2023 LAND TABLE KRA KALAMAZOO RIVER AREA - EXCELLENT FRONTAGE FRONT FOOT

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	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-013-007-30	3183 62ND ST	09/11/20	$735,000	WD	03-ARM'S LENGTH	$735,000	$176,800	24.05	$468,844	$380,156	$114,000	120.0	500.0	1.38	1.38	$3,168	$276,076	$6.34	120.00	KRA	4510-766		KRA-KALAMZOO RIVER AREA 2022	0	1	8/24/2009	RES 1 FAMILY	401
20-013-008-00	3111 62ND ST	05/21/21	$1,515,000	WD	03-ARM'S LENGTH	$1,515,000	$642,100	42.38	$1,539,067	$310,255	$334,322	198.0	0.0	3.58	2.18	$1,567	$86,663	$1.99	198.00	KRA	4624-325	20-014-012-00	KRA-KALAMZOO RIVER AREA 2022	1	0	8/24/2009	RES 1 FAMILY	401
20-014-018-00	3121 INDIAN POINT RD	08/07/20	$440,000	WD	03-ARM'S LENGTH	$440,000	$144,900	32.93	$356,896	$222,560	$139,456	100.4	0.0	2.49	2.49	$2,217	$89,382	$2.05	100.40	KRA	4496-690		KRA-KALAMZOO RIVER AREA 2022	0	1	8/24/2009	RES 1 FAMILY	401
20-014-021-62	6299 SILVER LAKE DR	09/01/20	$1,910,000	WD	03-ARM'S LENGTH	$1,910,000	$543,300	28.45	$1,451,301	$772,649	$313,950	130.0	0.0	1.63	1.63	$5,943	$474,018	$10.88	130.00	KRA	4507-134		KRA-KALAMZOO RIVER AREA 2022	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-015-009-00	543 S MAPLE ST	10/30/20	$1,025,000	WD	03-ARM'S LENGTH	$1,025,000	$317,900	31.01	$807,400	$584,296	$366,696	264.0	250.0	1.52	1.52	$2,213	$385,674	$8.85	264.00	KRA	4540-333		KRA-KALAMZOO RIVER AREA 2022	0	1	3/13/2023	RESIDENTIAL	401
20-015-027-20	3036 HARBOR RD	01/14/22	$850,000	WD	03-ARM'S LENGTH	$850,000	$339,500	39.94	$795,435	$300,325	$245,760	240.0	0.0	1.27	1.27	$1,251	$235,919	$5.42	240.00	KRA	4724-228		KRA-KALAMZOO RIVER AREA 2022	0	1	10/23/2018	RES 1 FAMILY	401
20-100-016-00	3221 SILVER ACRES DR	07/20/20	$351,000	WD	03-ARM'S LENGTH	$351,000	$100,100	28.52	$256,798	$170,135	$75,933	117.0	209.0	0.56	0.56	$1,454	$303,271	$6.96	117.00	KRA	4489-830		KRA-KALAMZOO RIVER AREA 2022	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-230-018-00	3263 LORRINAR LN	08/17/21	$500,000	WD	03-ARM'S LENGTH	$500,000	$144,000	28.80	$355,350	$183,000	$38,350	130.0	167.0	0.50	0.50	$1,408	$367,470	$8.44	130.00	KRA	4661-168		KRA-KALAMZOO RIVER AREA 2022	1	0	6/29/2009	RES 1 FAMILY	401
20-240-021-01	3024 HARBOR RD	05/12/21	$636,500	WD	03-ARM'S LENGTH	$636,500	$176,400	27.71	$423,669	$297,831	$85,000	200.0	200.0	0.92	0.92	$1,489	$324,435	$7.45	200.00	KRA	4637-197		KRA-KALAMZOO RIVER AREA 2022	0	1	10/22/2007	RES 1 FAMILY	401
20-260-022-00	3273 TIMBERIDGE TRAIL	06/17/21	$1,625,000	WD	03-ARM'S LENGTH	$1,625,000	$652,900	40.18	$1,614,287	$176,923	$166,210	60.0	0.0	4.29	4.29	$2,949	$41,270	$0.95	60.00	KRA	4636-206		KRA-KALAMZOO RIVER AREA 2022	0	1	11/1/2018	RES 1 FAMILY	401
20-260-024-30	6316 OLD ALLEGAN RD	01/28/22	$619,400	WD	03-ARM'S LENGTH	$619,400	$166,000	26.80	$403,350	$277,705	$61,655	209.0	0.0	2.90	2.90	$1,329	$95,760	$2.20	209.00	KRA	4727-339		KRA-KALAMZOO RIVER AREA 2022	0	1	6/29/2009	RES 1 FAMILY	401
20-260-048-00	6363 WATERS EDGE LN	04/09/21	$1,650,000	WD	03-ARM'S LENGTH	$1,650,000	$694,500	42.09	$1,702,016	$183,724	$235,740	50.0	0.0	0.79	0.79	$3,674	$231,975	$5.33	50.00	KRA	4605-528		KRA-KALAMZOO RIVER AREA 2022	0	1	NOT INSPECTED	RES 1 FAMILY	401
20-260-050-00	6379 LAKE RIDGE DR	01/29/21	$2,575,000	WD	03-ARM'S LENGTH	$2,575,000	$767,000	29.79	$2,163,575	$616,295	$204,800	200.0	0.0	5.50	5.50	$3,081	$112,054	$2.57	200.00	KRA	4575-395		KRA-KALAMZOO RIVER AREA 2022	0	1	12/5/2017	RES 1 FAMILY	401
		Totals:	**$14,431,900**			**$14,431,900**	**$4,865,400**		**$12,337,918**	**$4,475,854**	**$2,381,872**	**2,018.4**		**27.32**	**25.92**													
							Sale. Ratio =>	**33.71**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**6.37**			**per FF=>**	**$2,218**		**per Net Acre=>**	**163,824.68**		**per SqFt=>**	**$3.76**										

Concluded FF Rate 2,220.0

2023 LAND TABLE KRA KALAMAZOO RIVER AREA - GOOD FRONTAGE FRONT FOOT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Aud. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-013-008-00	3111 62ND ST	05/21/21	$1,515,000	WD	03-ARM'S LENGTH	$1,515,000	$642,100	42.38	$1,539,067	$310,255	$334,322	194.0	0.0	3.58	2.18	$1,567	$86,663	$1.99	198.00	KRA	4624-325	20-014-012-00	KRA-KALAMZOO RIVER AREA 2022	1	0	8/24/2009	RES 1 FAMILY	401
20-015-009-00	543 S MAPLE ST	10/30/20	$1,025,000	WD	03-ARM'S LENGTH	$1,025,000	$317,900	31.01	$807,400	$584,296	$366,696	264.0	250.0	1.52	1.52	$2,213	$385,674	$8.85	264.00	KRA	4540-333		KRA-KALAMZOO RIVER AREA 2022	0	1	1/13/2023	RESIDENTIAL	401
20-015-025-00	6465 SANDHILL LN	09/15/20	$1,275,000	WD	03-ARM'S LENGTH	$1,275,000	$555,000	43.53	$1,454,064	$180,998	$360,062	158.0	0.0	14.00	14.00	$1,146	$12,928	$0.30	158.00	KRA	4513-813		KRA-KALAMZOO RIVER AREA 2022	0	1	10/22/2007	RES 1 FAMILY	401
20-015-027-20	3036 HARBOR RD	01/14/22	$850,000	WD	03-ARM'S LENGTH	$850,000	$339,500	39.94	$795,435	$300,325	$245,760	240.0	0.0	1.27	1.27	$1,251	$235,919	$5.42	240.00	KRA	4724-228		KRA-KALAMZOO RIVER AREA 2022	0	1	10/23/2018	RES 1 FAMILY	401
20-100-016-00	3221 SILVER ACRES DR	07/20/20	$351,000	WD	03-ARM'S LENGTH	$351,000	$100,100	28.52	$256,798	$170,135	$75,833	117.0	209.0	0.56	0.56	$1,454	$303,271	$6.96	117.00	KRA	4489-830		KRA-KALAMZOO RIVER AREA 2022	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-230-018-00	3263 LORRIMAR LN	08/17/21	$500,000	WD	03-ARM'S LENGTH	$500,000	$144,000	28.80	$355,350	$183,000	$38,350	130.0	167.0	0.50	0.50	$1,408	$367,470	$8.44	130.00	KRA	4661-168		KRA-KALAMZOO RIVER AREA 2022	1	0	6/29/2009	RES 1 FAMILY	401
20-240-021-01	3024 HARBOR RD	05/12/21	$636,500	WD	03-ARM'S LENGTH	$636,500	$176,400	27.71	$423,669	$297,831	$85,000	200.0	200.0	0.92	0.92	$1,489	$324,435	$7.45	200.00	KRA	4627-197		KRA-KALAMZOO RIVER AREA 2022	0	1	10/22/2007	RES 1 FAMILY	401
20-260-024-30	6316 OLD ALLEGAN RD	01/28/22	$619,400	WD	03-ARM'S LENGTH	$619,400	$166,000	26.80	$403,350	$277,705	$61,655	209.0	0.0	2.90	2.90	$1,329	$95,760	$2.20	209.00	KRA	4727-339		KRA-KALAMZOO RIVER AREA 2022	0	1	6/29/2009	RES 1 FAMILY	401
20-260-025-00	6270 EAGLE RIDGE	12/09/20	$560,000	WD	03-ARM'S LENGTH	$560,000	$182,600	32.61	$365,250	$560,000	$365,250	487.0	0.0	2.90	2.90	$1,150	$193,103	$4.43	487.00	KRA	4556-463		KRA-KALAMZOO RIVER AREA 2022	0	1	10/12/2016	RES VAC	402
		Totals:	**$7,331,900**			**$7,331,900**	**$2,623,600**		**$6,400,383**	**$2,864,545**	**$1,933,028**	**2,003.0**		**28.15**	**26.75**													
							Sale. Ratio =>	**35.78**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**6.64**			**per FF=>**	**$1,430**		**per Net Acre=>**	**101,778.11**		**per SqFt=>**	**$2.34**										

Concluded FF Rate 1,430.0

2023 LAND TABLE KRA KALAMAZOO RIVER AREA - AVERAGE FRONTAGE FRONT FOOT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Aud. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-010-087-01	6490 OLD ALLEGAN RD	02/25/22	$1,900,000	WD	03-ARM'S LENGTH	$1,900,000	$672,000	35.37	$1,507,951	$1,028,249	$636,200	1,080.0	0.0	18.50	18.50	$952	$55,581	$1.28	1,080.00	KRA	4738-540		KRA-KALAMZOO RIVER AREA 2022	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-015-025-00	6465 SANDHILL LN	09/15/20	$1,275,000	WD	03-ARM'S LENGTH	$1,275,000	$555,000	43.53	$1,454,064	$180,998	$360,062	158.0	0.0	14.00	14.00	$1,146	$12,928	$0.30	158.00	KRA	4513-813		KRA-KALAMZOO RIVER AREA 2022	0	1	10/22/2007	RES 1 FAMILY	401
20-015-027-20	3036 HARBOR RD	01/14/22	$850,000	WD	03-ARM'S LENGTH	$850,000	$339,500	39.94	$795,435	$300,325	$245,760	240.0	0.0	1.27	1.27	$1,251	$235,919	$5.42	240.00	KRA	4724-228		KRA-KALAMZOO RIVER AREA 2022	0	1	10/23/2018	RES 1 FAMILY	401
20-023-015-20	6346 RIVERSIDE RD	09/24/21	$145,000	WD	03-ARM'S LENGTH	$145,000	$27,900	19.24	$203,014	$145,000	$203,014	165.9	0.0	5.64	5.73	$874	$25,709	$0.59	165.88	RRS	4682-428		KRA-KALAMZOO RIVER AREA 2022	0	1	1/12/2023	RES VAC.	402
20-230-018-00	3263 LORRIMAR LN	08/17/21	$500,000	WD	03-ARM'S LENGTH	$500,000	$144,000	28.80	$355,350	$183,000	$38,350	130.0	167.0	0.50	0.50	$1,408	$367,470	$8.44	130.00	KRA	4661-168		KRA-KALAMZOO RIVER AREA 2022	1	0	6/29/2009	RES 1 FAMILY	401
20-260-024-30	6316 OLD ALLEGAN RD	01/28/22	$619,400	WD	03-ARM'S LENGTH	$619,400	$166,000	26.80	$403,350	$277,705	$61,655	209.0	0.0	2.90	2.90	$1,329	$95,760	$2.20	209.00	KRA	4727-339		KRA-KALAMZOO RIVER AREA 2022	0	1	6/29/2009	RES 1 FAMILY	401
20-260-025-00	6270 EAGLE RIDGE	12/09/20	$560,000	WD	03-ARM'S LENGTH	$560,000	$182,600	32.61	$365,250	$560,000	$365,250	487.0	0.0	2.90	2.90	$1,150	$193,103	$4.43	487.00	KRA	4556-463		KRA-KALAMZOO RIVER AREA 2022	0	1	10/12/2016	RES VAC	402
		Totals:	**$5,849,400**			**$5,849,400**	**$2,087,000**		**$5,084,414**	**$2,673,277**	**$1,910,291**	**2,469.9**		**45.71**	**45.80**													
							Sale. Ratio =>	**35.68**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**8.24**			**per FF=>**	**$1,083**		**per Net Acre=>**	**58,525.89**		**per SqFt=>**	**$1.34**										

Concluded FF Rate 1,085.0

2023 LAND TABLE KRA KALAMAZOO RIVER AREA - FAIR FRONTAGE FRONT FOOT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Aud. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-010-087-01	6490 OLD ALLEGAN RD	02/25/22	$1,900,000	WD	03-ARM'S LENGTH	$1,900,000	$672,000	35.37	$1,507,951	$1,028,249	$636,200	1,080.0	0.0	18.50	18.50	$952	$55,581	$1.28	1,080.00	KRA	4738-540		KRA-KALAMZOO RIVER AREA 2022	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-015-025-00	6465 SANDHILL LN	09/15/20	$1,275,000	WD	03-ARM'S LENGTH	$1,275,000	$555,000	43.53	$1,454,064	$180,998	$360,062	158.0	0.0	14.00	14.00	$1,146	$12,928	$0.30	158.00	KRA	4513-813		KRA-KALAMZOO RIVER AREA 2022	0	1	10/22/2007	RES 1 FAMILY	401
20-015-025-20	6469 SANDHILL LN	08/28/20	$860,000	WD	03-ARM'S LENGTH	$860,000	$426,100	49.55	$898,430	$123,362	$161,792	158.0	0.0	10.00	10.00	$781	$12,336	$0.28	158.00	KRA	4504-601		KRA-KALAMZOO RIVER AREA 2022	0	1	1/12/2023	RES 1 FAMILY	401
20-015-027-20	3036 HARBOR RD	01/14/22	$850,000	WD	03-ARM'S LENGTH	$850,000	$339,500	39.94	$795,435	$300,325	$245,760	240.0	0.0	1.27	1.27	$1,251	$235,919	$5.42	240.00	KRA	4724-228		KRA-KALAMZOO RIVER AREA 2022	0	1	10/23/2018	RES 1 FAMILY	401
20-023-015-20	6346 RIVERSIDE RD	09/24/21	$145,000	WD	03-ARM'S LENGTH	$145,000	$27,900	19.24	$203,014	$145,000	$203,014	165.9	0.0	5.64	5.73	$874	$25,709	$0.59	165.88	RRS	4682-428		KRA-KALAMZOO RIVER AREA 2022	0	1	1/12/2023	RES VAC	402
20-230-005-00	3242 LORRIMAR LN	11/05/21	$630,000	WD	03-ARM'S LENGTH	$630,000	$252,200	40.03	$615,737	$100,193	$85,930	130.0	167.4	0.50	0.50	$771	$200,788	$4.61	130.00	KRA	4696-960		KRA-KALAMZOO RIVER AREA 2022	0	0	1/7/1996	RES 1 FAMILY	401
20-260-025-00	6270 EAGLE RIDGE	12/09/20	$560,000	WD	03-ARM'S LENGTH	$560,000	$182,600	32.61	$365,250	$560,000	$365,250	487.0	0.0	2.90	2.90	$1,150	$193,103	$4.43	487.00	KRA	4556-463		KRA-KALAMZOO RIVER AREA 2022	0	1	10/12/2016	RES VAC	402
20-295-001-00	6010 RIVER RIDGE DR	11/06/20	$75,000	WD	03-ARM'S LENGTH	$75,000	$54,300	72.40	$78,750	$75,000	$78,750	105.0	0.0	1.21	1.21	$714	$61,075	$1.40	105.00	KRA	4538-261		KRA-KALAMZOO RIVER AREA 2022	0	1	1/13/2023	RES VAC	402
		Totals:	**$6,295,000**			**$6,295,000**	**$2,509,600**		**$5,918,631**	**$2,513,127**	**$2,136,758**	**2,523.9**		**54.04**	**54.13**													
							Sale. Ratio =>	**39.87**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**15.31**			**per FF=>**	**$996**		**per Net Acre=>**	**46,504.94**		**per SqFt=>**	**$1.07**										

Concluded FF Rate	1,000.0

2023 LAND TABLE KRA KALAMAZOO RIVER AREA - POORER FRONTANTAGE FRONT FOOT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Aud. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-015-025-20	6469 SANDHILL LN	08/28/20	$860,000	WD	03-ARM'S LENGTH	$860,000	$426,100	49.55	$898,430	$123,362	$163,792	158.0	0.0	10.00	10.00	$781	$12,336	$0.28	158.00	KRA	4504-601		KRA-KALAMZOO RIVER AREA 2022	0	1	1/12/2023	RES 1 FAMILY	401
20-023-015-20	6346 RIVERSIDE RD	09/24/21	$145,000	WD	03-ARM'S LENGTH	$145,000	$27,900	19.24	$203,014	$145,000	$203,014	165.9	0.0	5.64	5.73	$874	$25,709	$0.59	165.88	RRS	4682-428		KRA-KALAMZOO RIVER AREA 2022	0	1	1/12/2023	RES VAC	402
20-230-005-00	3242 LORRIMAR LN	11/05/21	$630,000	WD	03-ARM'S LENGTH	$630,000	$252,200	40.03	$615,737	$100,193	$85,930	130.0	167.4	0.50	0.50	$771	$200,788	$4.61	130.00	KRA	4696-960		KRA-KALAMZOO RIVER AREA 2022	0	0	1/7/1996	RES 1 FAMILY	401
20-295-001-00	6010 RIVER RIDGE DR	11/06/20	$75,000	WD	03-ARM'S LENGTH	$75,000	$54,300	72.40	$78,750	$75,000	$78,750	105.0	0.0	1.23	1.23	$714	$61,075	$1.40	105.00	KRA	4538-261		KRA-KALAMZOO RIVER AREA 2022	0	1	1/13/2023	RES VAC	402
		Totals:	**$1,710,000**			**$1,710,000**	**$760,500**		**$1,795,931**	**$443,555**	**$529,486**	**558.9**		**17.37**	**17.46**													
							Sale. Ratio =>	**44.47**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**22.05**			**per FF=>**	**$794**		**per Net Acre=>**	**25,540.10**		**per SqFt=>**	**$0.59**										

Concluded FF Rate	795.0

2023 LAND TABLE KRA KALAMAZOO RIVER AREA - GOOD RIVER VIEW FRONT FOOT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Aud. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dupth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-013-008-00	3111 62ND ST	05/21/21	$1,515,000	WD	03-ARM'S LENGTH	$1,515,000	$642,100	42.38	$1,539,067	$310,255	$334,322	198.0	0.0	3.58	2.18	$1,567	$86,663	$1.99	198.00	KRA	4624-325	20-014-012-00	KRA-KALAMZOO RIVER AREA 2022	1	0	8/24/2009	RES 1 FAMILY	401
20-015-025-00	6465 SANDHILL LN	09/15/20	$1,275,000	WD	03-ARM'S LENGTH	$1,275,000	$555,000	43.53	$1,454,064	$180,998	$360,062	158.0	0.0	14.00	14.00	$1,146	$12,928	$0.30	158.00	KRA	4513-813		KRA-KALAMZOO RIVER AREA 2022	0	1	10/22/2007	RES 1 FAMILY	401
20-015-027-20	3036 HARBOR RD	01/14/22	$850,000	WD	03-ARM'S LENGTH	$850,000	$339,500	39.94	$795,435	$300,325	$245,760	240.0	0.0	1.27	1.27	$1,251	$235,919	$5.42	240.00	KRA	4724-228		KRA-KALAMZOO RIVER AREA 2022	0	1	10/23/2018	RES 1 FAMILY	401
20-100-016-00	3221 SILVER ACRES DR	07/20/20	$351,000	WD	03-ARM'S LENGTH	$351,000	$100,100	28.52	$256,798	$170,135	$75,933	117.0	209.0	0.56	0.56	$1,454	$303,271	$6.96	117.00	KRA	4489-830		KRA-KALAMZOO RIVER AREA 2022	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-230-018-00	3263 LORRIMAR LN	08/17/21	$500,000	WD	03-ARM'S LENGTH	$500,000	$144,000	28.80	$355,350	$183,000	$38,350	130.0	167.0	0.50	0.50	$1,408	$367,470	$8.44	130.00	KRA	4661-168		KRA-KALAMZOO RIVER AREA 2022	1	0	6/29/2009	RES 1 FAMILY	401
20-240-021-01	3024 HARBOR RD	05/12/21	$636,500	WD	03-ARM'S LENGTH	$636,500	$176,400	27.71	$423,669	$297,831	$85,000	200.0	200.0	0.92	0.92	$1,489	$324,435	$7.45	200.00	KRA	4627-197		KRA-KALAMZOO RIVER AREA 2022	0	1	10/22/2007	RES 1 FAMILY	401
20-260-024-30	6316 OLD ALLEGAN RD	01/28/22	$619,400	WD	03-ARM'S LENGTH	$619,400	$166,000	26.80	$403,350	$277,705	$61,655	209.0	0.0	2.90	2.90	$1,329	$95,760	$2.20	209.00	KRA	4727-339		KRA-KALAMZOO RIVER AREA 2022	0	1	6/29/2009	RES 1 FAMILY	401
20-260-025-00	6270 EAGLE RIDGE	12/09/20	$560,000	WD	03-ARM'S LENGTH	$560,000	$182,600	32.61	$365,250	$560,000	$365,250	487.0	0.0	2.90	2.90	$1,150	$193,103	$4.43	487.00	KRA	4556-463		KRA-KALAMZOO RIVER AREA 2022	0	1	10/17/2016	RES VAC	402
		Totals:	**$6,306,900**			**$6,306,900**	**$2,305,700**		**$5,592,983**	**$2,280,240**	**$1,566,332**	**1,739.0**		**26.63**	**25.23**													
							Sale. Ratio =>	**36.56**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**7.03**			**per FF=>**	**1,311**		**per Net Acre=>**	**85,627.07**		**per SqFt=>**	**$1.97**										

Concluded FF Rate 1,310.0

2023 LAND TABLE KRA KALAMAZOO RIVER AREA - AVERAGE RIVER VIEW AND GOOD BACKLOT FRONT FOOT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Aud. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-010-087-01	6490 OLD ALLEGAN RD	02/25/22	$1,900,000	WD	03-ARM'S LENGTH	$1,900,000	$672,000	35.37	$1,507,951	$1,028,249	$636,200	1,080.0	0.0	18.50	18.50	$952	$55,581	$1.28	1,080.00	KRA	4738-540		KRA-KALAMZOO RIVER AREA 2022	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-014-002-30	3112 GIND ST	09/18/20	$95,000	WD	03-ARM'S LENGTH	$95,000	$39,100	41.16	$764,247	$95,000	$62,800	148.0	0.0	1.68	1.68	$642	$56,548	$1.30	148.00	KRA	4522-268		KRA-KALAMZOO RIVER AREA 2022	0	1	8/10/2009	RES VAC	402
20-014-026-00	6344 SILVER LAKE DR	09/25/20	$617,500	WD	03-ARM'S LENGTH	$617,500	$214,300	34.70	$551,713	$219,899	$154,112	430.0	0.0	0.28	0.28	$511	$785,354	$18.03	430.00	KRA	4521-376		KRA-KALAMZOO RIVER AREA 2022	0	1	12/29/2010	RES 1 FAMILY	401
20-014-029-10	3001 INDIAN PT RD	06/26/20	$1,235,000	WD	03-ARM'S LENGTH	$1,235,000	$290,900	23.55	$1,084,486	$460,564	$310,050	729.5	0.0	8.80	8.80	$631	$52,337	$1.20	729.53	KRA	4478-476		KRA-KALAMZOO RIVER AREA 2022	0	1	8/1/2018	RES 1 FAMILY	401
20-015-025-20	6469 SANDHILL LN	08/28/20	$860,000	WD	03-ARM'S LENGTH	$860,000	$426,100	49.55	$898,430	$123,362	$161,792	158.0	0.0	10.00	10.00	$781	$12,336	$0.28	158.00	KRA	4504-601		KRA-KALAMZOO RIVER AREA 2022	0	1	1/12/2023	RES 1 FAMILY	401
20-023-007-01	RIVERSIDE RD	01/28/22	$216,500	WD	03-ARM'S LENGTH	$216,500	$0	0.00	$203,392	$216,500	$195,500	460.0	0.0	5.20	5.20	$471	$41,635	$0.96	460.00	COM	4729/736		KRA-KALAMZOO RIVER AREA 2022	0	0	NOT INSPECTED		202
20-023-011-20	6346 RIVERSIDE RD	09/24/21	$145,000	WD	03-ARM'S LENGTH	$145,000	$27,900	19.24	$203,014	$145,000	$203,014	165.9	0.0	5.64	5.73	$874	$25,709	$0.59	165.88	RRS	4682-428		KRA-KALAMZOO RIVER AREA 2022	0	1	1/12/2023	RES VAC	402
20-225-007-00	3126 RED OAK	05/29/20	$76,000	WD	03-ARM'S LENGTH	$76,000	$32,500	42.76	$93,795	$76,000	$93,795	125.1	314.6	0.90	0.90	$608	$84,164	$1.93	125.06	KRA	4479-508		KRA-KALAMZOO RIVER AREA 2022	0	0	7/27/2009	RES VAC	402
20-230-005-00	3242 LORRIMAR LN	11/05/21	$630,000	WD	03-ARM'S LENGTH	$630,000	$252,200	40.03	$615,737	$100,193	$85,930	130.0	167.4	0.50	0.50	$771	$200,788	$4.61	130.00	KRA	4696-960		KRA-KALAMZOO RIVER AREA 2022	0	0	1/7/1996	RES 1 FAMILY	401
20-295-001-00	6010 RIVER RIDGE DR	11/06/20	$75,000	WD	03-ARM'S LENGTH	$75,000	$54,300	72.40	$78,750	$75,000	$78,750	105.0	0.0	1.23	1.23	$714	$61,075	$1.40	105.00	KRA	4538-261		KRA-KALAMZOO RIVER AREA 2022	0	1	1/13/2023	RES VAC	402
20-295-006-00	6034 RIVER RIDGE CT	12/11/20	$82,500	WD	03-ARM'S LENGTH	$82,500	$36,700	44.48	$93,750	$82,500	$93,750	125.0	0.0	0.83	0.83	$660	$99,398	$2.28	125.00	KRA	4563-433		KRA-KALAMZOO RIVER AREA 2022	0	1	9/14/2009	RES VAC	402
20-295-007-00	6036 RIVER RIDGE DR	05/28/21	$549,000	WD	03-ARM'S LENGTH	$549,000	$331,500	60.38	$549,917	$85,333	$86,250	180.0	0.0	1.02	1.02	$474	$83,989	$1.93	180.00	KRA	4629-450		KRA-KALAMZOO RIVER AREA 2022	0	1	1/13/2023	RES 1 FAMILY	401
20-295-031-00	3188 60TH ST	06/14/21	$320,777	WD	03-ARM'S LENGTH	$320,777	$106,200	33.11	$279,407	$79,720	$38,350	130.0	172.0	0.51	0.51	$613	$155,400	$3.57	130.00	KRA	4652-692		KRA-KALAMZOO RIVER AREA 2022	0	1	1/13/2023	RES 1 FAMILY	401
	Totals:	**$6,802,277**				**$6,802,277**	**$2,483,700**		**$6,924,589**	**$2,787,320**	**$2,200,393**	**3,966.5**		**55.09**	**55.18**													
							Sale. Ratio =>	**36.51**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**18.13**			**per FF=>**	**$703**		**per Net Acre=>**	**50,596.67**		**per SqFt=>**	**$1.16**										

Concluded FF Rate 700.0

2023 LAND TABLE KRA KALAMAZOO RIVER AREA - AVERAGE BACKLOT FRONT FOOT

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	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-014-026-00	6344 SILVER LAKE DR	09/25/20	$617,500	WD	03-ARM'S LENGTH	$617,500	$214,300	34.70	$551,713	$219,899	$154,112	430.0	0.0	0.28	0.28	$511	$785,354	$18.03	430.00	KRA	4521-376		KRA-KALAMZOO RIVER AREA 2022	0	1	12/29/2010	RES 1 FAMILY	401
20-023-007-01	RIVERSIDE RD	01/28/22	$216,500	WD	03-ARM'S LENGTH	$216,500	$0	0.00	$203,392	$216,500	$195,500	460.0	0.0	5.20	5.20	$471	$41,635	$0.96	460.00	COM	4729/736		KRA-KALAMZOO RIVER AREA 2022	0	0	NOT INSPECTED		202
20-050-020-00	6172 BAYOU TR	03/11/22	$500,500	WD	03-ARM'S LENGTH	$500,500	$265,800	53.11	$476,736	$76,864	$53,100	180.0	0.0	0.76	0.76	$427	$101,137	$2.32	180.00	KRA	4740-477		KRA-KALAMZOO RIVER AREA 2022	0	1	6/23/2009	RES 1 FAMILY	401
20-190-011-00	6579 HERON BAY DR	04/16/21	$726,127	WD	03-ARM'S LENGTH	$726,127	$377,600	52.00	$827,316	$60,603	$161,792	158.0	144.0	0.52	0.52	$384	$116,098	$2.67	158.00	KRA	4610-800		KRA-KALAMZOO RIVER AREA 2022	0	1	10/8/2007	RES 1 FAMILY	401
20-225-007-00	3126 RED OAK	05/29/20	$76,000	WD	03-ARM'S LENGTH	$76,000	$32,500	42.76	$93,795	$76,000	$93,795	125.1	314.6	0.90	0.90	$608	$84,164	$1.93	125.06	KRA	4479-508		KRA-KALAMZOO RIVER AREA 2022	0	0	7/27/2009	RES VAC	402
20-295-007-00	6036 RIVER RIDGE DR	05/28/21	$549,000	WD	03-ARM'S LENGTH	$549,000	$331,500	60.38	$549,917	$85,333	$86,250	180.0	0.0	1.02	1.02	$474	$83,989	$1.93	180.00	KRA	4629-450		KRA-KALAMZOO RIVER AREA 2022	0	1	1/13/2023	RES 1 FAMILY	401
20-295-019-00	6022 POTTAWATOMIE RIDGE DR	06/11/21	$314,900	WD	03-ARM'S LENGTH	$314,900	$154,200	48.97	$385,825	$37,001	$35,400	120.0	0.0	0.52	0.52	$308	$71,156	$1.63	120.00	KRA	4639-543		KRA-KALAMZOO RIVER AREA 2022	0	1	9/14/2009	RES 1 FAMILY	401
20-295-021-00	6032 POTAWATOMIE RIDGE DR	01/08/21	$310,000	WD	03-ARM'S LENGTH	$310,000	$109,800	35.42	$305,989	$48,261	$44,250	150.0	0.0	0.59	0.59	$322	$81,798	$1.88	150.00	KRA	4563-562		KRA-KALAMZOO RIVER AREA 2022	0	1	9/14/2009	RES 1 FAMILY	401
20-295-031-00	3188 60TH ST	06/14/21	$320,777	WD	03-ARM'S LENGTH	$320,777	$106,200	33.11	$279,407	$79,720	$38,350	130.0	172.0	0.51	0.51	$613	$155,400	$3.57	130.00	KRA	4652-692		KRA-KALAMZOO RIVER AREA 2022	0	1	1/13/2023	RES 1 FAMILY	401
20-315-006-00	3227 LAKE TRAIL DR	12/21/20	$670,000	WD	03-ARM'S LENGTH	$670,000	$394,200	58.84	$669,902	$65,973	$100,595	155.0	0.0	0.05	0.05	$426	$1,268,712	$29.13	155.00	KRA	4553-338		KRA-KALAMZOO RIVER AREA 2022	0	1	10/27/2015	RES 1 FAMILY	401
		Totals:	**$4,301,304**			**$4,301,304**	**$1,986,100**		**$4,343,992**	**$966,154**	**$963,144**	**2,088.1**		**10.36**	**10.36**													
							Sale. Ratio =>	**46.17**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**17.74**			**per FF=>**	**$463**		**per Net Acre=>**	**93,294.13**		**per SqFt=>**	**$2.14**										

Concluded FF Rate 465.0

2023 LAND TABLE KRA KALAMAZOO RIVER AREA - POORER BACKLOT FRONT FOOT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Aud. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dupth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-023-012-50	RIVERSIDE RD V/L	11/23/21	$155,000	WD	03-ARM'S LENGTH	$155,000	$34,600	22.32	$156,350	$155,000	$156,350	530.0	0.0	3.29	3.29	$292	$47,112	$1.08	530.00	RST	4705-976		KRA-KALAMZOO RIVER AREA 2022	0	0	NOT INSPECTED	RES VAC.	402
20-050-020-00	6172 BAYOU TR	03/11/22	$500,500	WD	03-ARM'S LENGTH	$500,500	$265,800	53.11	$476,736	$76,864	$53,100	180.0	0.0	0.76	0.76	$427	$101,137	$2.32	180.00	KRA	4740-477		KRA-KALAMZOO RIVER AREA 2022	0	1	6/23/2009	RES 1 FAMILY	401
20-190-011-00	6579 HERON BAY DR	04/16/21	$726,127	WD	03-ARM'S LENGTH	$726,127	$377,600	52.00	$827,316	$60,603	$161,792	158.0	144.0	0.52	0.52	$384	$116,098	$2.67	158.00	KRA	4610-800		KRA-KALAMZOO RIVER AREA 2022	0	1	10/8/2007	RES 1 FAMILY	401
20-225-018-00	3115 RED OAK DR	11/10/20	$500,000	WD	03-ARM'S LENGTH	$500,000	$184,500	36.90	$519,767	$44,255	$64,022	150.6	246.2	0.93	0.93	$294	$47,433	$1.09	150.64	KRA	4538-993		KRA-KALAMZOO RIVER AREA 2022	0	1	10/31/2006	RESIDENTIAL	401
20-295-019-00	6022 POTTAWATOMIE RIDGE DR	06/11/21	$314,900	WD	03-ARM'S LENGTH	$314,900	$154,200	48.97	$385,825	$37,001	$35,400	120.0	0.0	0.52	0.52	$308	$71,156	$1.63	120.00	KRA	4639-543		KRA-KALAMZOO RIVER AREA 2022	0	1	9/14/2009	RES 1 FAMILY	401
20-295-021-00	6032 POTAWATOMIE RIDGE DR	01/08/21	$310,000	WD	03-ARM'S LENGTH	$310,000	$109,800	35.42	$305,989	$48,261	$44,250	150.0	0.0	0.59	0.59	$322	$81,798	$1.88	150.00	KRA	4563-562		KRA-KALAMZOO RIVER AREA 2022	0	1	9/14/2009	RES 1 FAMILY	401
20-315-006-00	3227 LAKE TRAIL DR	12/21/20	$670,000	WD	03-ARM'S LENGTH	$670,000	$394,200	58.84	$669,902	$65,973	$100,595	155.0	0.0	0.05	0.05	$426	$1,268,712	$29.13	155.00	KRA	4553-338		KRA-KALAMZOO RIVER AREA 2022	0	1	10/27/2015	RES 1 FAMILY	401
		Totals:	**$3,176,527**			**$3,176,527**	**$1,320,700**		**$3,341,885**	**$487,957**	**$615,509**	**1,443.6**		**6.07**	**6.07**													
							Sale. Ratio =>	**47.87**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**12.82**			**per FF=>**	**$338**		**per Net Acre=>**	**73,189.89**		**per SqFt=>**	**$1.68**										

Concluded FF Rate	340.0