

## AGRICULTURAL VACANT LAND SALES

|                                                                                                                                  |                      |            |                |         |          |                   | Last Updated:         | 12/31/2024                                                      |
|----------------------------------------------------------------------------------------------------------------------------------|----------------------|------------|----------------|---------|----------|-------------------|-----------------------|-----------------------------------------------------------------|
| Parcel #                                                                                                                         | Address              | Sale Date  | Sale Price     | Acreage | \$/Acre  | Seller            | Buyer                 | Notes                                                           |
| 70-10-23-300-050                                                                                                                 | 14th Ave             | 2/16/2023  | \$225,000      | 19.56   | \$11,503 | Smith             | Langerak              | Possible future home site (?), part woods                       |
| 70-10-23-400-001                                                                                                                 | Lake Michigan Dr     | 2/16/2023  | \$325,000      | 40.99   | \$7,929  | Smith             | Langerak              | Possible future home site (?), part woods                       |
|                                                                                                                                  |                      |            |                | Avg     | \$9,716  |                   |                       |                                                                 |
| 2025 DB: Note - County using \$14,100/Ac. We have sales in that range that are already a few years old, so we will use that too. |                      |            |                |         |          |                   |                       |                                                                 |
| For 2023 Roll:                                                                                                                   |                      |            |                |         |          |                   | \$12,000              |                                                                 |
| For 2024 Roll:                                                                                                                   |                      |            |                |         |          |                   | \$12,500              | 104.2%                                                          |
| ADDITIONAL AG SALESolder timeframe, small size, building value removed for land study, etc.                                      |                      |            |                |         |          |                   |                       |                                                                 |
| Parcel #                                                                                                                         | Address              | Sale Date  | Adj Sale Price | Acreage | \$/Acre  | Seller            | Buyer                 | Notes                                                           |
| 70-10-12-100-009                                                                                                                 | 8th Ave              | 10/20/2021 | \$42,500       | 2.72    | \$15,625 | Neubecker Company | G F Neubecker         | Family Transf, Market Rate                                      |
| 70-10-06-400-032                                                                                                                 | 40th Ave             | 6/18/2021  | \$60,000       | 7.06    | \$8,499  | Langeland         | Kramer                | PA 260 filed. Rear farmland behind house.                       |
| 70-14-12-200-023                                                                                                                 | Burton St            | 2/10/2021  | \$500,000      | 46.38   | \$10,781 | Tanis             | Weller                | Grazing land.                                                   |
| 70-10-01-200-069                                                                                                                 | I-96                 | 8/20/2021  | \$20,000       | 5.87    | \$3,407  | Dausman           | Schutten              | Small parcel by highway.                                        |
| 70-10-28-100-049                                                                                                                 | 10940 Skipping Stone | 10/6/2020  | \$171,000      | 11.66   | \$14,666 | Koster            | Bartrom               | Field at time of sale. New home site now.                       |
| 70-10-14-200-038                                                                                                                 | 8th Ave              | 11/23/2020 | \$185,000      | 13.08   | \$14,144 | Harrington        | Boluyt                | Ag land at sale and still (Dec 2021). Home site?                |
| 70-10-04-300-016                                                                                                                 | 32nd Ave             | 7/8/2019   | \$221,892      | 24.02   | \$9,238  | Langeland Farms   | Langeland (Tom)       | Good market rate per seller.                                    |
| 70-10-14-200-036 pt 2                                                                                                            | 8th Ave              | 4/19/2019  | \$277,908      | 23.16   | \$11,999 | Styburski         | METC                  | Continued farming use for now                                   |
| 70-10-14-200-036 pt 1                                                                                                            | 8th Ave              | 4/18/2019  | \$168,720      | 14.04   | \$12,017 | Sloboda           | METC                  | Continued farming use for now                                   |
| 70-10-06-200-014                                                                                                                 | 40th Ave             | 10/26/2018 | \$267,000      | 26.80   | \$9,964  | Childs            | Finkler               | Old barns, no value. Buyer new house site                       |
| 70-10-02-100-038                                                                                                                 | Hayes St             | 10/30/2019 | \$200,000      | 33.535  | \$5,964  | Hawley            | Snelling              | New Sheffield's Way development                                 |
| 70-10-09-400-028                                                                                                                 | 24th Ave             | 4/12/2019  | \$151,000      | 54.46   | \$2,773  | Baker             | BMB (Michalak)        | Unrelated but discounted price per buyer.                       |
| 70-10-05-100-030 pt                                                                                                              | 40th Ave             | 12/12/2018 | \$50,000       | 11.10   | \$4,505  | McClellan         | Langeland (Dave)      | Rear land, lot line adj                                         |
| 70-10-13-100-022                                                                                                                 | 8th Ave              | 9/26/2017  | \$250,000      | 27.53   | \$9,081  | Delnay            | Hoogewind Roger       | Bought land adjacent to house                                   |
| 70-10-06-100-020                                                                                                                 | 14054 48th Ave       | 8/15/2017  | \$450,000      | 65.42   | \$6,879  | Little Deer Creek | Pura Vida (B Vrugink) | Bob paid \$300,000 for 2/3 value, buying out his partners       |
| 70-14-12-400-001                                                                                                                 | 8335 Kenowa Ave      | 7/26/2017  | \$785,000      | 61.71   | \$12,721 | Weller Trust      | Weller                | Related but market price, end of Weller air strip, part low/wet |
| 70-10-14-100-007                                                                                                                 | 12453 14th Ave       | 5/31/2017  | \$500,000      | 63.16   | \$7,916  | Terwee            | J & J Dairy           | \$700k sale price less \$200k worth of bldgs. -tt/buyer         |
| 70-10-04-100-006                                                                                                                 | 32nd Ave             | 3/22/2017  | \$625,000      | 82.25   | \$7,599  | Willcome          | Langeland Farms       |                                                                 |
| 70-10-13-300-077                                                                                                                 | 8th Ave              | 1/6/2017   | \$100,000      | 7.01    | \$14,265 | Janet Schwallier  | Adam Schwallier       | Adam bought mom's parcel, paid market, future Res?              |
| 70-10-02-200-021                                                                                                                 | Hayes St             | 11/9/2016  | \$87,100       | 11.51   | \$7,567  | Hawley            | Drolema               | 2 parcels (one is 66' wide access strip)                        |

| Appraisal Use         | \$/Acre  |
|-----------------------|----------|
| 2017 Local Database   | \$6,900  |
| County Using for 2018 | \$7,000  |
| 2018 Local Database   | \$7,000  |
| County Using for 2019 | \$8,000  |
| 2019 Local Database   | \$8,000  |
| County Using for 2020 | \$8,500  |
| 2020 Local Database   | \$8,500  |
| County Using for 2021 | \$8,100  |
| 2021 Local Database   | \$8,500  |
| County Using for 2022 | \$11,000 |
| 2022 Local Database   |          |

## COMMERCIAL VACANT LAND SALES

last updated:

12/31/2024

| COM          |                         |                      |                       |                         |                  |                   |                |              |                |                  |                                                     |
|--------------|-------------------------|----------------------|-----------------------|-------------------------|------------------|-------------------|----------------|--------------|----------------|------------------|-----------------------------------------------------|
| <u>Class</u> | <u>Parcel #</u>         | <u>Address</u>       | <u>Seller</u>         | <u>Buyer</u>            | <u>Sale Date</u> | <u>Sale Price</u> | <u>Acreage</u> | <u>\$/SF</u> | <u>\$/Acre</u> | <u>Utilities</u> | <u>Notes</u>                                        |
| Com          | 70-10-24-300-066        | Lake Michigan Dr     | ake Michigan Comm Par | HMH Enterprises         | 8/20/2024        | \$199,999         | 1.64           | \$2.80       | \$121,951      | All              | Chad Wright (is a portion non-buildable?/runoff?)   |
| Com          | 70-10-25-200-036        | 240 Lake Michigan Dr | Landstra              | Commercial Bank         | 7/13/2023        | \$245,000         | 0.67           | \$8.39       | \$365,672      | All              | Future Bank Site                                    |
| Com          | 70-10-24-392-001        | Sessions Dr (Lot 1)  | BN Commercial LLC     | STCD-GR LLC             | 12/20/2021       | \$375,000         | 1.66           | \$5.19       | \$225,904      | All              | Future Mega Bev site                                |
| Com          | 70-10-01-400-036        | 13781 2nd Ave        | Zarnosky              | Porchlight (Pater)      | 5/27/2021        | \$315,000         | 5.14           | \$1.41       | \$61,284       | All              | New Vista Storage Site (Mitch Pater)                |
| Com          | 70-10-24-392-003 et al  | Sessions Dr          | Sessions Point Com    | T Bosgraaf Homes        | 3/3/2021         | \$630,000         | 4.75           | \$3.05       | \$132,743      | All              | Future residential townhomes sites                  |
| Com          | 70-10-24-392-002        | Sessions Dr          | Sessions Point Com    | Parker Asset Group      | 10/9/2020        | \$200,000         | 1.42           | \$3.23       | \$140,845      | All              | Future site of granite/stone showroom               |
| Com          | 70-10-24-484-015        | 11255 1st Ave        | H2.1 LLC              | Run DMT LLC             | 10/7/2020        | \$180,000         | 1.30           | \$3.18       | \$138,462      | All              | Future site of Black Star Development (ofc)         |
| Com          | 70-10-01-480-008        | 13685 Ironwood Dr    | Escobar               | Niemi                   | 1/3/2020         | \$132,000         | 1.66           | \$1.83       | \$79,518       |                  | House on 1.66 acres, believed purch for com land(?) |
| Com          | 70-10-01-400-051 & -052 | 13953 Ironwood Dr    | Kurt Andrews          | Ken VerWoert            | 11/6/2019        | \$100,000         | 2.50           | \$0.92       | \$40,000       | No water/sewer   | Future office/mini warehouse flex site              |
| Older Sales  |                         |                      |                       |                         |                  |                   |                |              |                |                  |                                                     |
| Com          | 70-10-12-200-027        | Johnson St           | Minciotti             | Tallmadge Land (Alt)    | 10/3/2017        | \$700,000         | 23.43          | \$0.69       | \$29,876       | All              | By Kensington Preserve Apartments                   |
| Com          | 70-10-24-485-024        | 25 Lake Michigan Dr  | H2.2 LLC              | Chalk Custard LLC       | 10/11/2016       | \$500,000         | 1.656          | \$6.93       | \$301,932      | All              | New Freddy's Restaurant                             |
| Com          | 70-10-12-200-032        | Heron Dr             | Minciotti             | Tallmadge Land (Alt)    | 9/1/2015         | \$270,924         | 12.870         | \$0.48       | \$21,051       | All              | Kensington Preserve Apartments                      |
| Com          | 70-10-24-300-059        | 435 Lake Michigan Dr | Standard Grand Valley | Talamon                 | 4/15/2015        | \$108,500         | 0.667          | \$3.73       | \$162,669      | All              | Wash n' Wags                                        |
| Com          | 70-10-24-485-013        | 11276 1st Ave        | HJ & CL LLC           | Maas (Green Acres)      | 9/25/2013        | \$250,000         | 3.32           | \$1.73       | \$75,301       | All              | Green Acres Assisted Living                         |
| Com          | 70-10-24-485-023        | 53 Lake Michigan Dr  | HJ & CL LLC           | BBI Holdings (Boverhof) | 4/15/2013        | \$310,000         | 1.56           | \$4.56       | \$198,718      | All              | Appletree Daycare                                   |

## UNIQUE

| <u>Class</u> | <u>Parcel #</u>  | <u>Address</u>          | <u>Seller</u> | <u>Buyer</u>        | <u>Sale Date</u> | <u>Sale Price</u> | <u>Acreage</u> | <u>\$/SF</u> | <u>\$/Acre</u> | <u>Utilities</u> | <u>Notes</u>                     |
|--------------|------------------|-------------------------|---------------|---------------------|------------------|-------------------|----------------|--------------|----------------|------------------|----------------------------------|
| Com          | 70-10-24-300-067 | Lake Michigan Dr (rear) | VanderJagt    | Sessions Pointe LLC | 6/30/2016        | \$25,000          | 0.880          | \$0.65       | \$28,409       | All              | Rear access strip to subdivision |

## INDUSTRIAL VACANT LAND SALES

last updated:

12/31/2024

| Class | Parcel #                | Address              | Seller                   | Buyer                 | Sale Date  | Sale Price  | Acreage | \$/SF  | \$/Acre   | Utilities | Notes                                                            |
|-------|-------------------------|----------------------|--------------------------|-----------------------|------------|-------------|---------|--------|-----------|-----------|------------------------------------------------------------------|
| Ind   | 70-10-25-100-035        | 550 Lake Michigan Dr | Matz                     | Bultsma               | 2/23/2024  | \$165,000   | 11.78   | \$1.19 | \$14,007  | All       | Land Contract                                                    |
| Ind   | 70-10-24-484-007        | 160 1st Ct           | Steele                   | Royal Ventures        | 12/21/2023 | \$325,000   | 1.61    | \$8.73 | \$201,863 | All       |                                                                  |
| Ind   | 70-10-24-400-083        | Steele St            | Grow America LLC         | B & G Holdings Group  | 12/2/2022  | \$325,000   | 1.77    | \$7.94 | \$183,616 | All       |                                                                  |
| Ind   | 70-10-01-200-037        | 13960 Ironwood Dr    | DEG Dev (Visser Bros)    | Ironwood 13960 LLC    | 6/24/2022  | \$1,803,685 | 22.00   | \$0.64 | \$81,986  | All       | Douglas Doelder - Foam Bubble (Premier Protective Packaging)     |
| Ind   | 70-10-33-100-005 et al  | 10197 Linden Dr      | Orzechowski              | Busch Dr Conc LLC     | 3/16/2022  | \$795,000   | 11.98   | \$1.17 | \$66,361  | Well/Sept | Future gravel mine                                               |
| Ind   | 70-10-24-484-001        | 152 Steele St        | TKCW Ent (Travis Koning) | MAP Enterprises       | 11/4/2021  | \$225,000   | 3.72    | \$3.78 | \$60,484  | All       | 1.5 usable, rest is wetlands.                                    |
| Ind   | 70-10-24-485-001 & -002 | Steele & 3rd         | Lucas Concrete Constr    | Tallmadge Pointe LLC  | 7/6/2021   | \$325,000   | 6.13    | \$2.29 | \$53,018  | All       | oug Klooststra (BCI Constr), sale and leaseback to Lucas Concret |
| Ind   | 70-10-01-200-037        | 13960 Ironwood Dr    | Dausman                  | DEG Dev (Visser Bros) | 6/24/2021  | \$1,650,000 | 22.00   | \$0.64 | \$75,000  | All       | Visser Brothers bought for Ind Dev                               |
| Ind   | 70-10-24-484-001        | 152 Steele St        | CDK                      | TKCW Enterprises      | 6/15/2020  | \$175,000   | 3.72    | \$3.78 | \$47,043  | All       | ic usable (\$111k/ac @ that), rest wetland. Travis Koning purcha |
| Ind   | 70-10-24-485-001 & -002 | Steele & 3rd         | Marcia Steele Trust      | Lucas Concrete Constr | 4/26/2019  | \$325,000   | 6.13    | \$2.29 | \$53,018  | All       | buyer - # 826-7238                                               |
| Ind   | 70-10-01-199-015        | 14138 Ironwood Dr    | David Hilton Trust       | GVG Properties LLC    | 12/11/2018 | \$195,000   | 2.48    | \$5.67 | \$78,629  | All       | Grand Valley Glass, tearing old house down                       |
| Ind   | 70-10-24-400-056        | V/L on 3rd Ave       | Superior Wood Prod       | Grow America LLC      | 8/9/2018   | \$330,000   | 4.08    | \$3.45 | \$80,882  | All       | Henry Rosendall (buyer)                                          |

Use for Avg Rate for 2024

Consider with Prime rate and % incr from Avg (from \$75k to \$80k).

### Older Sales

| Class | Parcel #                | Address               | Seller                | Buyer                    | Sale Date | Sale Price | Acreage | \$/SF  | \$/Acre  | Utilities | Notes                                  |
|-------|-------------------------|-----------------------|-----------------------|--------------------------|-----------|------------|---------|--------|----------|-----------|----------------------------------------|
| Ind   | 70-10-24-400-079        | V/L on Northern Dr    | Third Ave (Hoogewind) | Standale Enterprises LLC | 6/9/2017  | \$400,000  | 4.43    | \$3.17 | \$90,293 | All       | Northern piece of this industrial area |
| Ind   | 70-10-24-484-004        | 11381 1st Ave         | Tasmanian (Kleyn)     | Apex                     | 9/29/2016 | \$360,000  | 3.91    | \$2.11 | \$92,072 | All       | Apex (parking expansion)               |
| Ind   | 70-10-24-486-004        | 311 Northern Dr       | Third Ave (Hoogewind) | Tasmanian (Kleyn)        | 7/6/2016  | \$90,000   | 6.72    | \$2.15 | \$93,806 | All       | 1 condo in sale (7 units on site)      |
| Ind   | 70-10-24-486-006 & -007 | 309 & 306 Northern Dr | Third Ave (Hoogewind) | Kleyn                    | 7/15/2015 | \$175,000  | 6.72    | \$2.09 | \$91,200 | All       | 2 condos in sale (7 units on site)     |
| Ind   | 70-10-24-400-078        | 310 Northern Dr       | Third Ave (Hoogewind) | TK Associates (DeVisser) | 4/29/2015 | \$155,000  | 3.11    | \$1.14 | \$49,839 | All       | Home Specialists new building          |

### UNIQUE

| Class | Parcel #         | Address          | Seller               | Buyer          | Sale Date  | Sale Price | Acreage | \$/SF  | \$/Acre | Utilities | Notes                            |
|-------|------------------|------------------|----------------------|----------------|------------|------------|---------|--------|---------|-----------|----------------------------------|
| Ind   | 70-10-14-200-007 | Lincoln St       | Consumers - easement | ITC - easement | 4/19/2019  | \$14,645   |         |        |         | N/A       | Purchase of easement rights only |
| Ind   | 70-10-24-485-020 | Steele St (rear) | Coraalin (Agape)     | Brian Smith    | 10/31/2014 | \$10,000   | 5.95    | \$0.04 | \$1,681 | All       | Drainage Pond - Agape            |

### LISTINGS (informational only)

| Class | Parcel #         | Address    | Seller       | Buyer | Listing Date | Sale Price | Acreage | \$/SF | \$/Acre | Utilities | Notes                                               |
|-------|------------------|------------|--------------|-------|--------------|------------|---------|-------|---------|-----------|-----------------------------------------------------|
| Ind   | 70-10-24-484-001 | 152 Steele | CDK Land LLC | ???   | 10/19/2019   | \$175,000  | 3.72    |       |         | All       | 3.72 acres but: 1.5 acres usable, the rest wetlands |

## ALL RESIDENTIAL VACANT LAND SALES (4/1/22 to 8/20/24)

### RES01 & RES02 - Metes & Bounds/2010 & Newer - Metes & Bounds

| Neigh.        | Parcel Number    | Street Address        | Sale Date | Sale Price | Net Acreage | \$/Acre  | Grantor                              | Grantee | Comments                    |
|---------------|------------------|-----------------------|-----------|------------|-------------|----------|--------------------------------------|---------|-----------------------------|
| RES01 & RES02 | 70-10-22-300-008 | 11272 24TH AVE        | 04/25/24  | \$60,000   | 1.04        | \$57,692 | DREYER STEPHAN J WALDECKER MICHA     |         | HOUSE TO BE DEMO'D          |
| RES01 & RES02 | 70-10-25-100-042 | 640 LAKE MICHIGAN DR  | 08/11/23  | \$115,000  | 2.01        | \$57,214 | K & E PARTNERS LLC(BOLKEMA DANIEL A  |         | -                           |
| RES01 & RES02 | 70-10-07-200-043 | JOHNSON ST            | 03/01/24  | \$129,900  | 2.03        | \$64,148 | DELIEFDE-FLORES PLASCENCIA-VARGA     |         | --                          |
| RES01 & RES02 | 70-10-07-200-044 | 42ND AVE              | 02/14/24  | \$129,900  | 2.25        | \$57,682 | DELIEFDE-FLORES BECKER CODY          |         | -                           |
| RES01 & RES02 | 70-10-23-300-047 | 11320 14TH AVE        | 06/15/23  | \$109,900  | 2.32        | \$47,371 | SMITH GREGORY D-SCHULTZ BUILDERS     |         | -                           |
| RES01 & RES02 | 70-10-23-300-046 | 14TH AVE              | 06/30/23  | \$116,696  | 2.32        | \$50,300 | SMITH GREGORY D-SCHULTZ BUILDERS     |         | -                           |
| RES01 & RES02 | 70-10-23-300-048 | 14TH AVE              | 07/14/23  | \$116,961  | 2.32        | \$50,414 | SMITH GREGORY D-SCHULTZ BUILDERS     |         | -                           |
| RES01 & RES02 | 70-10-23-300-046 | 14TH AVE              | 12/20/23  | \$125,000  | 2.32        | \$53,879 | SCHULTZ BUILDERSHILBRAND TREVOR-     |         | -                           |
| RES01 & RES02 | 70-10-24-100-036 | 724 LEONARD ST        | 07/07/22  | \$109,000  | 2.46        | \$44,345 | TUTTLE DONALD W FIELDS IAN & KARA    |         | -                           |
| RES01 & RES02 | 70-10-24-100-037 | 690 LEONARD ST        | 04/28/23  | \$110,000  | 2.46        | \$44,752 | TUTTLE DONALD WATHLONE HOLDING       |         | -                           |
| RES01 & RES02 | 70-10-10-300-033 | 13020 24TH AVE        | 10/09/23  | \$130,000  | 2.50        | \$52,000 | GONZALEZ MELISSA/VANBAREN DAVID      |         | -                           |
| RES01 & RES02 | 70-10-10-300-030 | 24TH AVE              | 12/15/23  | \$132,500  | 2.50        | \$53,000 | MAIJAARS KURTIS GOHN ANDREW J        |         | -                           |
| RES01 & RES02 | 70-10-10-200-021 | JOHNSON ST            | 07/26/22  | \$125,000  | 2.51        | \$49,900 | PRENGER MICHAEL HANKO DAVE-JOAN      |         | BUYBACK INCLUDES EXCAV WORK |
| RES01 & RES02 | 70-10-15-300-070 | LEONARD ST            | 06/01/23  | \$150,000  | 2.80        | \$53,591 | KLEIN DENNIS-JENN BROWN JACOB A-M.   |         | -                           |
| RES01 & RES02 | 70-10-23-300-044 | 14TH AVE              | 04/10/23  | \$115,000  | 2.90        | \$39,724 | SMITH GREGORY D-SIGNH MANJIT         |         | -                           |
| RES01 & RES02 | 70-10-23-300-042 | 11580 14TH AVE        | 04/26/23  | \$114,900  | 3.17        | \$36,212 | SMITH GREGORY D-ATHLONE HOLDING      |         | -                           |
| RES01 & RES02 | 70-10-23-300-043 | 14TH AVE              | 04/26/23  | \$124,900  | 3.18        | \$39,240 | SMITH GREGORY D-ATHLONE HOLDING      |         | -                           |
| RES01 & RES02 | 70-10-24-100-031 | 8TH AVE               | 04/27/22  | \$105,000  | 3.38        | \$31,111 | HARING CHRISTOPHIGUILLORY NEIKO      |         | -                           |
| RES01 & RES02 | 70-10-24-100-031 | 8TH AVE               | 06/07/24  | \$135,000  | 3.38        | \$40,000 | GUILLORY NEIKO JUAREZ JOSH           |         | -                           |
| RES01 & RES02 | 70-10-28-400-038 | 26TH AVE              | 10/05/22  | \$129,900  | 4.23        | \$30,709 | DEVRIES MARTIN J- VANDERKOLK JORD    |         | -                           |
| RES01 & RES02 | 70-10-23-300-045 | 11412 14TH AVE        | 06/20/23  | \$133,500  | 4.46        | \$29,913 | SMITH GREGORY D-TUINSTRAS THOMAS     |         | -                           |
| RES01 & RES02 | 70-10-23-300-049 | 14TH AVE              | 01/10/24  | \$193,903  | 4.58        | \$42,300 | SMITH GREGORY D-BOUMA DANIEL         |         | -                           |
| RES01 & RES02 | 70-10-10-200-024 | 1660 JOHNSON ST       | 11/01/23  | \$160,000  | 5.01        | \$31,923 | HANKO DAVE-JOAN DENBO SEAN-ESTEE     |         | -                           |
| RES01 & RES02 | 70-10-33-200-036 | 10150 26TH AVE        | 07/19/22  | \$140,000  | 5.87        | \$23,850 | JOHNSON ALEX BAILEY SHAWN-KAT        |         | -                           |
| RES01 & RES02 | 70-10-24-100-039 | 8TH AVE               | 10/28/22  | \$149,900  | 6.28        | \$23,869 | K & E PARTNERS LLC(CARNES KEVIN II & |         | -                           |
| RES01 & RES02 | 70-10-23-300-055 | LAKE MICHIGAN DR      | 04/02/24  | \$199,900  | 6.55        | \$30,519 | SMITH GREGORY D-ZAVALA SALVADOR      |         | -                           |
| RES01 & RES02 | 70-10-01-200-010 | HAYES ST              | 08/16/22  | \$189,900  | 6.95        | \$27,324 | STRONG SCOTT RUBLEIN DANIEL-ST       |         | LAND CONTRACT               |
| RES01 & RES02 | 70-10-34-200-043 | 20TH AVE              | 06/27/24  | \$169,680  | 7.02        | \$24,157 | KOPERSKI DIANE MVREDEVOLD DOUGL      |         | -                           |
| RES01 & RES02 | 70-10-27-200-019 | LOVERS LANE           | 04/29/22  | \$121,275  | 7.54        | \$16,084 | J A DEVLAND LLC PATER MITCH          |         | -                           |
| RES01 & RES02 | 70-10-24-200-023 | LEONARD ST            | 12/21/23  | \$210,000  | 8.26        | \$25,424 | KLOOSTRA TAYLOR SIPKA DANIEL R-TIF   |         | -                           |
| RES01 & RES02 | 70-10-23-300-051 | 1215 LAKE MICHIGAN DR | 06/01/23  | \$174,900  | 9.44        | \$18,528 | SMITH GREGORY D-KINZIE ANNA          |         | -                           |
| RES01 & RES02 | 70-10-23-300-052 | 14TH AVE              | 07/27/23  | \$178,900  | 9.82        | \$18,218 | SMITH GREGORY D-HELSEL-KOLAKOWS      |         | -                           |

### Outliers

|                                            |                  |                 |          |          |      |          |                                   |                          |
|--------------------------------------------|------------------|-----------------|----------|----------|------|----------|-----------------------------------|--------------------------|
| RES01 & RES02                              | 70-10-23-400-060 | 8TH AVE         | 09/13/23 | \$1,259  | 0.15 | \$8,175  | OTTAWA COUNTY TGRIFHORST DAVID    | LAND SLIVER OUT OF FORCL |
| RES01 & RES02                              | 70-10-16-400-045 | BUCHANAN ST     | 08/30/22 | \$40,000 | 2.30 | \$17,399 | GIBSON JAMES K-S/KNIBBE RYAN-RACH | LOT LINE ADJ             |
| RES01 & RES02                              | 70-10-24-200-037 | 284 LEONARD ST  | 06/03/22 | \$38,000 | 2.48 | \$15,323 | KOOIENGA SETH BEFUS MELISSA       | -                        |
| Good but outlier (corner lot, less value?) |                  |                 |          |          |      |          |                                   |                          |
| RES01 & RES02                              | 70-10-07-200-039 | 4130 JOHNSON ST | 08/18/22 | \$87,500 | 2.37 | \$36,858 | JAARSMA HUNTER- JOHNSON DANIELLI  | -                        |

### RES03 - Prime Stub Roads

| Neigh.        | Parcel Number    | Street Address         | Sale Date | Sale Price | Net Acreage | \$/Acre  | Grantor                           | Grantee | Comments             |
|---------------|------------------|------------------------|-----------|------------|-------------|----------|-----------------------------------|---------|----------------------|
| RES03         | 70-10-23-206-003 | 11842 VAN VISTA DR     | 11/10/23  | \$79,900   | 1.00        | \$79,900 | VANMANEN GERALIHANEY CHAD-ASHLI   |         | FOUND DEED, NO PTA   |
| RES03         | 70-10-23-206-004 | 11830 VAN VISTA DR     | 07/27/23  | \$79,900   | 1.00        | \$79,900 | VANMANEN GERALIDARE STEVEN S-VIC  |         | -                    |
| RES03         | 70-10-23-206-008 | 11851 VAN VISTA DR     | 05/27/22  | \$84,000   | 1.09        | \$77,064 | VANMANEN GERALIHAISMA CHASE J-JAI |         | -                    |
| RES03         | 70-10-28-100-054 | MARKRIDGE DR           | 04/12/24  | \$150,000  | 2.72        | \$55,147 | GRIFHORST STEVENSWICK ELISSA      |         | -                    |
| RES03         | 70-10-28-100-060 | 10932 CARLSON WOODS DR | 06/30/23  | \$174,900  | 2.74        | \$63,832 | GRIFHORST STEVENLANGERAK JOSHUA   |         | -                    |
| RES03         | 70-10-06-100-026 | 4725 STROVEN CT        | 09/07/23  | \$108,000  | 3.00        | \$36,000 | PURA VIDA VENTURGLENWOOD JORDO    |         | --                   |
| RES03         | 70-10-28-100-059 | CARLSON WOODS DR       | 06/30/23  | \$174,900  | 3.30        | \$53,000 | GRIFHORST STEVENDONOVAN JOSEPH-   |         | -                    |
| RES03         | 70-10-35-200-063 | DOGWOOD LN             | 08/01/24  | \$175,000  | 3.87        | \$45,220 | GRIFHORST TIMOTIGRIFHORST PAUL D  |         | NEPHEW, MARKET PRICE |
| RES03         | 70-10-28-100-056 | MARKRIDGE DR           | 08/09/23  | \$174,900  | 4.34        | \$40,300 | GRIFHORST STEVENKLAVER SCOTT D-NI |         | -                    |
| RES03         | 70-10-02-100-040 | 14317 SHEFFIELDS WAY   | 09/20/23  | \$179,000  | 4.40        | \$40,682 | SNELLING MARK-JUBOWMAN ARTHUR-    |         | -                    |
| RES03         | 70-10-06-100-030 | 4730 STROVEN CT        | 05/09/22  | \$175,000  | 4.60        | \$38,043 | BARRETT COLIN-KEIWOBMA KENNETH I  |         | -                    |
| RES03         | 70-10-16-200-081 | 24TH AVE               | 08/05/24  | \$145,000  | 4.65        | \$31,183 | KOWALCZYK MATTHOOGREWIND CURT     |         | -                    |
| Avg Per Acre: |                  |                        |           |            |             | \$53,356 |                                   |         |                      |

### RES04 - Marne Old Plats & Subs

| Neigh. | Parcel Number    | Street Address    | Sale Date | Sale Price | Net Acreage | \$/Acre  | Grantor        | Grantee        | Comments |
|--------|------------------|-------------------|-----------|------------|-------------|----------|----------------|----------------|----------|
| RES04  | 70-10-12-149-054 | 13349 WOODROW AVE | 12/07/22  | \$90,000   | 1.80        | \$50,056 | KLOOSTRA JAROD | KEUNING JAYCOB | -        |

### RES09 - Meadow Verde Plat

| <u>Neigh.</u> | <u>Parcel Number</u> | <u>Street Address</u> | <u>Sale Date</u> | <u>Sale Price</u> | <u>Net Acreage</u> | <u>\$/Acre</u> | <u>Grantor</u>                    | <u>Grantee</u>    | <u>Comments</u> |
|---------------|----------------------|-----------------------|------------------|-------------------|--------------------|----------------|-----------------------------------|-------------------|-----------------|
| RES09         | 70-10-13-451-004     | 334 KATIE DR          | 05/12/22         | \$110,000         | SUBD LOT           | SUBD LOT       | VERWOERT KEN                      | LIN JIAN-YUN-ZHAC | -               |
| RES09         | 70-10-13-453-006     | 298 KATIE DR          | 06/29/22         | \$88,900          | SUBD LOT           | SUBD LOT       | VERWOERT KEN                      | HAISMA BRENT J    | -               |
| RES09         | 70-10-13-453-002     | 354 NICOLE DR         | 07/07/22         | \$84,000          | SUBD LOT           | SUBD LOT       | VERWOERT KEN                      | RODRIGUEZ JONATI  | -               |
| RES09         | 70-10-13-453-001     | 368 NICOLE DR         | 09/29/22         | \$83,900          | SUBD LOT           | SUBD LOT       | VERWOERT KEN                      | BOUWENS JULIE     | -               |
| RES09         | 70-10-13-453-007     | 284 KATIE DR          | 02/21/23         | \$77,000          | SUBD LOT           | SUBD LOT       | VERWOERT KEN                      | OVERBEEK SCOTT &  | -               |
| RES09         | 70-10-13-452-004     | 323 KATIE DR          | 06/12/23         | \$83,900          | SUBD LOT           | SUBD LOT       | VERWOERT KEN                      | ARTISAN LLC       | -               |
| RES09         | 70-10-13-453-006     | 298 KATIE DR          | 06/29/23         | \$94,000          | SUBD LOT           | SUBD LOT       | HAISMA BRENT J                    | VANANTWERPEN A    | -               |
| RES09         | 70-10-13-453-003     | 340 NICOLE DR         | 07/12/23         | \$88,900          | SUBD LOT           | SUBD LOT       | VERWOERT KEN                      | WOODMAN BONIT/    | -               |
| RES09         | 70-10-13-452-007     | 281 KATIE DR          | 08/01/23         | \$82,500          | SUBD LOT           | SUBD LOT       | VERWOERT KEN                      | KOSTERS HOMES IN  | -               |
| RES09         | 70-10-13-453-007     | 284 KATIE DR          | 01/29/24         | \$81,000          | SUBD LOT           | SUBD LOT       | OVERBEEK SCOTT &LEMKE TYLER-KELLI |                   | -               |
| RES09         | 70-10-13-452-005     | 309 KATIE DR          | 02/01/24         | \$88,600          | SUBD LOT           | SUBD LOT       | GREEN DEVELOPMEPALMER KEVIN-VAL   |                   | -               |
| RES09         | 70-10-13-453-006     | 298 KATIE DR          | 03/26/24         | \$101,000         | SUBD LOT           | SUBD LOT       | VANANTWERPEN A TIBBS JEFF B       |                   | -               |
| RES09         | 70-10-13-453-002     | 354 NICOLE DR         | 07/05/24         | \$100,000         | SUBD LOT           | SUBD LOT       | RODRIGUEZ JONATIBOUWENS JULIE K   |                   | -               |
| Avg all:      |                      |                       |                  | \$89,515          |                    |                |                                   |                   |                 |
| Avg of 2024:  |                      |                       |                  | \$92,650          |                    |                |                                   |                   |                 |

### RES10 - Sessions Pointe & Woods

| <u>Neigh.</u> | <u>Parcel Number</u> | <u>Street Address</u> | <u>Sale Date</u> | <u>Sale Price</u> | <u>Net Acreage</u> | <u>\$/Acre</u> | <u>Grantor</u>                   | <u>Grantee</u> | <u>Comments</u> |
|---------------|----------------------|-----------------------|------------------|-------------------|--------------------|----------------|----------------------------------|----------------|-----------------|
| RES10         | 70-10-24-333-005     | 11610 SESSIONS DR     | 05/20/22         | \$87,500          | SUBD LOT           | SUBD LOT       | T BOSGRAAF HOMEPRZYDZIAL MICHAEL |                | -               |