

Unit Springfield

Code	Description	Residential	Townhomes/Duplexes	Mobile Home	Agricultural	Commercial	Industrial
1	Rural	1.05	1.05	1.39	1.24	1.00	0.86
2	Long Lake	1.25	1.00	1.39	1.24	1.00	1.00
3	Private Lakes	0.98	1.00	1.39	1.24	1.00	1.00
4	Fife Lake	1.16	1.18	1.63	0.99	1.15	1.00
5	Manistee River	1.20	1.00	1.39	1.24	1.00	1.00
6	Single wide mobile homes	1.04	1.00	0.97	1.24	1.00	1.00
7	Agricultural	1.03	1.00	1.39	1.24	1.00	1.00

Fife Lake Waterfront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front
04-040-019-00	11870 E STATE ST	04/30/19	\$255,000	WD	WATERFRONT IMPR	\$255,000	\$142,400	55.84	\$288,383	\$121,617	\$155,000	50.0
04-060-001-20	11987 EVERGREEN ST	08/17/18	\$335,000	WD	WATERFRONT IMPR	\$335,000	\$142,000	42.39	\$309,313	\$180,687	\$155,000	50.0
04-060-125-00	11443 LAKE SHORE DR	07/18/19	\$279,900	WD	WATERFRONT IMPR	\$279,900	\$111,600	39.87	\$227,583	\$176,317	\$124,000	40.0
04-070-019-00	11225 LAKE SHORE DR	10/29/19	\$200,000	WD	WATERFRONT IMPR	\$200,000	\$112,300	56.15	\$226,993	\$128,007	\$155,000	50.0
41-050-021-00	434 E STATE ST	10/12/18	\$223,500	WD	WATERFRONT IMPR	\$223,500	\$104,100	46.58	\$221,903	\$125,597	\$124,000	40.0
Totals:			\$1,293,400			\$1,293,400	\$612,400		\$1,274,175	\$732,225	\$713,000	230.0
								Sale. Ratio =>	47.35	Average		
								Std. Dev. =>	7.54	per FF=>		\$3,184

41-070-079-20 426 E STATE ST 07/02/18 \$392,625 WD IMPROVED GOOD \$392,625 \$242,800 61.84 \$412,350 \$229,050 \$248,775 143.0

Land Value calculation for properties greater than 50'
 Land Residual - (50' lot value)/ ff>50'
 (229050 - 155000)/93 \$796.24

Fife Lake back lot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
012-200-024-00	10221 GRAND KAL RD SW	07/20/18	\$165,000	WD	WATERFRONT IMP	\$165,000	\$54,600	33.09	\$126,174	\$79,506	\$40,680	50.0	150.0	1.59	0.17	\$1,590

Fife Lake with access

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
012-200-042-00	10407 GRAND KAL RD SW	09/04/20	\$165,000	WD	WATERFRONT IMP	\$165,000	\$97,800	59.27	\$194,966	\$85,034	\$115,000	50.0	150.0	0.17	0.17	\$1,701

Fife Lake View/Back Lot used 75000/lot or 1500/front foot

Fife Lake with Access used 1700/front foot

Manistee River

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Value for 1st 100'	Land Residual	Est. Land Value	Front Feet	>100'
012-034-006-00	13635 SPRING CRK RD SW	09/06/19	\$315,000	WD	IMPROVED GOOD	\$315,000	\$117,200	37.21	\$280,870	\$65,000	\$51,630	\$82,500	120.0	20.0
012-034-013-21	13815 SPRING CRK RD SW	07/29/20	\$380,000	WD	RIVER FRONT	\$380,000	\$178,900	47.08	\$356,926	\$65,000	\$116,630	\$127,500	300.0	200.0
012-034-013-02	13785 SPRING CRK RD SW	05/21/19	\$290,000	WD	RIVER FRONT	\$290,000	\$157,600	54.34	\$316,537	\$65,000	\$26,630	\$90,125	210.0	110.0
Totals:			\$985,000			\$985,000	\$453,700		\$954,333	\$195,000	\$194,890	\$300,125		\$330
									Sale. Ratio =>	46.06	Average			Average
									Std. Dev. =>	9.93	per FF >100'		\$591	per Net Acre=>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
012-034-007-00	13179 COSTER RD SW	06/26/20	\$215,000	WD	RIVER FRONT	\$215,000	\$84,100	39.12	\$175,066	\$117,434	\$77,500	100.0	341.0	0.78
012-400-012-00		07/27/18	\$24,000	WD	VACANT GOOD	\$24,000	\$10,600	44.17	\$27,396	\$24,000	\$27,396	70.7	372.0	0.60
012-400-013-10	13180 COSTER RD SW	07/27/18	\$16,000	WD	VACANT GOOD	\$16,000	\$10,700	66.88	\$27,668	\$16,000	\$27,668	71.4	384.0	0.63
Totals			\$255,000			\$255,000	\$105,400		\$230,130	\$157,434	\$132,564	\$242		
											Average			
											per FF=>	650.3		

Long Lake Land Values

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
012-017-005-00	6452 INGERSOLL RD SW	05/01/18	\$83,250	WD	IMPROVED GOOD	\$83,250	\$32,000	38.44	\$86,915	\$44,845	\$48,510	77.0	135.0	\$582
012-017-020-00	6314 INGERSOLL RD SW	11/06/20	\$309,952	WD	WATERFRONT IMP	\$309,952	\$141,700	45.72	\$280,081	\$157,811	\$127,940	376.0	212.5	\$420
012-100-023-00	6090 GINAFRED SHRS DR SW	12/13/18	\$255,000	WD	WATERFRONT IMP	\$255,000	\$79,400	31.14	\$231,205	\$86,795	\$63,000	100.0	130.0	\$868
Totals:			\$648,202			\$648,202	\$253,100		\$598,201	\$289,451	\$239,450	553.0		
								Sale. Ratio =>	39.05	Average				
								Std. Dev. =>	7.29	per FF=>		\$523		
012-017-020-00	6314 INGERSOLL RD SW	11/06/20	\$309,952	WD	WATERFRONT IMP	\$309,952	\$141,700	45.72	\$280,081	\$157,811	\$127,940	376.0	212.5	\$420

Used \$745/ff for 1st 100'
 used \$300/ff for >100'
 I included a sale outside the time frame to get a large frontage value

Private Lakes

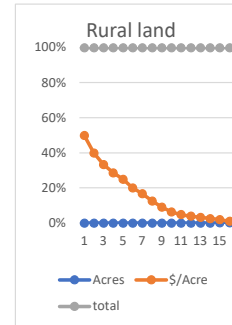
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front
012-013-006-00	2647 INGERSOLL RD SW	07/20/18	\$80,000	WD	WATERFRONT IMP	\$80,000	\$39,300	49.13	\$78,918	\$47,832	\$46,750	110.0
Totals:			\$80,000			\$80,000	\$39,300	49.13	\$78,918	\$47,832	\$46,750	110.0
							Sale. Ratio =>	49.13			Average	
							Std. Dev. =>	#DIV/0!			per FF=>	\$435

Used \$435/ff

Rural Land Values

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
012-012-021-00	2670 INGERSOLL RD SW	01/05/19	\$8,000	WD	VACANT GOOD	\$8,000	\$8,000	0.64	0.64	\$12,500
012-018-007-30		08/08/19	\$9,000	WD	VACANT GOOD	\$9,000	\$9,000	1.00	1.00	\$9,000
012-028-019-00		01/30/19	\$4,000	WD	VACANT GOOD	\$4,000	\$4,000	1.00	1.00	\$4,000
012-016-003-31		09/10/19	\$9,000	LC	VACANT GOOD	\$9,000	\$9,000	1.15	1.15	\$7,826
012-018-013-14	7955 LONGVIEW DR SW	12/20/19	\$22,500	WD	VACANT GOOD	\$22,500	\$22,500	1.26	1.26	\$17,857
012-011-021-10		02/15/19	\$16,900	WD	VACANT GOOD	\$16,900	\$16,900	1.68	1.68	\$10,060
012-011-021-05	9756 DEIBERT RD SW	09/12/19	\$5,500	WD	VACANT GOOD	\$5,500	\$5,500	1.71	1.71	\$3,216
012-011-113-12	3736 INGERSOLL RD SW	10/28/18	\$10,000	WD	VACANT GOOD	\$10,000	\$10,000	1.97	1.97	\$5,076
012-011-021-35		12/20/19	\$5,500	WD	VACANT GOOD	\$5,500	\$5,500	2.01	2.01	\$2,736
012-011-113-16	3810 INGERSOLL RD SW	10/28/18	\$10,000	WD	VACANT GOOD	\$10,000	\$10,000	3.99	3.99	\$2,506
012-011-014-30		04/12/19	\$9,900	WD	VACANT GOOD	\$9,900	\$9,900	4.25	1.70	\$2,329
012-018-008-01	7859 INGERSOLL RD SW	07/06/18	\$40,060	WD	VACANT GOOD	\$40,060	\$40,060	4.73	2.41	\$8,469
012-027-006-10	4549 LUND RD SW	12/30/19	\$12,900	WD	VACANT GOOD	\$12,900	\$12,900	4.96	4.96	\$2,601
012-020-007-10		02/27/19	\$9,000	WD	VACANT GOOD	\$9,000	\$9,000	5.00	5.00	\$1,800
012-028-010-01	12283 COSTER RD SW	04/06/18	\$15,000	WD	VACANT GOOD	\$15,000	\$15,000	5.02	5.02	\$2,988
012-020-007-20	11109 COSTER RD SW	12/21/18	\$11,700	WD	VACANT GOOD	\$11,700	\$11,700	7.00	7.00	\$1,671
012-016-003-57	ENTWOOD LN SW	06/05/19	\$5,000	WD	VACANT GOOD	\$5,000	\$5,000	8.03	8.03	\$623
012-009-012-19	LONG LK DR SW	05/22/18	\$22,000	LC	VACANT GOOD	\$22,000	\$22,000	9.61	9.61	\$2,289
012-016-003-86		09/06/18	\$16,500	WD	VACANT GOOD	\$16,500	\$16,500	9.80	9.80	\$1,684
012-006-004-00	7661 INMAN RD SW	05/29/19	\$10,000	WD	VACANT GOOD	\$10,000	\$10,000	10.00	10.00	\$1,000
012-007-001-05		09/09/19	\$25,000	WD	VACANT GOOD	\$25,000	\$25,000	10.00	10.00	\$2,500
012-007-009-00	7529 BLUE RD SW	03/25/20	\$22,000	WD	VACANT GOOD	\$22,000	\$22,000	10.00	10.00	\$2,200
012-009-009-00		12/28/18	\$16,000	WD	VACANT GOOD	\$16,000	\$16,000	10.00	10.00	\$1,600
012-012-010-50	2715 W SHARON RD SW	02/28/19	\$18,500	WD	VACANT GOOD	\$18,500	\$18,500	10.00	10.00	\$1,850
012-027-006-40		01/15/19	\$15,500	WD	VACANT GOOD	\$15,500	\$15,500	10.01	10.01	\$1,548
012-023-008-05		04/04/19	\$15,000	WD	VACANT GOOD	\$15,000	\$15,000	10.04	10.04	\$1,494
012-028-001-12		09/26/18	\$18,000	WD	VACANT GOOD	\$18,000	\$18,000	10.07	10.07	\$1,787
012-007-001-15		11/07/18	\$23,900	LC	VACANT GOOD	\$23,900	\$23,900	12.05	5.00	\$1,983
012-011-008-00		09/30/19	\$45,000	WD	VACANT GOOD	\$45,000	\$45,000	38.00	38.00	\$1,184
012-015-003-10		02/14/19	\$70,000	WD	VACANT GOOD	\$70,000	\$70,000	60.00	60.00	\$1,167
012-005-001-00		07/31/19	\$136,000	WD	VACANT GOOD	\$136,000	\$136,000	95.00	95.00	\$1,432
Totals:			\$657,360			\$657,360	\$657,360	359.98	348.06	
								Average		
								per Net Acre=>		1,826.12

Acres	\$/Acre	total
1	8000	8000
1.5	6666	10000
2	5500	11000
2.5	4600	11500
3	4000	12000
4	3075	12300
5	2500	12500
7	2000	14000
10	1850	18500
15	1700	25500
20	1400	28000
25	1400	35000
30	1400	42000
40	1375	55000
50	1200	60000
100	1200	120000



Springfield Ag

10-13 acres

003-035-005-15	3528 LUCE RD SW	11/8/2018	\$15,000 WD	\$15,000	9.76	0.00	9.76	\$1,537
012-007-001-21	7080 BLUE RD SW	11/7/2018	\$23,900 LC	\$23,900	12.05	0.59	11.46	\$2,086 etal
012-009-009-00		12/28/2018	\$16,000 WD	\$16,000	10.00	0.00	10.00	\$1,600
012-006-004-00	7661 INMAN RD SW	5/29/2019	\$10,000 WD	\$10,000	10.00	0.25	9.75	\$1,026
012-007-001-05		9/9/2019	\$25,000 WD	\$25,000	10.07	0.36	9.71	\$2,575
012-007-009-00	7529 BLUE RD SW	3/25/2020	\$22,000 WD	\$22,000	10.00	0.25	9.75	\$2,256
				\$111,900			60.43	\$1,851.73

14-29 acres

003-011-006-00	3400 CROFTON RD SW	9/24/2018	\$25,000 WD	\$25,000	19.90	0.00	19.90	\$1,256
003-014-009-40		5/11/2018	\$30,000 WD	\$30,000	20.49	0.51	19.98	\$1,502 Ag parcel; buyer conti
003-014-009-70	3726 BOARDMAN RD SW	5/11/2018	\$30,000 WD	\$30,000	20.48	0.47	20.01	\$1,499
003-022-009-00		8/15/2018	\$26,800 WD	\$26,800	20.00	0.00	20.00	\$1,340
003-034-002-00	7318 CREIGHTON RD SW	9/18/2018	\$29,000 WD	\$29,000	20.00	0.50	19.50	\$1,487
003-036-004-45	2520 LUCE RD SW	4/4/2018	\$39,900 WD	\$39,900	19.68	0.47	19.21	\$2,077
012-020-019-02		11/28/2018	\$26,500 WD	\$26,500	14.14	0.27	13.87	\$1,911
003-002-004-40	3635 VROOM RD SW	10/29/2019	\$28,900 WD	\$28,900	20.12	0.50	19.62	\$1,436 ALSO 004-70
003-020-004-00		8/2/2019	\$35,025 WD	\$35,025	20.00	0.50	19.50	\$1,796
				\$271,125			171.59	\$1,580

30-59 Acres

003-027-004-00		7/30/2018	\$63,000 WD	\$63,000	40.00	0.00	40.00	\$1,575
012-009-010-00	9377 HUDSON RD SW	7/24/2018	\$55,000 WD	\$55,000	40.00	0.00	40.00	\$1,375
003-016-036-00		9/21/2018	\$58,000 WD	\$58,000	40.63	0.47	40.16	\$1,444
003-024-005-00	5303 HART RD SW	10/1/2019	\$60,000 WD	\$60,000	40.00	1.25	38.75	\$1,548 Ag parcel
012-011-008-00		9/30/2019	\$45,000 WD	\$45,000	38.00	0.78	37.22	\$1,209
012-011-009-00	3500 INGERSOLL RD SW	3/24/2020	\$53,500 WD	\$53,500	40.51	0.02	40.49	\$1,321 Qual. Ag
012-015-003-10		1/28/2019	\$70,000 WD	\$70,000	60.00	0.50	59.50	\$1,176
				\$404,500			296.12	\$1,366

60 Acres and up

012-005-001-00		1/7/2020	\$136,000 WD	\$136,000	95.00	1.00	94.00	\$1,447
003-029-011-00	6564 US 131 SW	6/19/2018	\$107,900 WD	\$107,900	80.00	0.00	80.00	\$1,349
				\$243,900			174.00	\$1,401.72

<10 ACRES	1,700.00
10.01-20 ACRES	1,700.00
20.01-40 ACRES	1,500.00
40.01-80 ACRES	1,350.00
80.01-100 ACRES	1,350.00
>100 ACRES	1,300.00