
70-16-31-131-702	503 W 17TH ST	07/28/23	\$425,000	0.000%	\$425,000	\$62,748	\$10,436	\$351,816	\$367,917	0.956
70-17-19-101-051	16 S ELM ST	07/10/23	\$612,500	0.000%	\$612,500	\$272,334	\$1,798	\$338,368	\$308,907	1.095
70-03-16-476-005	823 W SAVIDGE ST	06/30/23	\$500,000	0.000%	\$500,000	\$354,756	\$1,985	\$143,259	\$101,213	1.415
70-16-23-250-021	10500 CHICAGO DR	05/18/23	\$1,075,000	0.000%	\$1,075,000	\$270,767	\$82,800	\$721,433	\$953,760	0.756
70-16-16-377-012	2530 VAN OMMEN DR	04/26/23	\$675,000	0.000%	\$675,000	\$189,484	\$28,730	\$456,786	\$356,829	1.280
70-16-29-458-021	154 E 15TH ST	04/24/23	\$600,000	0.000%	\$600,000	\$81,701	\$7,781	\$510,518	\$308,415	1.655

Totals: \$24,078,256 \$22,162,889 1.086

Standard Deviation: 0.322

Coefficient of Dispersion : 24%

Adopted ECF: 1.080

ECF Was: 1.128

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
70-14-32-276-053	3340 PROSPECT ST	03/17/25	\$280,000	0.000%	\$280,000	\$59,962	\$4,899	\$215,139	\$147,525	1.458
70-10-24-300-054	11282 TALLMADGE WOOD	03/07/25	\$565,200	0.000%	\$565,200	\$150,577	\$15,248	\$399,375	\$294,850	1.355
70-16-32-181-006	99 W 23RD ST	02/28/25	\$450,000	0.000%	\$450,000	\$86,094	\$5,697	\$358,209	\$363,286	0.986
70-14-13-174-016	657 BALDWIN ST	01/31/25	\$445,000	0.000%	\$445,000	\$119,574	\$13,343	\$312,083	\$266,496	1.171
70-14-15-327-023	2064 BALDWIN ST 1	01/29/25	\$585,000	0.000%	\$585,000	\$148,562	\$20,178	\$416,260	\$465,227	0.895
70-16-18-101-042	948 BUTTERNUT DR	10/25/24	\$335,000	0.000%	\$335,000	\$100,621	\$10,408	\$223,971	\$226,069	0.991
70-03-20-433-014	333 WASHINGTON AVE	08/05/24	\$2,700,000	0.000%	\$2,700,000	\$684,590	\$36,163	\$1,979,247	\$1,841,819	1.075
70-16-13-461-019	201 W MAIN AVE	04/24/24	\$350,000	0.000%	\$350,000	\$87,074	\$8,996	\$253,930	\$342,379	0.742
70-03-15-382-021	118 W SAVIDGE ST	03/29/24	\$255,000	0.000%	\$255,000	\$107,992	\$871	\$146,137	\$131,029	1.115
70-18-09-100-029	3912 32ND AVE	03/28/24	\$3,900,000	0.000%	\$3,900,000	\$686,455	\$136,237	\$3,077,308	\$2,348,427	1.310
70-16-29-403-005	24 E 9TH ST	03/19/24	\$300,000	0.000%	\$300,000	\$87,907	\$14,243	\$197,850	\$191,867	1.031
70-11-27-100-011	6343 BUTTERNUT DR	12/15/23	\$190,000	0.000%	\$190,000	\$76,178	\$6,615	\$107,207	\$116,627	0.919
70-03-27-151-012	616 S BEECHTREE ST	10/17/23	\$260,000	0.000%	\$260,000	\$88,250	\$7,802	\$163,948	\$184,114	0.890
70-16-15-300-026	11971 JAMES ST	08/01/23	\$1,000,000	0.000%	\$1,000,000	\$352,097	\$37,294	\$610,609	\$756,040	0.808
70-05-23-300-023	701 W RANDALL ST	08/01/23	\$950,000	0.000%	\$950,000	\$257,662	\$65,346	\$626,992	\$888,431	0.706
70-16-32-180-032	509 MICHIGAN AVE	07/27/23	\$270,000	0.000%	\$270,000	\$106,309	\$11,272	\$152,419	\$190,305	0.801
70-17-19-102-043	126 E MAIN AVE	04/11/23	\$375,000	0.000%	\$375,000	\$154,504	\$0	\$220,496	\$232,655	0.948
<b>Totals:</b>								<b>\$9,461,180</b>	<b>\$8,987,148</b>	<b>1.053</b>
										Standard Deviation: 0.215
										Coefficient of Dispersion : 17%
										<b>Adopted ECF: 1.053</b>

ECF Was: 1.052

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
70-03-08-383-002	18278 SWISS DR	09/18/24	\$905,000	0.000%	\$905,000	\$126,032	\$19,137	\$759,831	\$580,493	1.309
70-03-08-381-013	18231 ALPINE CT	08/29/24	\$570,000	0.000%	\$570,000	\$145,983	\$7,742	\$416,275	\$298,564	1.394
70-03-08-381-004	18160 OBERWALD LN	07/31/24	\$385,000	0.000%	\$385,000	\$106,852	\$5,150	\$272,998	\$201,729	1.353
70-09-27-200-050	6692 MARTINIE DR	07/10/24	\$3,600,000	0.000%	\$3,600,000	\$774,513	\$75,586	\$2,749,901	\$1,486,142	1.850
70-16-27-471-025	491 STRATFORD WAY	07/02/24	\$512,000	0.000%	\$512,000	\$130,406	\$5,750	\$375,844	\$292,561	1.285
70-10-01-400-031	13827 IRONWOOD DR	02/12/24	\$645,000	0.000%	\$645,000	\$226,733	\$13,465	\$404,802	\$253,066	1.600
70-04-18-100-076	17574 144TH AVE	01/05/24	\$1,875,000	0.000%	\$1,875,000	\$216,428	\$110,501	\$1,548,071	\$1,182,869	1.309
70-16-18-450-001	680 136TH AVE	11/30/23	\$450,000	0.000%	\$450,000	\$94,120	\$9,557	\$346,323	\$201,549	1.718
70-16-24-201-001	360 W MAIN AVE	08/01/23	\$975,000	0.000%	\$975,000	\$233,419	\$16,304	\$725,277	\$379,266	1.912
<b>Totals:</b>								<b>\$7,599,322</b>	<b>\$4,876,239</b>	<b>1.558</b>
Standard Deviation:										0.249
Coefficient of Dispersion :										16%
<b>Adopted ECF:</b>										<b>1.555</b>
<i>ECF Was:</i>		1.443								

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	
70-14-22-450-003	1993 PORT SHELDON ST	03/31/25	\$295,000	0.000%	\$295,000	\$102,661	\$12,905	\$179,434	\$181,712	0.987	
70-16-21-200-003	12200 JAMES ST	03/07/25	\$550,000	0.000%	\$550,000	\$149,268	\$21,568	\$379,164	\$313,799	1.208	
70-12-32-300-017	13525 NEW HOLLAND ST	03/07/25	\$624,000	0.000%	\$624,000	\$111,415	\$23,717	\$488,868	\$323,974	1.509	
70-07-26-300-006	15700 WINANS ST	02/28/25	\$780,000	0.000%	\$780,000	\$564,126	\$21,628	\$194,246	\$111,654	1.740	
70-05-23-476-005	264 MAIN ST	08/30/24	\$200,000	0.000%	\$200,000	\$43,275	\$8,142	\$148,583	\$103,316	1.438	
70-16-08-300-026	3225 132ND AVE	08/27/24	\$228,500	0.000%	\$228,500	\$120,962	\$11,192	\$96,346	\$87,185	1.105	
70-05-22-300-011	1291 W RANDALL ST	07/23/24	\$700,000	0.000%	\$700,000	\$269,112	\$109,919	\$320,969	\$256,104	1.253	
70-11-12-400-027	8345 WEST OLIVE RD	05/31/24	\$310,000	0.000%	\$310,000	\$84,386	\$15,306	\$210,308	\$158,370	1.328	
70-10-31-400-017	9651 42ND AVE	04/26/24	\$750,000	0.000%	\$750,000	\$435,311	\$63,561	\$251,128	\$126,751	1.981	
70-16-16-377-010	2490 VAN OMMEN DR	02/29/24	\$600,000	0.000%	\$600,000	\$170,484	\$46,028	\$383,488	\$325,341	1.179	
70-14-24-100-003	768 CHICAGO DR	02/08/24	\$360,000	0.000%	\$360,000	\$158,100	\$12,230	\$189,670	\$100,993	1.878	
70-09-29-100-049	8616 LAKE MICHIGAN DR	12/01/23	\$250,000	0.000%	\$250,000	\$197,088	\$14,627	\$38,285	\$181,190	0.211	
70-16-16-200-048	12255 FELCH ST	11/20/23	\$2,250,000	0.000%	\$2,250,000	\$294,948	\$99,333	\$1,855,719	\$1,148,331	1.616	
70-06-30-100-011	15798 48TH AVE	09/18/23	\$496,500	0.000%	\$496,500	\$167,554	\$27,333	\$301,613	\$265,601	1.136	
70-05-25-400-006	48TH AVE	08/01/23	\$1,020,000	0.000%	\$1,020,000	\$97,535	\$190,545	\$731,920	\$796,604	0.919	
70-12-19-400-022	6702 BLAIR LN	07/25/23	\$300,000	0.000%	\$300,000	\$100,138	\$46,488	\$153,374	\$103,118	1.487	
70-10-24-400-075	11363 3RD AVE	06/29/23	\$1,600,000	0.000%	\$1,600,000	\$525,413	\$99,736	\$974,851	\$818,611	1.191	
70-16-36-200-024	719 96TH AVE	05/31/23	\$1,335,000	0.000%	\$1,335,000	\$353,664	\$176,435	\$804,901	\$756,411	1.064	
70-16-33-301-017	697 LINCOLN AVE	04/14/23	\$326,000	0.000%	\$326,000	\$73,218	\$5,476	\$247,306	\$159,668	1.549	
70-16-23-100-082	10961 CHICAGO DR	04/12/23	\$505,000	0.000%	\$505,000	\$259,222	\$40,122	\$205,656	\$186,108	1.105	
<b>Totals:</b>								<b>\$8,155,829</b>	<b>\$6,504,840</b>	<b>1.254</b>	
										Standard Deviation:	0.389
										Coefficient of Dispersion :	23%
										<b>Adopted ECF:</b>	<b>1.254</b>

ECF Was: 1.203

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	06/16/23	\$1,200,000	0.000%	\$1,200,000	\$505,259	\$34,427	\$660,314	\$507,530	1.301	
70-17-08-300-032	3440 88TH AVE	07/14/23	\$6,387,500	0.000%	\$6,387,500	\$823,942	\$387,710	\$5,175,848	\$3,505,208	1.477	
<b>Totals:</b>								<b>\$5,836,162</b>	<b>\$4,012,738</b>	<b>1.454</b>	
										Standard Deviation:	0.124
										Coefficient of Dispersion :	6%
<i>ECF Was:</i>		1.653								<b>Adopted ECF:</b>	<b>1.450</b>

**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
70-05-23-408-015	315 MAIN ST	06/05/25	\$180,000	-3.500%	\$173,700	\$56	\$133,662	1.150	\$19,933	6,229.08	\$3.20
70-05-23-408-025	271 MAIN ST	09/06/24	\$150,000	-1.250%	\$148,125	\$1,749	\$116,964	1.150	\$11,867	6,882.48	\$1.72
70-05-23-476-005	264 MAIN ST	08/30/24	\$200,000	-1.000%	\$198,000	\$11,565	\$84,344	1.150	\$89,439	3,659.04	\$24.44
70-05-23-476-048	288 MAIN ST	03/01/24	\$250,000	0.250%	\$250,625	\$0	\$123,647	1.150	\$108,431	2,439.36	\$44.45
70-05-23-476-002	276 MAIN ST	01/03/23	\$50,000	3.750%	\$51,875	\$0	\$36,824	1.150	\$9,527	1,611.72	\$5.91
70-05-23-476-041	284 MAIN ST	11/30/22	\$139,000	4.250%	\$144,908	\$0	\$116,550	1.150	\$10,875	2,047.32	\$5.31

<b>Unit of Comparison:</b> <b>Square Foot</b>	Average Sale Price Per Unit:	\$10.93
	Standard Deviation:	\$15.52
	Std Dev Factor:	3.000
	Std Dev Above:	57.481
	Std Dev Below:	(35.611)
	Price Within Std Dev Range:	\$10.93
	<b>Indicated Sale Price Per Unit:</b>	<b>\$11.00</b>

Land Value Was: \$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	
70-05-23-408-015	315 MAIN ST	06/05/25	\$180,000	-3.500%	\$173,700	\$56	\$68,520	\$105,124	\$133,662	0.786	
70-05-23-408-025	271 MAIN ST	09/06/24	\$150,000	-1.250%	\$148,125	\$1,749	\$75,707	\$70,669	\$116,964	0.604	
70-05-23-476-005	264 MAIN ST	08/30/24	\$200,000	-1.000%	\$198,000	\$11,565	\$40,249	\$146,186	\$84,344	1.733	
70-05-23-476-048	288 MAIN ST	03/01/24	\$250,000	0.250%	\$250,625	\$0	\$26,833	\$223,792	\$123,647	1.810	
70-05-23-476-002	276 MAIN ST	01/03/23	\$50,000	3.750%	\$51,875	\$0	\$17,729	\$34,146	\$36,824	0.927	
70-05-23-476-041	284 MAIN ST	11/30/22	\$139,000	4.250%	\$144,908	\$0	\$22,521	\$122,387	\$116,550	1.050	
Totals:								\$702,304	\$611,992	1.148	
										Standard Deviation:	0.503
										Std Dev Factor:	2.000
										Std Dev Above ECF:	2.154
										Std Dev Below ECF:	0.141
										ECF Within Std Dev Range:	1.148
										<b>Adopted ECF:</b>	<b>1.140</b>

ECF Was: 1.2

**CITY OF COOPERSVILLE**

**C2-01: COMMERCIAL - DOWNTOWN**

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-05-23-408-015	315 MAIN ST	06/05/25	\$180,000	-3.500%	\$173,700	\$110,500	0.636
70-05-23-408-025	271 MAIN ST	09/06/24	\$150,000	-1.250%	\$148,125	\$105,400	0.712
70-05-23-476-005	264 MAIN ST	08/30/24	\$200,000	-1.000%	\$198,000	\$74,000	0.374
70-05-23-476-048	288 MAIN ST	03/01/24	\$250,000	0.250%	\$250,625	\$83,900	0.335
70-05-23-476-002	276 MAIN ST	01/03/23	\$50,000	3.750%	\$51,875	\$29,900	0.576
70-05-23-476-041	284 MAIN ST	11/30/22	\$139,000	4.250%	\$144,908	\$77,700	0.536
Aggregate Ratio:							49.77%
Standard Deviation:							0.148
Coefficient of Dispersion :							20.84%
Price Related Differential:							1.061

CITY OF COOPERSVILLE

I1-01 INDUSTRIAL LAND

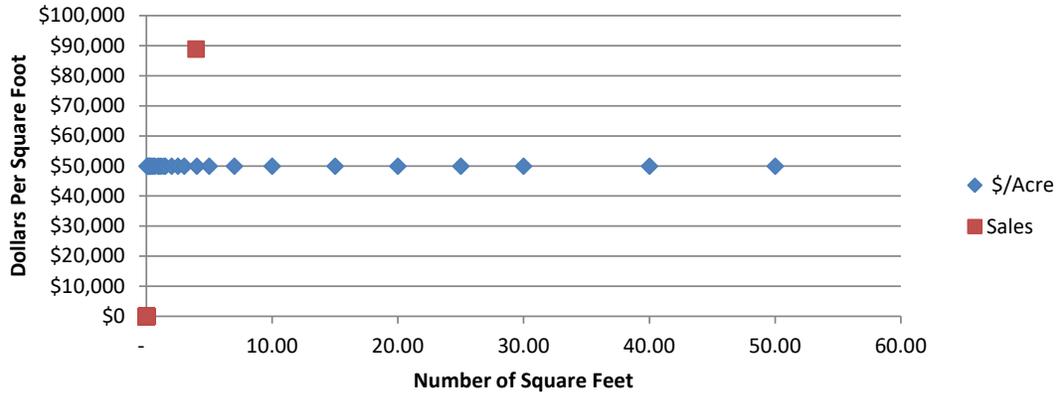
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit	
70-05-26-100-041	O'Malley Dr	06/23/22	\$350,610	0.000%	\$350,610	\$0	\$0	-	\$350,610	3.94	\$88,897.06	
70-05-22-300-044	N 68th Ave	07/21/22	\$1,715,700	0.000%	\$1,715,700	\$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	
<b>Unit of Comparison: Acre</b>									<b>Average Sale Price Per Unit:</b>		<b>\$67,364.03</b>	
									Standard Deviation:		\$12,462.04	
									Coefficient of Dispersion :		18.37%	
Land Was:	\$67,365.00										<b>Indicated Sale Price Per Unit:</b>	<b>\$67,365.00</b>

CITY OF COOPERSVILLE

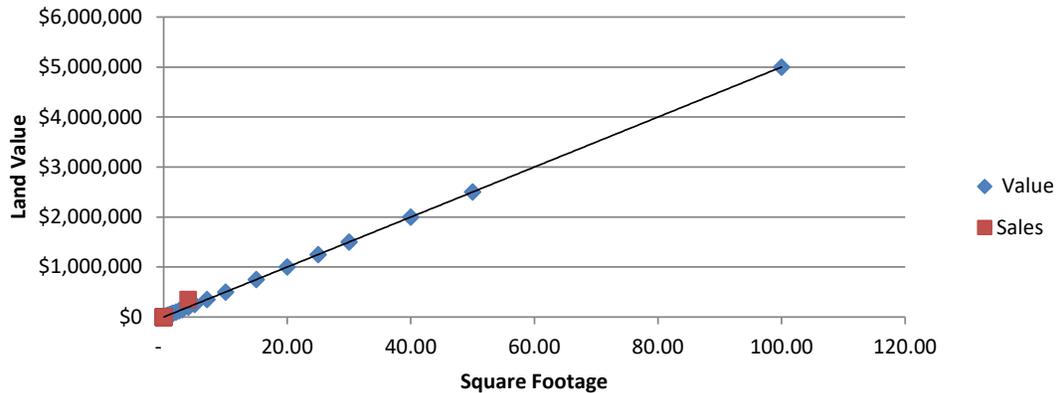
I1-01 INDUSTRIAL LAND

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$1.15	0.06	\$50,000	\$2,870	
5,000	\$1.15	0.11	\$50,000	\$5,739	
7,500	\$1.15	0.17	\$50,000	\$8,609	
10,000	\$1.15	0.23	\$50,000	\$11,478	
12,500	\$1.15	0.29	\$50,000	\$14,348	
15,000	\$1.15	0.34	\$50,000	\$17,218	
20,000	\$1.15	0.46	\$50,000	\$22,957	
25,000	\$1.15	0.57	\$50,000	\$28,696	
30,000	\$1.15	0.69	\$50,000	\$34,435	
40,000	\$1.15	0.92	\$50,000	\$45,914	
43,560	\$1.15	1.00	\$50,000	\$50,000	
50,000	\$1.15	1.15	\$50,000	\$57,392	
60,000	\$1.15	1.38	\$50,000	\$68,871	
65,340	\$1.15	1.50	\$50,000	\$75,000	
87,120	\$1.15	2.00	\$50,000	\$100,000	
108,900	\$1.15	2.50	\$50,000	\$125,000	
130,680	\$1.15	3.00	\$50,000	\$150,000	
174,240	\$1.15	4.00	\$50,000	\$200,000	
217,800	\$1.15	5.00	\$50,000	\$250,000	
304,920	\$1.15	7.00	\$50,000	\$350,000	
435,600	\$1.15	10.00	\$50,000	\$500,000	
653,400	\$1.15	15.00	\$50,000	\$750,000	
871,200	\$1.15	20.00	\$50,000	\$1,000,000	
1,089,000	\$1.15	25.00	\$50,000	\$1,250,000	
1,306,800	\$1.15	30.00	\$50,000	\$1,500,000	
1,742,400	\$1.15	40.00	\$50,000	\$2,000,000	
2,178,000	\$1.15	50.00	\$50,000	\$2,500,000	
4,356,000	\$1.15	100.00	\$50,000	\$5,000,000	

Dollars Per Acre



Acreage Values



**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. See Ag section for analysis.

**CITY OF COOPERSVILLE**

**I1-01: 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
70-03-13-300-061	14921 CLEVELAND ST	10/31/24	\$1,200,000	0.000%	\$1,200,000	\$50,669	\$449,150	\$700,181	\$434,289	1.612
70-12-32-300-071	13309 NEW HOLLAND ST	10/30/24	\$550,000	0.000%	\$550,000	\$22,392	\$69,800	\$457,808	\$254,562	1.798
70-03-21-415-006	421 N GRIFFIN ST	08/30/24	\$335,000	0.000%	\$335,000	\$1,092	\$90,496	\$243,412	\$198,415	1.227
70-14-22-345-004	2240 PINE RIDGE DR	06/18/24	\$1,495,000	0.000%	\$1,495,000	\$26,435	\$290,152	\$1,178,413	\$738,720	1.595
70-14-21-471-007	6424 SANRU AVE	05/01/24	\$700,000	0.000%	\$700,000	\$9,124	\$85,885	\$604,991	\$343,462	1.761
70-16-17-310-004	156 MANUFACTURERS DR	04/17/24	\$900,000	0.000%	\$900,000	\$23,435	\$128,100	\$748,465	\$593,322	1.261
70-14-22-400-037	6722 18TH AVE	04/12/24	\$1,150,000	0.000%	\$1,150,000	\$35,789	\$231,323	\$882,888	\$599,093	1.474
70-12-30-200-021	13670 PORT SHELDON ST	01/14/24	\$765,000	0.000%	\$765,000	\$45,501	\$122,665	\$596,834	\$301,429	1.980
70-06-35-400-040	1154 COMSTOCK ST	05/17/23	\$777,000	0.000%	\$777,000	\$18,506	\$109,977	\$648,517	\$374,141	1.733
70-16-21-375-005	376 ROOST RD	04/07/23	\$300,000	0.000%	\$300,000	\$9,819	\$56,192	\$233,989	\$160,844	1.455
70-05-26-200-017	350 SKEELS ST	03/14/25	\$865,000	0.000%	\$865,000	\$12,453	\$178,616	\$673,931	\$441,284	1.527
70-14-27-100-109	2306 PORT SHELDON CT	02/28/25	\$1,865,000	0.000%	\$1,865,000	\$51,277	\$254,691	\$1,559,032	\$982,266	1.587
70-08-22-400-014	11471 LAKE MICHIGAN DR	01/13/25	\$600,000	0.000%	\$600,000	\$27,495	\$268,908	\$303,597	\$274,623	1.106
70-14-22-349-002	2148 CENTER INDUSTRIAL	10/28/24	\$1,350,000	0.000%	\$1,350,000	\$31,732	\$218,236	\$1,100,032	\$712,971	1.543
70-16-08-300-065	3480 WINDQUEST DR	08/29/24	\$2,400,000	0.000%	\$2,400,000	\$55,663	\$307,350	\$2,036,987	\$1,306,341	1.559
70-07-04-200-035	14374 172ND AVE	08/07/24	\$1,559,575	0.000%	\$1,559,575	\$66,799	\$373,076	\$1,119,700	\$977,756	1.145
70-17-18-100-090	55 E ROOSEVELT AVE	06/28/24	\$3,200,000	0.000%	\$3,200,000	\$98,110	\$265,276	\$2,836,614	\$2,596,875	1.092
70-16-05-300-033	13467 QUINCY ST	06/13/24	\$20,000,000	0.000%	\$20,000,000	\$755,183	\$1,399,802	\$17,845,015	\$15,445,082	1.155
70-03-27-153-015	1525 MARION AVE -27	06/11/24	\$637,500	0.000%	\$637,500	\$24,866	\$179,138	\$433,496	\$563,952	0.769
70-07-04-400-017	13750 172ND AVE	05/22/24	\$770,000	0.000%	\$770,000	\$57,911	\$243,374	\$468,715	\$403,697	1.161
70-16-22-200-069	11441 LAKEWOOD BLVD	05/15/24	\$1,200,000	0.000%	\$1,200,000	\$74,710	\$190,620	\$934,670	\$632,563	1.478
70-16-22-200-070	11439 LAKEWOOD BLVD	05/15/24	\$1,300,000	0.000%	\$1,300,000	\$27,096	\$130,855	\$1,142,049	\$822,365	1.389
70-05-26-161-006	654 O'MALLEY DR	05/01/24	\$1,500,000	0.000%	\$1,500,000	\$85,756	\$260,721	\$1,153,523	\$795,913	1.449
70-14-22-477-008	6724 PINE RIDGE CT	02/27/24	\$2,250,000	0.000%	\$2,250,000	\$54,007	\$246,278	\$1,949,715	\$979,398	1.991
70-16-28-201-007	507 CHICAGO DR	01/19/24	\$2,355,000	0.000%	\$2,355,000	\$137,956	\$263,111	\$1,953,933	\$2,016,914	0.969
70-14-21-441-003	6670 MARCAN AVE	01/11/24	\$1,109,315	0.000%	\$1,109,315	\$32,535	\$244,409	\$832,371	\$803,383	1.036
70-14-22-349-008	6655 CENTER INDUSTRIAL	12/29/23	\$3,000,000	0.000%	\$3,000,000	\$136,817	\$462,545	\$2,400,638	\$2,502,635	0.959
70-10-24-484-017	159 1ST CT	12/20/23	\$3,265,550	0.000%	\$3,265,550	\$121,034	\$231,508	\$2,913,008	\$2,208,644	1.319
70-17-08-499-010	3382 PRODUCTION CT	12/07/23	\$1,780,000	0.000%	\$1,780,000	\$27,680	\$238,945	\$1,513,375	\$1,270,566	1.191
70-03-33-425-002	1425 AERIAL VIEW DR	11/01/23	\$9,200,000	0.000%	\$9,200,000	\$245,390	\$766,800	\$8,187,810	\$8,041,203	1.018
70-16-15-400-056	2530 KAMAR DR	09/29/23	\$5,970,000	0.000%	\$5,970,000	\$155,861	\$569,481	\$5,244,658	\$4,689,053	1.118
70-17-08-499-003	3331 80TH AVE	09/29/23	\$3,380,000	0.000%	\$3,380,000	\$52,762	\$237,745	\$3,089,493	\$2,435,434	1.269
70-16-13-300-060	2520 104TH AVE	09/25/23	\$2,637,500	0.000%	\$2,637,500	\$141,996	\$699,018	\$1,796,486	\$1,327,447	1.353
70-03-34-177-001	1729 AIRPARK DR	06/16/23	\$2,285,000	0.000%	\$2,285,000	\$61,988	\$293,368	\$1,929,644	\$1,726,374	1.118
70-07-04-200-009	14324 172ND AVE	05/23/23	\$1,745,000	0.000%	\$1,745,000	\$41,823	\$456,877	\$1,246,300	\$1,029,185	1.211
70-16-31-204-008	400 W 17TH ST	05/17/23	\$2,750,000	0.000%	\$2,750,000	\$105,860	\$311,299	\$2,332,841	\$2,404,298	0.970

*\*\*May Contain Data In Other Comparable Areas\*\**

**Totals: \$73,293,131 \$61,388,497 1.194**

Standard Deviation: 0.29

Coefficient of Dispersion : 20.66%

ECF Was: 1.211

**Adopted ECF: 1.194**

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
70-05-24-300-012	227 E RANDALL ST	03/04/25	\$185,000	0.000%	\$185,000	\$0	\$67,985	1.128	\$108,313	24,132.24	\$4.49
70-05-23-381-001	452 DANFORTH ST	02/21/25	\$240,000	0.000%	\$240,000	\$1,791	\$120,683	1.128	\$102,079	20,255.40	\$5.04
70-05-23-450-019	280 CHURCH ST	01/13/25	\$161,000	0.000%	\$161,000	\$3,504	\$129,135	1.128	\$11,832	13,503.60	\$0.88
70-05-23-180-032	509 WATSON ST	01/03/25	\$219,500	0.000%	\$219,500	\$2,069	\$129,334	1.128	\$71,542	15,942.96	\$4.49
70-05-23-477-019	28 MILL ST	12/05/24	\$156,000	0.000%	\$156,000	\$2,333	\$112,788	1.128	\$26,442	14,679.72	\$1.80
70-05-23-408-005	242 MECHANIC ST	11/08/24	\$315,000	0.000%	\$315,000	\$6,065	\$137,410	1.128	\$153,937	9,844.56	\$15.64
70-05-23-408-006	220 MECHANIC ST	11/01/24	\$270,000	0.000%	\$270,000	\$6,028	\$119,126	1.128	\$129,598	6,446.88	\$20.10
70-05-23-450-074	245 LAWTON LN	09/10/24	\$330,000	0.000%	\$330,000	\$6,447	\$150,648	1.128	\$153,622	25,613.28	\$6.00
70-05-23-454-012	50 MADISON ST	07/25/24	\$310,000	0.000%	\$310,000	\$15,037	\$146,682	1.128	\$129,506	16,727.04	\$7.74
70-05-26-130-009	41 WEST ST	06/24/24	\$260,000	0.000%	\$260,000	\$6,304	\$142,080	1.128	\$93,430	14,984.64	\$6.24
70-05-23-406-006	310 OTTAWA ST	06/06/24	\$106,000	0.000%	\$106,000	\$0	\$66,828	1.128	\$30,618	3,179.88	\$9.63
70-05-23-100-045	340 N 64TH AVE	05/10/24	\$315,000	0.000%	\$315,000	\$4,658	\$159,542	1.128	\$130,379	19,819.80	\$6.58
70-05-23-231-028	559 EAST ST	04/30/24	\$300,000	0.000%	\$300,000	\$3,369	\$133,084	1.128	\$146,512	16,683.48	\$8.78
70-05-24-400-007	479 E RANDALL ST	04/12/24	\$380,000	0.000%	\$380,000	\$6,310	\$173,180	1.128	\$178,343	206,910.00	\$0.86
70-05-23-276-053	37 GROVE ST	04/10/24	\$225,000	0.000%	\$225,000	\$2,999	\$129,574	1.128	\$75,842	29,620.80	\$2.56
70-05-26-131-031	106 WEST ST	03/15/24	\$270,000	0.000%	\$270,000	\$4,251	\$135,417	1.128	\$112,999	22,520.52	\$5.02
70-05-23-403-005	265 GROVE ST	02/26/24	\$250,000	0.000%	\$250,000	\$1,331	\$126,600	1.128	\$105,864	11,238.48	\$9.42
70-05-23-381-016	437 LINCOLN ST	01/26/24	\$226,000	0.000%	\$226,000	\$11,878	\$93,402	1.128	\$108,765	10,062.36	\$10.81
70-05-23-453-025	36 EASTMANVILLE ST	11/27/23	\$197,000	0.000%	\$197,000	\$1,391	\$79,195	1.128	\$106,277	4,878.72	\$21.78
70-05-23-381-016	437 LINCOLN ST	11/06/23	\$170,000	0.000%	\$170,000	\$11,878	\$93,402	1.128	\$52,765	10,062.36	\$5.24
70-05-23-477-058	157 W RANDALL ST	09/29/23	\$345,000	0.000%	\$345,000	\$44,404	\$163,808	1.128	\$115,821	36,590.40	\$3.17
70-05-23-380-007	464 LINCOLN ST	09/18/23	\$299,900	0.000%	\$299,900	\$5,919	\$171,682	1.128	\$100,324	12,414.60	\$8.08
70-05-23-453-023	56 EASTMANVILLE ST	09/15/23	\$229,900	0.000%	\$229,900	\$2,641	\$140,831	1.128	\$68,402	6,098.40	\$11.22
<del>70-05-23-477-066</del>	<del>29 EAST ST</del>	<del>08/31/23</del>	<del>\$430,000</del>	<del>0.000%</del>	<del>\$430,000</del>	<del>\$12,800</del>	<del>\$392,920</del>	<del>1.128</del>	<del>(\$26,014)</del>	<del>22,607.64</del>	<del>(\$1.15)</del>
70-05-23-452-008	126 MADISON ST	08/30/23	\$195,000	0.000%	\$195,000	\$8,293	\$137,225	1.128	\$31,917	6,621.12	\$4.82
70-05-24-151-008	410 EAST ST	08/07/23	\$354,900	0.000%	\$354,900	\$4,201	\$286,082	1.128	\$27,999	14,113.44	\$1.98
70-05-23-276-060	53 GROVE ST	07/25/23	\$200,000	0.000%	\$200,000	\$16,438	\$89,835	1.128	\$82,228	14,810.40	\$5.55
70-05-23-403-005	265 GROVE ST	07/24/23	\$240,000	0.000%	\$240,000	\$1,331	\$126,600	1.128	\$95,864	11,238.48	\$8.53
70-05-23-477-048	42 MILL ST	06/30/23	\$280,000	0.000%	\$280,000	\$11,193	\$199,991	1.128	\$43,217	14,897.52	\$2.90
<del>70-05-23-451-002</del>	<del>320 DANFORTH ST</del>	<del>06/29/23</del>	<del>\$212,000</del>	<del>0.000%</del>	<del>\$212,000</del>	<del>\$2,965</del>	<del>\$195,869</del>	<del>1.128</del>	<del>(\$11,905)</del>	<del>12,501.72</del>	<del>(\$0.95)</del>
70-05-24-301-009	250 EAST ST	06/28/23	\$198,000	0.000%	\$198,000	\$2,411	\$90,090	1.128	\$93,967	6,969.60	\$13.48
70-05-23-450-047	249 EAST ST	06/21/23	\$240,000	0.000%	\$240,000	\$0	\$99,990	1.128	\$127,211	15,986.52	\$7.96
70-05-23-451-010	141 MADISON ST	06/20/23	\$205,000	0.000%	\$205,000	\$0	\$93,069	1.128	\$100,018	4,486.68	\$22.29
70-05-23-327-020	525 MAIN ST	06/14/23	\$205,000	0.000%	\$205,000	\$2,554	\$93,398	1.128	\$97,093	17,903.16	\$5.42
<del>70-05-23-453-024</del>	<del>48 EASTMANVILLE ST</del>	<del>04/21/23</del>	<del>\$85,000</del>	<del>0.000%</del>	<del>\$85,000</del>	<del>\$0</del>	<del>\$119,156</del>	<del>1.128</del>	<del>(\$49,408)</del>	<del>4,878.72</del>	<del>(\$10.13)</del>
70-05-26-131-025	450 W RANDALL ST	04/21/23	\$285,000	0.000%	\$285,000	\$1,640	\$190,954	1.128	\$67,964	15,725.16	\$4.32
70-05-23-403-018	392 WALTER ST	04/18/23	\$190,000	0.000%	\$190,000	\$0	\$78,369	1.128	\$101,600	7,492.32	\$13.56
70-05-14-490-002	901 EAST ST	04/06/23	\$390,000	0.000%	\$390,000	\$10,570	\$261,943	1.128	\$83,958	130,244.40	\$0.64

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit:

Standard Deviation:

Coefficient of Dispersion :

Land Value Was: *Variable*

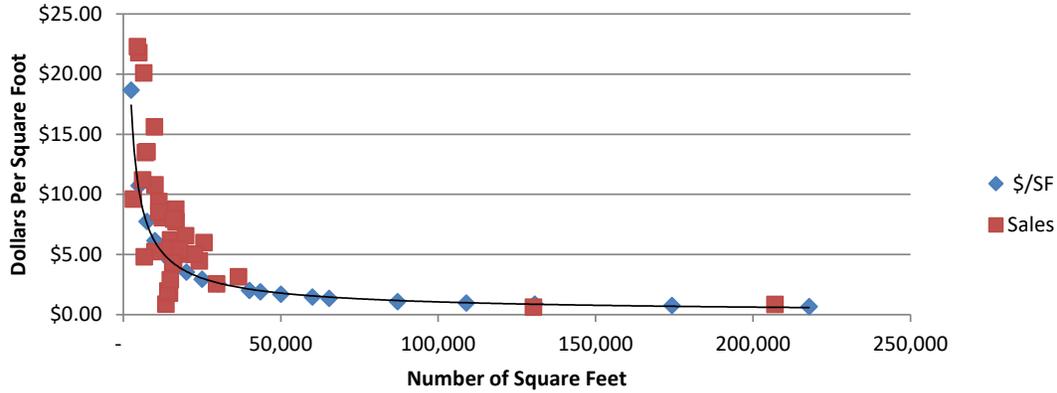
Indicated Sale Price Per Unit: **See Attached**

CITY OF COOPERSVILLE

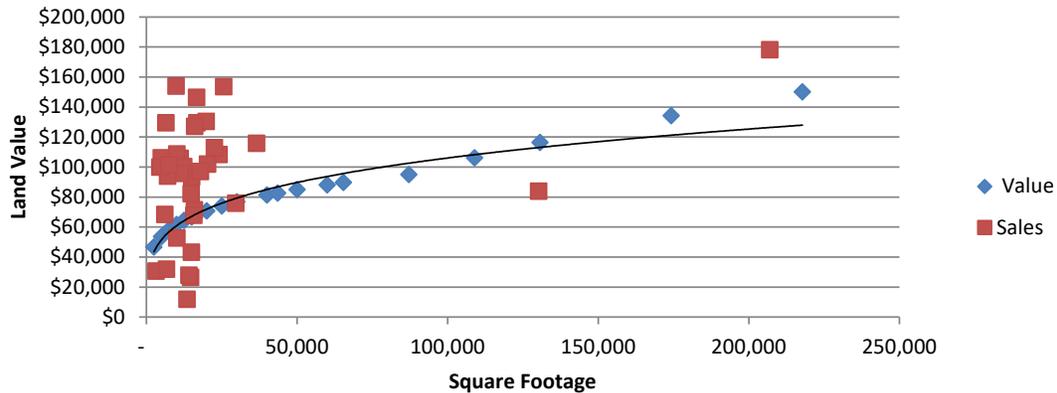
R1-01: RESIDENTIAL- GENERAL

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
70-05-24-300-012	227 E RANDALL ST	3/4/2025	\$ 185,000	0.000%	\$ 185,000	\$ -	\$73,449	\$111,551	\$67,985	1.641
70-05-23-381-001	452 DANFORTH ST	2/21/2025	\$ 240,000	0.000%	\$ 240,000	\$ 1,791	\$70,944	\$167,265	\$120,683	1.386
70-05-23-450-019	280 CHURCH ST	1/13/2025	\$ 161,000	0.000%	\$ 161,000	\$ 3,504	\$65,390	\$92,106	\$129,135	0.713
70-05-23-180-032	509 WATSON ST	1/3/2025	\$ 219,500	0.000%	\$ 219,500	\$ 2,069	\$67,568	\$149,863	\$129,334	1.159
70-05-23-477-019	28 MILL ST	12/5/2024	\$ 156,000	0.000%	\$ 156,000	\$ 2,333	\$66,515	\$87,152	\$112,788	0.773
70-05-23-408-006	220 MECHANIC ST	11/1/2024	\$ 270,000	0.000%	\$ 270,000	\$ 6,028	\$56,263	\$207,709	\$119,126	1.744
70-05-23-450-074	245 LAWTON LN	9/10/2024	\$ 330,000	0.000%	\$ 330,000	\$ 6,447	\$74,347	\$249,206	\$150,648	1.654
70-05-23-454-012	50 MADISON ST	7/25/2024	\$ 310,000	0.000%	\$ 310,000	\$ 15,037	\$68,189	\$226,774	\$146,682	1.546
70-05-26-130-009	41 WEST ST	6/24/2024	\$ 260,000	0.000%	\$ 260,000	\$ 6,304	\$66,807	\$186,889	\$142,080	1.315
70-05-23-406-006	310 OTTAWA ST	6/6/2024	\$ 106,000	0.000%	\$ 106,000	\$ -	\$48,585	\$57,415	\$66,828	0.859
70-05-23-100-045	340 N 64TH AVE	5/10/2024	\$ 315,000	0.000%	\$ 315,000	\$ 4,658	\$70,637	\$239,705	\$159,542	1.502
70-05-23-231-028	559 EAST ST	4/30/2024	\$ 300,000	0.000%	\$ 300,000	\$ 3,369	\$68,154	\$228,477	\$133,084	1.717
70-05-24-400-007	479 E RANDALL ST	4/12/2024	\$ 380,000	0.000%	\$ 380,000	\$ 6,310	\$146,244	\$227,446	\$173,180	1.313
70-05-23-276-053	37 GROVE ST	4/10/2024	\$ 225,000	0.000%	\$ 225,000	\$ 2,999	\$76,550	\$145,451	\$129,574	1.123
70-05-26-131-031	106 WEST ST	3/15/2024	\$ 270,000	0.000%	\$ 270,000	\$ 4,251	\$72,408	\$193,341	\$135,417	1.428
70-05-23-403-005	265 GROVE ST	2/26/2024	\$ 250,000	0.000%	\$ 250,000	\$ 1,331	\$63,010	\$185,659	\$126,600	1.466
70-05-23-381-016	437 LINCOLN ST	1/26/2024	\$ 226,000	0.000%	\$ 226,000	\$ 11,878	\$61,687	\$152,435	\$93,402	1.632
70-05-23-381-016	437 LINCOLN ST	11/6/2023	\$ 170,000	0.000%	\$ 170,000	\$ 11,878	\$61,687	\$96,435	\$93,402	1.032
70-05-23-477-058	157 W RANDALL ST	9/29/2023	\$ 345,000	0.000%	\$ 345,000	\$ 44,404	\$79,754	\$220,842	\$163,808	1.348
70-05-23-380-007	464 LINCOLN ST	9/18/2023	\$ 299,900	0.000%	\$ 299,900	\$ 5,919	\$64,333	\$229,648	\$171,682	1.338
70-05-23-453-023	56 EASTMANVILLE ST	9/15/2023	\$ 229,900	0.000%	\$ 229,900	\$ 2,641	\$55,631	\$171,628	\$140,831	1.219
70-05-23-477-066	29 EAST ST	8/31/2023	\$ 430,000	0.000%	\$ 430,000	\$ 12,800	\$72,464	\$344,736	\$392,920	0.877
70-05-23-452-008	126 MADISON ST	8/30/2023	\$ 195,000	0.000%	\$ 195,000	\$ 8,293	\$56,579	\$130,128	\$137,225	0.948
70-05-24-151-008	410 EAST ST	8/7/2023	\$ 354,900	0.000%	\$ 354,900	\$ 4,201	\$65,973	\$284,726	\$286,082	0.995
70-05-23-276-060	53 GROVE ST	7/25/2023	\$ 200,000	0.000%	\$ 200,000	\$ 16,438	\$66,640	\$116,922	\$89,835	1.302
70-05-23-403-005	265 GROVE ST	7/24/2023	\$ 240,000	0.000%	\$ 240,000	\$ 1,331	\$63,010	\$175,659	\$126,600	1.388
70-05-23-477-048	42 MILL ST	6/30/2023	\$ 280,000	0.000%	\$ 280,000	\$ 11,193	\$66,724	\$202,083	\$199,991	1.010
70-05-23-451-002	320 DANFORTH ST	6/29/2023	\$ 212,000	0.000%	\$ 212,000	\$ 2,965	\$64,431	\$144,604	\$195,869	0.738
70-05-24-301-009	250 EAST ST	6/28/2023	\$ 198,000	0.000%	\$ 198,000	\$ 2,411	\$57,210	\$138,379	\$90,090	1.536
70-05-23-450-047	249 EAST ST	6/21/2023	\$ 240,000	0.000%	\$ 240,000	\$ -	\$67,603	\$172,397	\$99,990	1.724
70-05-23-451-010	141 MADISON ST	6/20/2023	\$ 205,000	0.000%	\$ 205,000	\$ -	\$52,215	\$152,785	\$93,069	1.642
70-05-23-327-020	525 MAIN ST	6/14/2023	\$ 205,000	0.000%	\$ 205,000	\$ 2,554	\$69,120	\$133,326	\$93,398	1.428
70-05-26-131-025	450 W RANDALL ST	4/21/2023	\$ 285,000	0.000%	\$ 285,000	\$ 1,640	\$67,396	\$215,964	\$190,954	1.131
70-05-23-403-018	392 WALTER ST	4/18/2023	\$ 190,000	0.000%	\$ 190,000	\$ -	\$58,158	\$131,842	\$78,369	1.682
70-05-14-490-002	901 EAST ST	4/6/2023	\$ 390,000	0.000%	\$ 390,000	\$ 10,570	\$116,148	\$263,282	\$261,943	1.005
<del>70-05-23-408-005</del>	<del>242 MECHANIC ST</del>	<del>11/8/2024</del>	<del>\$ 315,000</del>	<del>0.000%</del>	<del>\$ 315,000</del>	<del>\$ 6,065</del>	<del>\$61,403</del>	<del>\$247,532</del>	<del>\$137,410</del>	<del>1.801</del>
<del>70-05-23-453-025</del>	<del>36 EASTMANVILLE ST</del>	<del>11/27/2023</del>	<del>\$ 197,000</del>	<del>0.000%</del>	<del>\$ 197,000</del>	<del>\$ 1,391</del>	<del>\$53,304</del>	<del>\$142,305</del>	<del>\$79,195</del>	<del>1.797</del>
<del>70-05-23-453-024</del>	<del>48 EASTMANVILLE ST</del>	<del>4/21/2023</del>	<del>\$ 85,000</del>	<del>0.000%</del>	<del>\$ 85,000</del>	<del>\$ -</del>	<del>\$53,304</del>	<del>\$31,696</del>	<del>\$119,156</del>	<del>0.266</del>

Totals: \$6,655,365 \$5,377,904 1.238

Standard Deviation: 0.361

St Dev Range: 1.500

Above St Dev: 1.779

Below St Dev: 0.696

ECF After Outliers: 1.236

Adopted ECF: 1.236

ECF Was: 1.128

**CITY OF COOPERSVILLE**

**R1-01: RESIDENTIAL- GENERAL**

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-05-24-300-012	227 E RANDALL ST	03/04/25	\$185,000	0.000%	\$185,000	\$78,700	0.425
70-05-23-381-001	452 DANFORTH ST	02/21/25	\$240,000	0.000%	\$240,000	\$110,900	0.462
70-05-23-450-019	280 CHURCH ST	01/13/25	\$161,000	0.000%	\$161,000	\$114,300	0.710
70-05-23-180-032	509 WATSON ST	01/03/25	\$219,500	0.000%	\$219,500	\$114,700	0.523
70-05-23-477-019	28 MILL ST	12/05/24	\$156,000	0.000%	\$156,000	\$104,100	0.667
70-05-23-408-006	220 MECHANIC ST	11/01/24	\$270,000	0.000%	\$270,000	\$104,800	0.388
70-05-23-450-074	245 LAWTON LN	09/10/24	\$330,000	0.000%	\$330,000	\$133,500	0.405
70-05-23-454-012	50 MADISON ST	07/25/24	\$310,000	0.000%	\$310,000	\$132,300	0.427
70-05-26-130-009	41 WEST ST	06/24/24	\$260,000	0.000%	\$260,000	\$124,400	0.478
70-05-23-406-006	310 OTTAWA ST	06/06/24	\$106,000	0.000%	\$106,000	\$65,600	0.619
70-05-23-100-045	340 N 64TH AVE	05/10/24	\$315,000	0.000%	\$315,000	\$136,200	0.432
70-05-23-231-028	559 EAST ST	04/30/24	\$300,000	0.000%	\$300,000	\$118,000	0.393
70-05-24-400-007	479 E RANDALL ST	04/12/24	\$380,000	0.000%	\$380,000	\$183,300	0.482
70-05-23-276-053	37 GROVE ST	04/10/24	\$225,000	0.000%	\$225,000	\$119,900	0.533
70-05-26-131-031	106 WEST ST	03/15/24	\$270,000	0.000%	\$270,000	\$122,000	0.452
70-05-23-403-005	265 GROVE ST	02/26/24	\$250,000	0.000%	\$250,000	\$110,400	0.442
70-05-23-381-016	437 LINCOLN ST	01/26/24	\$226,000	0.000%	\$226,000	\$94,500	0.418
70-05-23-381-016	437 LINCOLN ST	11/06/23	\$170,000	0.000%	\$170,000	\$94,500	0.556
70-05-23-477-058	157 W RANDALL ST	09/29/23	\$345,000	0.000%	\$345,000	\$163,300	0.473
70-05-23-380-007	464 LINCOLN ST	09/18/23	\$299,900	0.000%	\$299,900	\$141,200	0.471
70-05-23-453-023	56 EASTMANVILLE ST	09/15/23	\$229,900	0.000%	\$229,900	\$116,200	0.505
70-05-23-477-066	29 EAST ST	08/31/23	\$430,000	0.000%	\$430,000	\$285,500	0.664
70-05-23-452-008	126 MADISON ST	08/30/23	\$195,000	0.000%	\$195,000	\$117,200	0.601
70-05-24-151-008	410 EAST ST	08/07/23	\$354,900	0.000%	\$354,900	\$211,900	0.597
70-05-23-276-060	53 GROVE ST	07/25/23	\$200,000	0.000%	\$200,000	\$97,100	0.486
70-05-23-403-005	265 GROVE ST	07/24/23	\$240,000	0.000%	\$240,000	\$110,400	0.460
70-05-23-477-048	42 MILL ST	06/30/23	\$280,000	0.000%	\$280,000	\$162,600	0.581
70-05-23-451-002	320 DANFORTH ST	06/29/23	\$212,000	0.000%	\$212,000	\$154,700	0.730
70-05-24-301-009	250 EAST ST	06/28/23	\$198,000	0.000%	\$198,000	\$85,500	0.432
70-05-23-450-047	249 EAST ST	06/21/23	\$240,000	0.000%	\$240,000	\$95,600	0.398
70-05-23-451-010	141 MADISON ST	06/20/23	\$205,000	0.000%	\$205,000	\$83,600	0.408
70-05-23-327-020	525 MAIN ST	06/14/23	\$205,000	0.000%	\$205,000	\$93,600	0.457
70-05-26-131-025	450 W RANDALL ST	04/21/23	\$285,000	0.000%	\$285,000	\$152,500	0.535
70-05-23-403-018	392 WALTER ST	04/18/23	\$190,000	0.000%	\$190,000	\$77,500	0.408
70-05-14-490-002	901 EAST ST	04/06/23	\$390,000	0.000%	\$390,000	\$225,200	0.577

Aggregate Ratio: 49.99%

Standard Deviation: 0.095

Coefficient of Dispersion : 16.42%

Price Related Differential: 1.006

**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
70-05-13-367-011	80 TALON DR	03/14/25	\$350,000	0.000%	\$350,000	\$5,775	\$220,324	1.140	\$93,056	1.00	\$93,055.76
70-05-13-367-011	80 TALON DR	11/15/24	\$275,300	0.000%	\$275,300	\$5,775	\$220,324	1.140	\$18,356	1.00	\$18,355.76
70-05-13-380-007	325 CREEKSIDE DR	10/01/24	\$425,000	0.000%	\$425,000	\$8,274	\$302,684	1.140	\$71,666	1.00	\$71,666.17
70-05-13-368-004	265 TALON DR	04/11/24	\$335,500	0.000%	\$335,500	\$6,795	\$188,653	1.140	\$113,640	1.00	\$113,640.47
70-05-13-383-008	910 REDTAIL DR	02/16/24	\$315,000	0.000%	\$315,000	\$5,387	\$218,001	1.140	\$61,092	1.00	\$61,091.98
70-05-13-383-005	948 REDTAIL DR	09/06/23	\$360,000	0.000%	\$360,000	\$3,242	\$209,470	1.140	\$117,962	1.00	\$117,962.31
70-05-13-362-002	171 TALON DR	08/15/23	\$330,000	0.000%	\$330,000	\$7,237	\$248,569	1.140	\$39,394	1.00	\$39,394.30
70-05-13-367-019	161 E CLEVELAND ST	05/19/23	\$323,000	0.000%	\$323,000	\$8,542	\$177,646	1.140	\$111,942	1.00	\$111,941.54
<b>Unit of Comparison:</b>	<b>Site Value</b>										
									Average Sale Price Per Unit:		\$78,388.54
									Standard Deviation:		\$34,674.48
									+2 St Dev		\$147,737.51
									-2 St Dev		\$9,039.57
<i>Land Value Was:</i>	\$77,550.00								<b>Indicated Sale Price Per Unit:</b>		<b>\$78,400.00</b>

CITY OF COOPERSVILLE

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
70-05-13-367-011	80 TALON DR	03/14/25	\$350,000	0.000%	\$350,000	\$5,775	\$78,400	\$265,825	\$220,324	1.207
70-05-13-367-011	80 TALON DR	11/15/24	\$275,300	0.000%	\$275,300	\$5,775	\$78,400	\$191,125	\$220,324	0.867
70-05-13-380-007	325 CREEKSIDE DR	10/01/24	\$425,000	0.000%	\$425,000	\$8,274	\$78,400	\$338,326	\$302,684	1.118
70-05-13-368-004	265 TALON DR	04/11/24	\$335,500	0.000%	\$335,500	\$6,795	\$78,400	\$250,305	\$188,653	1.327
70-05-13-383-008	910 REDTAIL DR	02/16/24	\$315,000	0.000%	\$315,000	\$5,387	\$78,400	\$231,213	\$218,001	1.061
70-05-13-383-005	948 REDTAIL DR	09/06/23	\$360,000	0.000%	\$360,000	\$3,242	\$78,400	\$278,358	\$209,470	1.329
70-05-13-362-002	171 TALON DR	08/15/23	\$330,000	0.000%	\$330,000	\$7,237	\$78,400	\$244,363	\$248,569	0.983
70-05-13-367-019	161 E CLEVELAND ST	05/19/23	\$323,000	0.000%	\$323,000	\$8,542	\$78,400	\$236,058	\$177,646	1.329
<b>Totals:</b>								<b>\$2,035,573</b>	<b>\$1,785,671</b>	<b>1.140</b>
								Standard Deviation:	0.175	
								+2 St Dev	1.491	
								-2 St Dev	0.789	
								<b>Adopted ECF:</b>	<b>1.140</b>	

ECF Was: 1.13

**CITY OF COOPERSVILLE**

**R2-01: RESIDENTIAL- EAGLE RIDGE**

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-05-13-367-011	80 TALON DR	03/14/25	\$350,000	0.000%	\$350,000	\$167,700	0.479
70-05-13-367-011	80 TALON DR	11/15/24	\$275,300	0.000%	\$275,300	\$167,700	0.609
70-05-13-380-007	325 CREEKSIDE DR	10/01/24	\$425,000	0.000%	\$425,000	\$215,900	0.508
70-05-13-368-004	265 TALON DR	04/11/24	\$335,500	0.000%	\$335,500	\$150,100	0.447
70-05-13-383-008	910 REDTAIL DR	02/16/24	\$315,000	0.000%	\$315,000	\$166,200	0.528
70-05-13-383-005	948 REDTAIL DR	09/06/23	\$360,000	0.000%	\$360,000	\$160,200	0.445
70-05-13-362-002	171 TALON DR	08/15/23	\$330,000	0.000%	\$330,000	\$184,500	0.559
70-05-13-367-019	161 E CLEVELAND ST	05/19/23	\$323,000	0.000%	\$323,000	\$144,700	0.448
Aggregate Ratio:							50.00%
Standard Deviation:							0.060
Coefficient of Dispersion :							9.73%
Price Related Differential:							1.006

**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	0.000%	\$335,000	4798	174,900.00	1.200	\$120,322	1.00	\$120,322.00
70-05-23-110-005	730 RIDGEFIELD DR	10/03/23	\$330,000	0.000%	\$330,000	13098	210,509.92	1.200	\$64,290	1.00	\$64,290.09
70-05-23-120-009	696 RIDGEFIELD CT	08/28/23	\$323,000	0.000%	\$323,000	8584	209,461.98	1.200	\$63,062	1.00	\$63,061.62
70-05-23-110-016	615 BIRKDALE CT	08/01/23	\$345,000	0.000%	\$345,000	13537	207,914.05	1.200	\$81,966	1.00	\$81,966.14

**Unit of Comparison:** Site Value

Average Sale Price Per Unit: \$82,409.96

Standard Deviation: \$23,131.19

Coefficient of Dispersion : 26%

Land Value Was: \$81,300.00

**Indicated Sale Price Per Unit: \$82,400.00**

**TIME ADJUSTMENT**

Difference: - #DIV/0!  
 Difference in Months: #DIV/0!  
 Use: 0.00%

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	0.000%	\$335,000	\$4,798	\$82,400	\$247,802	\$174,900	1.417
70-05-23-110-005	730 RIDGEFIELD DR	10/03/23	\$330,000	0.000%	\$330,000	\$13,098	\$82,400	\$234,502	\$210,510	1.114
70-05-23-120-009	696 RIDGEFIELD CT	08/28/23	\$323,000	0.000%	\$323,000	\$8,584	\$82,400	\$232,016	\$209,462	1.108
70-05-23-110-016	615 BIRKDALE CT	08/01/23	\$345,000	0.000%	\$345,000	\$13,537	\$82,400	\$249,063	\$207,914	1.198
<b>Totals:</b>								<b>\$963,383</b>	<b>\$802,786</b>	<b>1.200</b>
Standard Deviation:										0.144
Coefficient of Dispersion :										8.99%
<b>Adopted ECF:</b>										<b>1.200</b>

ECF Was: 1.21

**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	0.000%	\$335,000	\$148,500	0.443
70-05-23-110-005	730 RIDGEFIELD DR	10/03/23	\$330,000	0.000%	\$330,000	\$174,100	0.528
70-05-23-120-009	696 RIDGEFIELD CT	08/28/23	\$323,000	0.000%	\$323,000	\$171,200	0.530
70-05-23-110-016	615 BIRKDALE CT	08/01/23	\$345,000	0.000%	\$345,000	\$172,700	0.501
Aggregate Ratio:							50.00%
Standard Deviation:							0.040
Coefficient of Dispersion :							5.55%
Price Related Differential:							1.001

**CITY OF COOPERSVILLE**

<b>R2-03: RESIDENTIAL- DEER CREEK &amp; LEMMEN</b>											
<b>Parcel Number</b>	<b>Street Address</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj.</b>	<b>Adj. Sale \$</b>	<b>Land Imp \$</b>	<b>Bldg \$</b>	<b>Est. ECF</b>	<b>Land Residual</b>	<b># of Units or %</b>	<b>\$/Unit</b>
70-05-23-201-006	770 CENTER ST	07/14/23	\$216,000	9.000%	\$235,440	\$4,737	\$118,910	1.440	\$59,473	1.00	\$59,473.01
70-05-23-279-001	498 FLOYD ST	07/24/23	\$307,500	9.000%	\$335,175	\$6,276	\$163,888	1.440	\$92,900	1.00	\$92,900.01
70-05-23-201-014	385 HENRY ST	03/18/24	\$176,000	1.000%	\$177,760	\$447	\$79,787	1.440	\$62,420	1.00	\$62,420.00
70-05-23-277-016	217 HOMER LN	03/07/24	\$300,000	1.000%	\$303,000	\$4,851	\$127,468	1.440	\$114,595	1.00	\$114,595.00
70-05-23-231-021	564 HARRISON ST	04/05/24	\$345,000	0.000%	\$345,000	\$3,101	\$173,524	1.440	\$92,024	1.00	\$92,023.99
70-05-23-201-011	351 HENRY ST	05/15/24	\$338,000	-1.000%	\$334,620	\$4,166	\$176,785	1.440	\$75,884	1.00	\$75,884.01
70-05-23-277-009	257 HOMER LN	08/23/24	\$310,900	-4.000%	\$298,464	\$16,360	\$121,595	1.440	\$107,007	1.00	\$107,007.00
70-05-23-278-003	492 HARRISON ST	08/16/24	\$302,000	-4.000%	\$289,920	\$2,720	\$128,901	1.440	\$101,583	1.00	\$101,583.00
70-05-23-278-022	105 HOMER LN	08/23/24	\$280,000	-4.000%	\$268,800	\$8,319	\$126,716	1.440	\$78,010	1.00	\$78,010.01
70-05-23-277-020	185 HOMER LN	11/14/24	\$265,000	-7.000%	\$246,450	\$4,650	\$121,203	1.440	\$67,268	1.00	\$67,268.00
70-05-23-201-004	338 W CLEVELAND ST	02/20/25	\$348,000	-10.000%	\$313,200	\$10,031	\$163,943	1.440	\$67,091	1.00	\$67,090.99
70-05-23-231-047	101 ROBERTS CT	04/28/25	\$312,500	-12.000%	\$275,000	\$4,543	\$149,366	1.440	\$55,370	1.00	\$55,370.01
70-05-23-220-018	179 ANN ST	05/16/25	\$335,000	-13.000%	\$291,450	\$6,603	\$160,002	1.440	\$54,444	1.00	\$54,444.01
70-05-23-202-001	292 W CLEVELAND ST	09/25/25	\$360,000	-17.000%	\$298,800	\$5,741	\$156,918	1.440	\$67,097	1.00	\$67,096.99
<b>Unit of Comparison:</b>	<b>Site Value</b>								Average Sale Price Per Unit:		\$78,226.14
									Standard Deviation:		\$19,207.97
									Coefficient of Dispersion :		23%
<i>Land Value Was:</i>	\$64,445.00								<b>Indicated Sale Price Per Unit:</b>		<b>\$78,225.00</b>

CITY OF COOPERSVILLE

R2-03: RESIDENTIAL- DEER CREEK & LEMMEN

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-05-23-201-006	770 CENTER ST	07/14/23	\$216,000	9.000%	\$235,440	\$4,737	\$78,225	\$152,478	\$118,910	1.282
70-05-23-279-001	498 FLOYD ST	07/24/23	\$307,500	9.000%	\$335,175	\$6,276	\$78,225	\$250,674	\$163,888	1.530
70-05-23-201-014	385 HENRY ST	03/18/24	\$176,000	1.000%	\$177,760	\$447	\$78,225	\$99,088	\$79,787	1.242
70-05-23-277-016	217 HOMER LN	03/07/24	\$300,000	1.000%	\$303,000	\$4,851	\$78,225	\$219,924	\$127,468	1.725
70-05-23-231-021	564 HARRISON ST	04/05/24	\$345,000	0.000%	\$345,000	\$3,101	\$78,225	\$263,674	\$173,524	1.520
70-05-23-201-011	351 HENRY ST	05/15/24	\$338,000	-1.000%	\$334,620	\$4,166	\$78,225	\$252,229	\$176,785	1.427
70-05-23-277-009	257 HOMER LN	08/23/24	\$310,900	-4.000%	\$298,464	\$16,360	\$78,225	\$203,879	\$121,595	1.677
70-05-23-278-003	492 HARRISON ST	08/16/24	\$302,000	-4.000%	\$289,920	\$2,720	\$78,225	\$208,975	\$128,901	1.621
70-05-23-278-022	105 HOMER LN	08/23/24	\$280,000	-4.000%	\$268,800	\$8,319	\$78,225	\$182,256	\$126,716	1.438
70-05-23-277-020	185 HOMER LN	11/14/24	\$265,000	-7.000%	\$246,450	\$4,650	\$78,225	\$163,575	\$121,203	1.350
70-05-23-201-004	338 W CLEVELAND ST	02/20/25	\$348,000	-10.000%	\$313,200	\$10,031	\$78,225	\$224,944	\$163,943	1.372
70-05-23-231-047	101 ROBERTS CT	04/28/25	\$312,500	-12.000%	\$275,000	\$4,543	\$78,225	\$192,232	\$149,366	1.287
70-05-23-220-018	179 ANN ST	05/16/25	\$335,000	-13.000%	\$291,450	\$6,603	\$78,225	\$206,622	\$160,002	1.291
70-05-23-202-001	292 W CLEVELAND ST	09/25/25	\$360,000	-17.000%	\$298,800	\$5,741	\$78,225	\$214,834	\$156,918	1.369
<b>Totals:</b>								<b>\$2,835,384</b>	<b>\$1,969,006</b>	<b>1.440</b>
Standard Deviation:										0.155
+2 St Dev										1.750
-2 St Dev										1.130
<b>Adopted ECF:</b>										<b>1.440</b>

ECF Was: 1.3

CITY OF COOPERSVILLE

R2-03: RESIDENTIAL- DEER CREEK & LEMMEN

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-05-23-201-006	770 CENTER ST	07/14/23	\$216,000	9.000%	\$235,440	\$127,100	0.540
70-05-23-279-001	498 FLOYD ST	07/24/23	\$307,500	9.000%	\$335,175	\$160,200	0.478
70-05-23-201-014	385 HENRY ST	03/18/24	\$176,000	1.000%	\$177,760	\$96,800	0.545
70-05-23-277-016	217 HOMER LN	03/07/24	\$300,000	1.000%	\$303,000	\$133,300	0.440
70-05-23-231-021	564 HARRISON ST	04/05/24	\$345,000	0.000%	\$345,000	\$165,600	0.480
70-05-23-201-011	351 HENRY ST	05/15/24	\$338,000	-1.000%	\$334,620	\$168,500	0.504
70-05-23-277-009	257 HOMER LN	08/23/24	\$310,900	-4.000%	\$298,464	\$134,800	0.452
70-05-23-278-003	492 HARRISON ST	08/16/24	\$302,000	-4.000%	\$289,920	\$133,300	0.460
70-05-23-278-022	105 HOMER LN	08/23/24	\$280,000	-4.000%	\$268,800	\$134,500	0.500
70-05-23-277-020	185 HOMER LN	11/14/24	\$265,000	-7.000%	\$246,450	\$128,700	0.522
70-05-23-201-004	338 W CLEVELAND ST	02/20/25	\$348,000	-10.000%	\$313,200	\$162,200	0.518
70-05-23-231-047	101 ROBERTS CT	04/28/25	\$312,500	-12.000%	\$275,000	\$148,900	0.541
70-05-23-220-018	179 ANN ST	05/16/25	\$335,000	-13.000%	\$291,450	\$157,600	0.541
70-05-23-202-001	292 W CLEVELAND ST	09/25/25	\$360,000	-17.000%	\$298,800	\$155,000	0.519
Aggregate Ratio:							50.00%
Standard Deviation:							0.036
Coefficient of Dispersion :							5.79%
Price Related Differential:							1.006

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
70-05-23-176-004	555 GREENFIELD ST	11/27/24	\$311,000	0.000%	\$311,000	\$10,313	\$161,229	1.330	\$86,252	1.00	\$86,252.20
70-05-23-177-012	636 ORIOLE ST	09/17/24	\$313,000	0.000%	\$313,000	\$3,304	\$170,933	1.330	\$82,355	1.00	\$82,354.67
70-05-23-327-018	328 PARK ST	08/14/24	\$260,000	0.000%	\$260,000	\$4,843	\$116,552	1.330	\$100,143	1.00	\$100,142.73
70-05-23-179-008	526 SUNSET ST	07/31/24	\$263,000	0.000%	\$263,000	\$2,299	\$126,414	1.330	\$92,571	1.00	\$92,570.53
70-05-23-180-021	537 SPRING ST	04/06/23	\$250,000	0.000%	\$250,000	\$3,908	\$121,488	1.330	\$84,513	1.00	\$84,512.70
<b>Unit of Comparison: Site Value</b>									Average Sale Price Per Unit:		\$89,166.57
									Standard Deviation:		\$6,459.36
									Coefficient of Dispersion :		7%
<i>Land Value Was: \$85,900.00</i>									<b>Indicated Sale Price Per Unit:</b>		<b>\$89,150.00</b>

CITY OF COOPERSVILLE

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	
70-05-23-176-004	555 GREENFIELD ST	11/27/24	\$311,000	0.000%	\$311,000	\$10,313	\$89,150	\$211,537	\$161,229	1.312	
70-05-23-177-012	636 ORIOLE ST	09/17/24	\$313,000	0.000%	\$313,000	\$3,304	\$89,150	\$220,546	\$170,933	1.290	
70-05-23-327-018	328 PARK ST	08/14/24	\$260,000	0.000%	\$260,000	\$4,843	\$89,150	\$166,007	\$116,552	1.424	
70-05-23-179-008	526 SUNSET ST	07/31/24	\$263,000	0.000%	\$263,000	\$2,299	\$89,150	\$171,551	\$126,414	1.357	
70-05-23-180-021	537 SPRING ST	04/06/23	\$250,000	0.000%	\$250,000	\$3,908	\$89,150	\$156,942	\$121,488	1.292	
<b>Totals:</b>								<b>\$926,583</b>	<b>\$696,617</b>	<b>1.330</b>	
										Standard Deviation:	0.057
										Coefficient of Dispersion :	3.39%
										<b>Adopted ECF:</b>	<b>1.330</b>

ECF Was: 1.25

**CITY OF COOPERSVILLE**

**R2-04: RESIDENTIAL- GUNNEMAN & REYNOLDS**

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-05-23-176-004	555 GREENFIELD ST	11/27/24	\$311,000	0.000%	\$311,000	\$156,900	0.505
70-05-23-177-012	636 ORIOLE ST	09/17/24	\$313,000	0.000%	\$313,000	\$159,900	0.511
70-05-23-327-018	328 PARK ST	08/14/24	\$260,000	0.000%	\$260,000	\$124,500	0.479
70-05-23-179-008	526 SUNSET ST	07/31/24	\$263,000	0.000%	\$263,000	\$129,800	0.494
70-05-23-180-021	537 SPRING ST	04/06/23	\$250,000	0.000%	\$250,000	\$127,300	0.509
Aggregate Ratio:							49.99%
Standard Deviation:							0.013
Coefficient of Dispersion :							2.09%
Price Related Differential:							0.999

**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	-0.500%	\$288,550	1108	176751.8125	1.140	\$85,945	1,129.00	\$76.12
70-05-23-103-013	696 GLENVALE DR	09/23/22	\$219,000	9.500%	\$239,805	1505	155143.6406	1.140	\$61,436	1,129.00	\$54.42
<b>Unit of Comparison:</b> Square Foot									Average Sale Price Per Unit:		\$65.27
									Standard Deviation:		\$10.85
									Coefficient of Dispersion :		17%
<i>Land Value Was:</i> \$50.00									<b>Indicated Sale Price Per Unit:</b>		<b>\$65.25</b>

**TIME ADJUSTMENT**

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

CITY OF COOPERSVILLE

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	-0.500%	\$288,550	\$1,108	\$73,667	\$213,775	\$176,752	1.209
70-05-23-103-013	696 GLENVALE DR	09/23/22	\$219,000	9.500%	\$239,805	\$1,505	\$73,667	\$164,633	\$155,144	1.061
<b>Totals:</b>								<b>\$378,408</b>	<b>\$331,895</b>	<b>1.140</b>
								Standard Deviation:	0.105	
								Coefficient of Dispersion :	6.53%	
<i>ECF Was:</i>								<b>Adopted ECF:</b>	<b>1.140</b>	

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	-0.500%	\$288,550	\$138,100	0.479
70-05-23-103-013	696 GLENVALE DR	09/23/22	\$219,000	9.500%	\$239,805	\$126,000	0.525
Aggregate Ratio:							49.99%
Standard Deviation:							0.033
Coefficient of Dispersion :							4.66%
Price Related Differential:							1.004

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
70-05-24-113-001	600 EAST ST	10/31/24	\$250,000	0.000%	\$250,000	\$3,974	\$178,167	0.910	\$83,894	1,190.00	\$70.50
70-05-24-113-007	632 EAST ST	03/27/24	\$239,900	0.000%	\$239,900	\$4,296	\$207,035	0.910	\$47,202	1,223.00	\$38.60
70-05-24-113-001	600 EAST ST	04/06/23	\$235,000	0.000%	\$235,000	\$3,974	\$178,167	0.910	\$68,894	1,190.00	\$57.89
<b>Unit of Comparison:</b>	<b>Square Foot</b>										
									Average Sale Price Per Unit:		\$55.51
									Standard Deviation:		\$13.12
									Coefficient of Dispersion :		20%
<i>Land Value Was:</i>	\$59.50								<b>Indicated Sale Price Per Unit:</b>		<b>\$55.50</b>

CITY OF COOPERSVILLE

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
70-05-24-113-001	600 EAST ST	10/31/24	\$250,000	0.000%	\$250,000	\$3,974	\$66,045	\$179,981	\$178,167	1.010
70-05-24-113-007	632 EAST ST	03/27/24	\$239,900	0.000%	\$239,900	\$4,296	\$67,877	\$167,727	\$207,035	0.810
70-05-24-113-001	600 EAST ST	04/06/23	\$235,000	0.000%	\$235,000	\$3,974	\$66,045	\$164,981	\$178,167	0.926
<b>Totals:</b>								<b>\$512,689</b>	<b>\$563,370</b>	<b>0.910</b>
								Standard Deviation:	0.100	
								Coefficient of Dispersion :	7.58%	
								<b>Adopted ECF:</b>	<b>0.910</b>	

ECF Was: 0.89

**CITY OF HUDSONVILLE**

**R5-02: RESIDENTIAL CONDOMINIUM- GLEN HAVEN**

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-05-24-113-001	600 EAST ST	10/31/24	\$250,000	0.000%	\$250,000	\$116,100	0.464
70-05-24-113-007	632 EAST ST	03/27/24	\$239,900	0.000%	\$239,900	\$130,300	0.543
70-05-24-113-001	600 EAST ST	04/06/23	\$235,000	0.000%	\$235,000	\$116,100	0.494
Aggregate Ratio:							50.01%
Standard Deviation:							0.040
Coefficient of Dispersion :							5.75%
Price Related Differential:							1.001

**CITY OF COOPERSVILLE**

<b>R5-03: RESIDENTIAL CONDOMINIUM - THE RESERVE OF COOPERSVILLE - ATTACHED CONDOS</b>											
<b>Parcel Number</b>	<b>Street Address</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj.</b>	<b>Adj. Sale \$</b>	<b>Land Imp \$</b>	<b>Bldg \$</b>	<b>Est. ECF</b>	<b>Land Residual</b>	<b># of Units or %</b>	<b>\$/Unit</b>
70-05-24-439-003	236 HAZELNUT DR	06/28/24	\$335,000	-0.500%	\$333,325	\$4,312	\$263,296	1.050	\$52,552	1,280.00	\$41.06
70-05-24-439-002	238 HAZELNUT DR	11/10/23	\$327,500	1.250%	\$331,594	\$0	\$265,565	1.050	\$52,751	1,280.00	\$41.21
70-05-24-439-001	240 HAZELNUT DR	03/01/23	\$370,000	3.250%	\$382,025	\$4,735	\$265,103	1.050	\$98,932	1,260.00	\$78.52
70-05-24-439-004	234 HAZELNUT DR	02/16/23	\$370,000	3.500%	\$382,950	\$4,735	\$264,914	1.050	\$100,055	1,260.00	\$79.41
70-05-24-438-003	638 NORWAY LN	06/24/22	\$298,795	5.500%	\$315,229	\$4,220	\$257,899	1.050	\$40,215	1,280.00	\$31.42
<b>Unit of Comparison: Square Foot</b>									Average Sale Price Per Unit:		\$54.17
									Standard Deviation:		\$20.43
									Coefficient of Dispersion :		47.83%
<i>Land Value Was: \$52.93</i>									<b>Indicated Sale Price Per Unit:</b>		<b>\$54.00</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	0.250%	\$394,985	\$6,260	\$294,707	1.050	\$79,283	1.00	\$79,283.01
70-05-24-441-003	256 PLUM LN	10/31/22	\$475,000	4.500%	\$496,375	\$6,250	\$364,637	1.050	\$107,256	1.00	\$107,255.99
70-05-24-440-005	257 PLUM LN	09/19/22	\$342,895	4.750%	\$359,183	\$4,618	\$273,611	1.050	\$67,273	1.00	\$67,272.50
<del>70-05-24-440-002</del>	<del>293 PLUM LN</del>	<del>03/17/22</del>	<del>\$371,650</del>	<del>6.250%</del>	<del>\$394,878</del>	<del>\$4,552</del>	<del>\$256,454</del>	<del>1.050</del>	<del>\$16,049</del>	<del>1.00</del>	<del>\$16,049.13</del>
<b>Unit of Comparison:</b>	<b>Site Value</b>								Average Sale Price Per Unit:		\$84,603.83
									Standard Deviation:		\$16,751.18
									Coefficient of Dispersion :		19%
<i>Land Value Was:</i>	<i>\$80,400.00</i>								<b>Indicated Sale Price Per Unit:</b>		<b>\$84,600.00</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	
70-05-24-439-003	236 HAZELNUT DR	06/28/24	\$335,000	-0.50%	\$333,325	\$4,312	\$69,120	\$259,893	\$263,296	0.987	
70-05-24-439-002	238 HAZELNUT DR	11/10/23	\$327,500	1.25%	\$331,594	\$0	\$69,120	\$262,474	\$265,565	0.988	
70-05-24-439-001	240 HAZELNUT DR	03/01/23	\$370,000	3.25%	\$382,025	\$4,735	\$68,040	\$309,250	\$265,103	1.167	
70-05-24-439-004	234 HAZELNUT DR	02/16/23	\$370,000	3.50%	\$382,950	\$4,735	\$68,040	\$310,175	\$264,914	1.171	
70-05-24-438-003	638 NORWAY LN	06/24/22	\$298,795	5.50%	\$315,229	\$4,220	\$69,120	\$241,889	\$257,899	0.938	
70-05-24-441-006	220 PLUM LN	3/8/2024	\$394,000	0.25%	\$394,985	\$6,260	\$84,600	\$304,125	\$294,707	1.032	
70-05-24-441-003	256 PLUM LN	10/31/2022	\$475,000	4.50%	\$496,375	\$6,250	\$84,600	\$405,525	\$364,637	1.112	
70-05-24-440-005	257 PLUM LN	9/19/2022	\$342,895	4.75%	\$359,183	\$4,618	\$84,600	\$269,965	\$273,611	0.987	
<del>70-05-24-440-002</del>	<del>293 PLUM LN</del>	<del>3/17/2022</del>	<del>\$371,650</del>	<del>6.25%</del>	<del>\$394,878</del>	<del>\$4,552</del>	<del>\$84,600</del>	<del>\$305,726</del>	<del>\$256,454</del>	<del>0.858</del>	
<b>Totals:</b>								<b>\$2,363,295</b>	<b>\$2,249,732</b>	<b>1.050</b>	
										Standard Deviation:	0.090
										Coefficient of Dispersion :	7.58%
										<b>Adopted ECF:</b>	<b>1.050</b>

ECF Was: 1.05

CITY OF COOPERSVILLE

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
70-05-24-439-003	236 HAZELNUT DR	06/28/24	\$335,000	-0.50%	\$333,325	\$174,900	0.525
70-05-24-439-002	238 HAZELNUT DR	11/10/23	\$327,500	1.25%	\$331,594	\$174,000	0.525
70-05-24-439-001	240 HAZELNUT DR	03/01/23	\$370,000	3.25%	\$382,025	\$175,600	0.460
70-05-24-439-004	234 HAZELNUT DR	02/16/23	\$370,000	3.50%	\$382,950	\$175,500	0.458
70-05-24-438-003	638 NORWAY LN	06/24/22	\$298,795	5.50%	\$315,229	\$172,100	0.546
70-05-24-441-006	220 PLUM LN	3/8/2024	\$ 394,000	0.25%	\$ 394,985	\$200,200	0.507
70-05-24-441-003	256 PLUM LN	10/31/2022	\$ 475,000	4.50%	\$ 496,375	\$236,900	0.477
70-05-24-440-005	257 PLUM LN	9/19/2022	\$ 342,895	4.75%	\$ 359,183	\$188,300	0.524
<del>70-05-24-440-002</del>	<del>293 PLUM LN</del>	<del>3/17/2022</del>	<del>\$ 371,650</del>	<del>6.25%</del>	<del>\$ 394,878</del>	<del>\$231,700</del>	<del>0.587</del>
Aggregate Ratio:							49.99%
Standard Deviation:							0.033
Coefficient of Dispersion :							5.48%
Price Related Differential:							1.006