

KCOFH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Hldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.
41-02-09-428-001	16777 ALGOMA AVE NE	09/31/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$154,200	56.07	\$342,174	\$124,051	\$150,949	\$167,787	0.900	1,984	\$76.08	41070	99.9647	2 STORY		\$120,487		RESIDENTIAL ACREAGE	401	44
41-02-32-326-008	13455 PINE ISLAND DR NE	09/27/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$49,400	44.91	\$123,792	\$41,055	\$66,945	\$175,215	0.917	1,770	\$38.95	TR	#REF!	MOBILE HOME		\$41,055		RESIDENTIAL ACREAGE	401	53
41-02-14-300-004	3598 EGNER ST NE	09/01/23	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$46,100	40.44	\$155,334	\$26,362	\$67,638	\$95,535	0.917	748	\$117.16	41070	56.3727	RANCH		\$28,362		RESIDENTIAL ACREAGE	401	80
41-02-32-200-010	13871 LIME LAKE DR NE	06/12/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$25,800	43.00	\$66,002	\$24,424	\$35,576	\$37,798	0.941	924	\$38.50	TR	#REF!	MOBILE HOME		\$24,424		RESIDENTIAL ACREAGE	401	39
41-02-20-200-036	1382 DAIRY LN NE	02/13/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$108,500	40.94	\$290,083	\$67,275	\$197,725	\$206,304	0.958	1,512	\$190.77	MODB	#REF!	MODULAR		\$65,775		RESIDENTIAL ACREAGE	401	75
41-02-32-376-009	13261 PINE ISLAND DR NE	05/18/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$271,600	45.65	\$635,796	\$278,194	\$316,816	\$328,265	0.965	3,277	\$96.68	41150	#REF!	RANCH		\$212,432	41-02-32-376-008, 41-02-32-376-007	RESIDENTIAL ACREAGE	401	64
41-02-18-300-016	221 19 MILE RD NE	08/01/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$104,100	46.27	\$241,678	\$62,924	\$162,076	\$165,513	0.879	1,352	\$119.88	MODB	#REF!	MODULAR		\$49,979		RESIDENTIAL ACREAGE	401	68
41-02-05-300-024	17300 STAL VIEW CT NE	10/02/23	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$90,200	40.18	\$240,893	\$49,449	\$175,051	\$177,263	0.986	1,620	\$108.06	MODB	98.7522	MODULAR		\$49,449		RESIDENTIAL ACREAGE	401	78
41-02-24-300-013	14988 WHITE CREEK AVE NE	10/27/23	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$171,100	38.71	\$520,406	\$225,967	\$216,033	\$218,103	0.991	1,832	\$132.37	41070	#REF!	RANCH		\$211,769		RESIDENTIAL ACREAGE	401	66
41-02-01-200-019	4580 22 MILE RD NE	08/29/24	\$235,000	LC	03-ARM'S LENGTH	\$235,000	\$121,300	51.62	\$281,815	\$79,014	\$155,986	\$156,001	1.000	1,456	\$107.13	59080	99.9905	RANCH		\$63,597		RESIDENTIAL ACREAGE	401	60
41-02-04-300-012	1775 21 MILE RD NE	01/05/24	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$21,900	35.32	\$63,476	\$38,768	\$23,232	\$22,464	1.034	644	\$36.07	TR	103.4205	MOBILE HOME		\$38,768		RESIDENTIAL ACREAGE	401	35
41-02-06-100-040	100 22 MILE RD NE	11/08/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$133,200	44.40	\$307,231	\$121,069	\$178,931	\$172,372	1.036	1,456	\$122.89	MODB	103.8050	MODULAR		\$119,596		RESIDENTIAL ACREAGE	401	63
41-02-31-100-010	13901 LONG LAKE DR NE	11/15/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$68,500	31.14	\$226,129	\$53,548	\$166,452	\$159,797	1.042	1,120	\$148.62	MODB	#REF!	MODULAR		\$38,768		RESIDENTIAL ACREAGE	401	85
41-02-32-200-033	13860 PINE ISLAND DR NE	08/14/23	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$60,300	36.00	\$170,805	\$101,713	\$65,787	\$62,811	1.047	1,160	\$55.75	TR	#REF!	MOBILE HOME		\$101,713		RESIDENTIAL ACREAGE	401	49
41-02-13-400-013	15955 CEDAR SPRINGS AVE NE	10/31/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$98,600	57.91	\$199,284	\$77,274	\$94,726	\$90,578	1.048	1,470	\$64.44	41070	104.8112	RANCH		\$55,539		RESIDENTIAL ACREAGE	401	39
41-02-24-100-037	15386 WHITE CREEK AVE NE	05/10/24	\$269,250	WD	03-ARM'S LENGTH	\$269,250	\$116,200	43.16	\$265,676	\$47,568	\$221,662	\$201,952	1.098	1,680	\$131.95	MODB	#REF!	MODULAR		\$44,714		RESIDENTIAL ACREAGE	401	81
41-02-32-101-003	13910 OLIN LAKES DR NE	11/15/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$82,500	48.53	\$191,093	\$39,468	\$130,531	\$112,314	1.182	1,648	\$70.63	41150	#REF!	RANCH		\$38,520		RESIDENTIAL ACREAGE	401	53
41-02-15-300-019	15730 ALGOMA AVE NE	07/19/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$233,100	50.13	\$497,986	\$94,861	\$370,139	\$316,949	1.188	2,408	\$153.71	MODA	116.7819	2 STORY		\$78,473		RESIDENTIAL ACREAGE	401	75
41-02-17-400-020	15955 TRENTON AVE NE	07/31/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$293,900	52.71	\$611,372	\$137,963	\$412,037	\$336,673	1.175	2,158	\$191.11	41150	117.4988	RANCH		\$137,963		RESIDENTIAL ACREAGE	401	68
41-02-30-200-017	409 SOLON ST NE	11/16/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$70,400	64.00	\$118,312	\$49,189	\$60,811	\$51,202	1.188	816	\$74.52	41150	#REF!	RANCH		\$38,768		RESIDENTIAL ACREAGE	401	30
41-02-32-100-027	13871 PINE ISLAND DR NE	04/22/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$34,200	23.59	\$137,696	\$47,214	\$97,788	\$82,256	1.199	880	\$111.12	TR	#REF!	MOBILE HOME		\$47,214		RESIDENTIAL ACREAGE	401	69
41-02-14-100-030	3383 EGNER ST NE	09/09/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$66,000	40.24	\$179,132	\$49,058	\$114,942	\$96,351	1.193	1,068	\$107.83	41070	119.2949	RANCH		\$46,909		RESIDENTIAL ACREAGE	401	60
41-02-32-303-004	913 OLIN MEADOWS DRIVE	01/19/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$149,500	42.71	\$385,461	\$46,000	\$302,000	\$249,971	1.208	1,880	\$179.76	41150	#REF!	RANCH		\$48,000		OLIN MEADOWS SITE CONDO	401	82
41-02-11-300-015	3500 20 MILE RD NE	12/16/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$251,800	50.36	\$539,534	\$129,532	\$370,468	\$303,705	1.220	1,450	\$255.50	41070	121.9828	RANCH		\$75,836		RESIDENTIAL ACREAGE	401	85
41-02-33-400-024	13341 ALGOMA AVE NE	07/28/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$71,900	32.68	\$234,419	\$79,284	\$140,716	\$114,915	1.225	1,350	\$104.23	41070	#REF!	1 1/2 STORY		\$57,917		RESIDENTIAL ACREAGE	401	60
41-02-22-300-041	15108 ALGOMA AVE NE	08/16/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$156,700	38.24	\$449,498	\$64,289	\$360,711	\$285,340	1.229	1,332	\$263.30	41070	122.9099	RANCH		\$58,318		RESIDENTIAL ACREAGE	401	76
41-02-14-300-021	3470 EGNER ST NE	06/08/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$183,400	40.76	\$476,090	\$100,754	\$349,246	\$276,027	1.258	1,607	\$217.33	41070	125.6160	RANCH		\$75,341		RESIDENTIAL ACREAGE	401	84
41-02-32-301-013	13480 OLIN LAKES DR NE	04/21/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$75,900	38.92	\$201,854	\$43,701	\$151,299	\$117,150	1.291	936	\$161.64	41150	#REF!	RANCH		\$41,207		RESIDENTIAL ACREAGE	401	77
41-02-32-326-004	13411 PINE ISLAND DR NE	08/09/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$130,500	32.63	\$406,349	\$113,796	\$266,204	\$216,708	1.321	1,095	\$261.37	41150	#REF!	RANCH		\$113,796		RESIDENTIAL ACREAGE	401	77
41-02-22-300-047	2604 WIERSMA ST NE	08/23/24	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$168,000	36.84	\$396,726	\$131,680	\$324,320	\$245,413	1.322	1,372	\$236.30	MODB	138.5544	MODULAR		\$130,680		RESIDENTIAL ACREAGE	401	95
41-02-11-300-013	3600 20 MILE RD NE	06/20/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$177,400	42.75	\$417,487	\$86,306	\$326,694	\$246,801	1.324	1,300	\$251.30	41070	132.3716	RANCH		\$87,556		RESIDENTIAL ACREAGE	401	80
41-02-04-200-023	2176 ARROW DR NE	05/22/24	\$603,700	WD	03-ARM'S LENGTH	\$603,700	\$282,900	46.86	\$608,324	\$148,021	\$455,679	\$340,965	1.336	2,184	\$208.64	41070	133.6439	1 1/2 STORY		\$145,978		RESIDENTIAL ACREAGE	401	82
41-02-06-300-002	17272 MCPHAIL AVE NE	09/23/24	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$131,600	41.51	\$330,186	\$98,637	\$218,863	\$163,063	1.342	1,102	\$198.61	41070	134.2202	BI-LEVEL		\$78,408		RESIDENTIAL ACREAGE	401	65
41-02-23-200-047	3687 WIERSMA ST NE	08/24/23	\$244,999	WD	03-ARM'S LENGTH	\$244,999	\$77,100	31.47	\$207,580	\$59,270	\$185,729	\$137,324	1.352	1,080	\$171.97	MODB	#REF!	MODULAR		\$58,508		RESIDENTIAL ACREAGE	401	76
41-02-26-100-014	3210 18 MILE RD NE	09/06/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$187,100	56.70	\$328,170	\$51,802	\$276,198	\$238,717	1.359	1,807	\$153.96	41070	#REF!	RANCH		\$51,802		RESIDENTIAL ACREAGE	401	53
41-02-21-200-050	15455 ALGOMA AVE NE	10/23/24	\$407,500	WD	03-ARM'S LENGTH	\$407,500	\$175,700	43.12	\$403,064	\$80,891	\$326,609	\$298,647	1.369	1,970	\$165.79	41070	136.8568	1 1/2 STORY		\$80,891		RESIDENTIAL ACREAGE	401	72
41-02-16-400-046	15925 ALGOMA AVE NE	08/08/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$172,400	43.10	\$391,296	\$59,326	\$340,674	\$245,904	1.365	1,434	\$237.57	41070	138.5396	1 1/2 STORY		\$52,272		RESIDENTIAL ACREAGE	401	74
41-02-30-400-014	560 SOLON ST NE	09/02/23	\$394,900	WD	03-ARM'S LENGTH	\$394,900	\$130,800	33.12	\$386,311	\$63,718	\$331,162	\$238,958	1.368	2,018	\$164.28	41150	#REF!	1 1/2 STORY		\$55,212		RESIDENTIAL ACREAGE	401	69
41-02-12-200-009	4655 GROSVENOR ST NE	05/17/24	\$454,000	WD	03-ARM'S LENGTH	\$454,000	\$146,900	32.80	\$429,283	\$80,685	\$373,313	\$308,152	1.392	1,996	\$187.03	41070	139.2175	2 STORY		\$44,561		RESIDENTIAL ACREAGE	401	96
41-02-32-401-007	13500 PINE ISLAND DR NE	10/22/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$155,400	41.44	\$364,631	\$71,491	\$303,509	\$217,141	1.398	1,264	\$240.12	41070	#REF!	RANCH		\$66,734		RESIDENTIAL ACREAGE	401	72
41-02-18-300-029	43 CLEAR LAKE DR NE	09/06/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$183,000	38.53	\$459,627	\$85,550	\$389,450	\$277,094	1.405	1,789	\$217.69	41150	140.5479	RANCH		\$75,550		RESIDENTIAL ACREAGE	401	76
41-02-06-100-037	480 22 MILE RD NE	10/11/23	\$355,000	WD																				

Parcel Number	Tract Address	Sale Date	Sale Price	Unit	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	S/Fsq Ft	CC Area	Dev. by Mean (N)	Building Style	Use Code	Land Value	App. Date	Other Parcel's in Sale	Land Table	Property Class
41-01-12-227-001	511 MAIN ST NW	03/15/24	\$130,000	ARC	03-ARMS LENGTH	\$130,000	\$21,400	16.46	\$160,947	\$18,567	\$111,419	\$144,548	0.771	1,023	558.01	776-C	REF1	STORE RETAR	\$16,531	07/23/25		TYONE COM	201	
41-01-38-101-000	803 MAIN ST NW	07/11/24	\$300,000	ARC	03-ARMS LENGTH	\$300,000	\$128,700	41.71	\$150,149	\$43,388	\$256,618	\$250,602	0.918	1,400	598.59	776-C	REF1	RESTAURANT	\$47,916	03/17/25		TYONE COM	201	
41-01-35-151-001	168 S MAIN ST NW	01/16/25	\$175,000	WD	03-ARMS LENGTH	\$175,000	\$52,000	30.23	\$150,559	\$85,116	\$50,884	\$107,049	0.840	1,856	548.43	776-C	REF1	CARWASH SELF SERV	\$64,976	01/17/25		TYONE COM	201	
41-02-25-405-005	233 S MAIN ST NE	03/28/25	\$215,000	MIC	03-ARMS LENGTH	\$215,000	\$106,700	49.63	\$112,054	\$52,232	\$162,728	\$162,215	1.001	2,274	571.56	XCS-C	REF1	OFF BUILDING	\$44,455	06/02/22		CEDAR SPRINGS COM	201	
41-09-29-400-012	2371 E 77 MILE RD NE	09/11/23	\$500,000	WD	29-MULTY PARCEL ARMS LENGTH	\$500,000	\$172,600	34.53	\$518,217	\$130,490	\$389,510	\$303,631	0.918	7,978	344.31	SCU-C	REF1	1 STORY	\$45,232	08/21/25	41-02-26-400-035	SCULOR COM	300	
41-08-05-731-011	374TH ST	02/28/24	\$105,000	WD	03-ARMS LENGTH	\$105,000	\$27,600	26.29	\$81,287	\$35,473	\$69,527	\$66,014	1.053	576	312.71	WU-C	REF1	BARBER/BEAUTY	\$15,070	/ /		NELSON COM	201	
41-05-23-357-001	500 STATE ST S NW	12/09/23	\$235,000	LC	03-ARMS LENGTH	\$235,000	\$92,300	39.28	\$213,517	\$51,709	\$183,291	\$184,082	0.996	1,472	124.52	SPA-C	11-5982	REST FAST	\$35,316	05/24/25		SPARTA COM	201	
41-08-13-126-005	14000 NE OLD 14 MILE	06/16/23	\$475,000	WD	03-ARMS LENGTH	\$475,000	\$110,100	23.18	\$425,388	\$193,307	\$261,603	\$235,615	1.106	9,764	\$30.41	OMX-C	REF1	GAR SERVICE	\$190,466	/ /		OMFIELD COM	201	
41-08-16-201-003	11640 SE HILL RD NW	07/16/24	\$540,000	WD	28-ADJUT PARCEL ARMS LENGTH	\$540,000	\$256,900	47.57	\$614,711	\$147,033	\$397,348	\$474,179	0.827	7,000	\$56.05	OMX-C	42-7839	STORE RETAR	\$88,865	04/06/23	41-08-16-201-004	OMFIELD COM	201	
41-11-04-400-046	7610 HAYES LAKE AVE NE	08/09/24	\$178,000	ARC	03-ARMS LENGTH	\$178,000	\$184,000	10.66	\$133,931	\$158,138	\$22,860	\$207,974	1.075	1,920	\$118.03	CAN-C	REF1	OFF BUILDING	\$130,077	01/23/25		CANNON COM	201	
41-20-09-300-041	11390 FULTON ST SE	11/17/23	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$118,300	53.02	\$235,106	\$140,553	\$84,447	\$95,993	0.880	1,680	\$50.27	LDW-C	87-9721	GAR SERVICE	\$126,951	/ /		EDWELL TWP COM	201	
41-20-14-100-048	3085 ALDEN NASH AVE SE	10/17/23	\$129,900	WD	03-ARMS LENGTH	\$129,900	\$107,500	82.59	\$164,388	\$70,468	\$257,432	\$296,176	0.869	2,664	\$96.43	LOW-C	86-8000	GROUP HOME	\$71,038	/ /		EDWELL TWP COM	201	
41-14-04-130-010	8050 LINFIELD AVE SE	12/13/23	\$270,000	WD	02-ARMS LENGTH	\$270,000	\$58,300	45.04	\$111,147	\$15,140	\$109,630	\$148,871	0.716	1,284	\$31.28	BOYR-C	78-2839	GRP SERVICE	\$4,738	/ /		BOWNE COM	201	
Totals:						\$3,855,900	\$3,730,900		\$1,382,800	\$4,816,511	\$2,571,390	\$2,764,664		\$73.15					0.3550					
									Sale Ratio =>	37.06			E.C.F. =>	0.930			Std. Deviation=>	0.1293						
									Std. Dev. =>	10.87			Ave. E.C.F. =>	0.934			Ave. Variance=>	REF1	Coefficient of Var=>	REF1				