

### 2023 for 2024 City of Grant Agricultural Land Analysis

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when sold	Asd/Adj. Sale	Land Residual	Net Acres	Dollars/Acre	Parcels in Sale	Unit
22-19-400-025	05/01/22	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$8,000	66.67	\$12,000	1.37	\$8,759		ASHLAND
23-21-200-014	03/04/22	\$9,600	WD	03-ARM'S LENGTH	\$9,600	\$6,400	66.67	\$9,600	1.78	\$5,393		GRANT
19-14-100-033	01/23/23	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$8,300	25.94	\$32,000	1.89	\$16,931		BROOKS
19-16-400-030	02/02/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$8,300	33.20	\$25,000	2.50	\$10,000		BROOKS
19-15-100-011	10/28/22	\$38,900	WD	03-ARM'S LENGTH	\$38,900	\$9,400	24.16	\$38,900	4.25	\$9,153		BROOKS
19-31-400-032	05/14/21	\$28,500	WD	03-ARM'S LENGTH	\$28,500	\$16,900	59.30	\$28,500	4.26	\$6,690		BROOKS
19-14-100-040	06/14/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,000	50.00	\$20,000	5.44	\$3,676		BROOKS
19-26-200-010	09/09/22	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$16,500	19.19	\$86,000	9.50	\$9,053		BROOKS
23-01-200-010	03/25/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$18,800	34.18	\$55,000	9.75	\$5,641		GRANT
22-07-200-005	05/08/21	\$23,900	WD	03-ARM'S LENGTH	\$23,900	\$18,400	76.99	\$23,900	9.82	\$2,434		ASHLAND
19-20-400-014	11/04/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$20,500	29.29	\$70,000	14.47	\$4,838		BROOKS
19-25-400-005	09/22/22	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$25,000	39.68	\$63,000	19.50	\$3,231		BROOKS
23-01-200-018	02/04/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$42,500	44.74	\$95,000	30.00	\$3,167		GRANT
19-04-300-012	10/26/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$29,800	33.11	\$90,000	31.50	\$2,857		BROOKS
22-32-200-004	01/10/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$49,300	61.63	\$80,000	40.00	\$2,000		ASHLAND
22-06-100-018	09/22/21	\$120,000	WD	ULTI PARCEL ARM'S LEI	\$120,000	\$69,200	57.67	\$120,000	44.82	\$2,677	2-06-100-02	ASHLAND
22-04-200-004	12/23/21	\$283,000	WD	ULTI PARCEL ARM'S LEI	\$283,000	\$76,800	27.14	\$283,000	59.50	\$4,756	2-03-100-00	ASHLAND

**Totals:**

**\$1,131,900**

**\$1,131,900**

**290**

**\$3,898**

**Use \$3,600**

**Used**

2023	\$3,300.00
2022	\$3,300.00

**Using \$3,600 to mediate increase**

While this is lower than the analysis I choose \$3,600 per acre to mediate increase.

\*\*City of Grant did not have any Ag sales therefore I used surrounding townships data received from the County EQ Dept.

### 2023 for 2024 City of Grant Residential Land Analysis by Front Foot

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj.	Cur.	Land	Est. Land	Effec.	Net		Dollars/F	Dollars/Acr	Dollars/Sq	Actual Front				
						Sale	Appraisal	Residual	Value	Front	Depth	Acres	Total Acres	F	e		Ft			
22-24-127-018	141 W LINCOLN ST	09/20/22	\$132,000	\$132,000	\$78,100	59.17	\$156,285	\$6,761	\$31,046	217.3	0.0	0.26	0.26	\$31	\$26,004	\$0.60	217.27			
22-24-129-003	122 W LINCOLN ST	03/25/22	\$179,000	\$179,000	\$101,600	56.76	\$203,241	\$7,439	\$31,680	132.0	0.0	0.55	0.55	\$56	\$13,525	\$0.31	132.00			
22-24-224-006	101 E BRINK ST	12/29/22	\$117,000	\$117,000	\$59,700	51.03	\$119,344	\$12,836	\$15,180	201.0	0.0	0.20	0.20	\$64	\$64,180	\$1.47	201.00			
22-24-131-002	124 W EXCHANGE ST	07/05/22	\$142,000	\$142,000	\$75,700	53.31	\$151,442	\$6,398	\$15,840	66.0	0.0	0.18	0.18	\$97	\$35,544	\$0.82	66.00			
22-24-121-026	190 W LINCOLN ST	11/03/21	\$155,000	\$155,000	\$71,800	46.32	\$143,570	\$33,510	\$22,080	184.0	0.0	0.40	0.40	\$182	\$83,775	\$1.92	184.00			
22-24-224-007	125 E BRINK ST	07/09/21	\$155,000	\$155,000	\$78,900	50.90	\$157,795	\$13,765	\$16,560	69.0	0.0	0.20	0.20	\$199	\$68,825	\$1.58	69.00			
22-24-253-005	170 E COMMERCE ST	12/07/22	\$134,000	\$134,000	\$64,500	48.13	\$129,028	\$36,652	\$31,680	182.0	0.0	0.15	0.15	\$201	\$244,347	\$5.61	182.00			
22-24-122-005	200 W EXCHANGE ST	04/23/21	\$91,000	\$91,000	\$46,300	50.88	\$92,511	\$13,369	\$14,880	62.0	0.0	0.17	0.17	\$216	\$78,641	\$1.81	62.00			
22-24-224-005	187 E BRINK ST	06/17/22	\$245,000	\$245,000	\$121,800	49.71	\$243,558	\$37,442	\$36,000	150.0	0.0	0.68	0.68	\$250	\$55,062	\$1.26	150.00			
22-24-127-032	38 S ARTHUR ST	05/18/22	\$163,000	\$163,000	\$79,700	48.90	\$159,337	\$34,983	\$31,320	130.5	0.0	0.39	0.39	\$268	\$89,700	\$2.06	130.50			
22-24-126-011	31 S ARTHUR ST	08/20/21	\$135,000	\$135,000	\$66,100	48.96	\$132,198	\$17,202	\$14,400	60.0	0.0	0.16	0.16	\$287	\$107,513	\$2.47	60.00			
22-24-180-005	305 S JONES ST	05/03/21	\$85,500	\$85,500	\$36,500	42.69	\$73,094	\$27,526	\$15,120	63.0	0.0	0.18	0.18	\$437	\$152,922	\$3.51	63.00			
22-13-300-089	219 W STATE RD	04/27/22	\$175,000	\$175,000	\$70,100	40.06	\$140,256	\$76,264	\$41,520	173.0	0.0	0.94	0.94	\$441	\$81,132	\$1.86	173.00			
22-24-225-035	153 E COMMERCE ST	06/29/21	\$186,000	\$186,000	\$85,400	45.91	\$170,742	\$29,658	\$14,400	60.0	0.0	0.71	0.71	\$494	\$41,772	\$0.96	60.00			
22-13-300-049	65 N FRONT ST	08/08/22	\$120,000	\$120,000	\$47,900	39.92	\$95,892	\$40,428	\$16,320	68.0	0.0	0.40	0.40	\$595	\$101,070	\$2.32	68.00			
22-13-300-036	163 W STATE RD	07/26/22	\$225,000	\$225,000	\$92,100	40.93	\$184,266	\$66,894	\$26,160	109.0	0.0	0.84	0.84	\$614	\$79,636	\$1.83	109.00			
22-24-120-011	89 S WESTERN AVE	06/15/22	\$198,250	\$198,250	\$72,400	36.52	\$144,732	\$82,618	\$29,100	121.3	0.0	0.82	0.82	\$681	\$101,372	\$2.33	121.25			
22-24-121-024	179 W EXCHANGE ST	07/22/22	\$150,000	\$150,000	\$50,400	33.60	\$100,858	\$68,942	\$19,800	82.5	0.0	0.16	0.16	\$836	\$430,888	\$9.89	82.50			
22-13-300-030	271 W STATE RD	03/07/22	\$126,000	\$126,000	\$45,200	35.87	\$90,436	\$47,564	\$12,000	50.0	0.0	0.17	0.17	\$951	\$279,788	\$6.42	50.00			
<b>Totals:</b>			<b>\$2,913,750</b>	<b>\$2,913,750</b>	<b>\$1,344,200</b>		<b>\$2,688,585</b>	<b>\$660,251</b>	<b>\$435,086</b>	<b>2,180.5</b>		<b>7.56</b>	<b>7.56</b>							
						Sale. Ratio =>	<b>46.133</b>		Average		per Net		<b>87,392.59</b>		Average		per SqFt=>		<b>\$2.01</b>	
						Std. Dev. =>	<b>7.090</b>		per FF=>		<b>\$303</b>									

**Using \$240 to mediate increase**

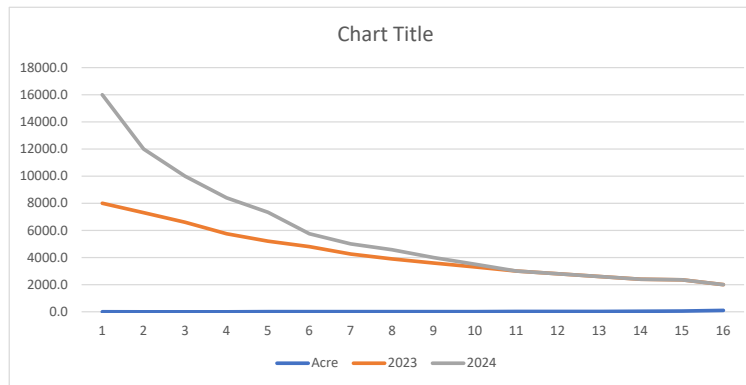
This is slightly lower than the Min Avg \$/FF and Median

2024	\$240.00	per FF
2023	\$220.00	
2022	\$195.00	

Avg \$/FF	\$303.00
ST DEV	7.090
Min Avg \$/FF	\$267.55
Max Avg \$/FF	\$338.45
Median	\$268.00

Increase land table for Residential to keep values uniform & constant with properties value as FF.

Acre	2023	2024	
1.0	\$8,000	\$16,000	\$16,000
1.5	\$7,300	\$12,000	\$18,000
2.0	\$6,600	\$10,000	\$20,000
2.5	\$5,750	\$8,400	\$21,000
3.0	\$5,200	\$7,333	\$22,000
4.0	\$4,800	\$5,750	\$23,000
5.0	\$4,250	\$5,000	\$25,000
7.0	\$3,900	\$4,571	\$32,000
10.0	\$3,600	\$4,000	\$40,000
15.0	\$3,300	\$3,500	\$52,500
20.0	\$3,000	\$3,000	\$60,000
25.0	\$2,800	\$2,800	\$70,000
30.0	\$2,600	\$2,600	\$78,000
40.0	\$2,400	\$2,400	\$96,000
50.0	\$2,350	\$2,350	\$117,500
100.0	\$2,000	\$2,000	\$200,000



**2023 for 2024 City of Grant Residential Land Analysis for Condo Site**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land		Total Acres	Dollars/Acre	Land Table
							Value	Site			
22-13-375-009	134 W DIVINA DR	04/06/22	\$210,000	\$210,000	\$97,400	46.38	\$15,000	1.00	1.00	\$30,101	CONDO SITES
22-13-375-008	132 W DIVINA DR	10/07/22	\$225,000	\$225,000	\$92,500	41.11	\$15,000	1.00	1.00	\$55,015	CONDO SITES
<b>Totals:</b>			<b>\$435,000</b>	<b>\$435,000</b>	<b>\$189,900</b>	<b>\$87</b>	<b>\$30,000</b>	<b>2.00</b>	<b>2.00</b>		
						<b>Sale. Ratio =&gt;</b>	<b>43.655</b>	<b>Average</b>	<b>Average</b>		
						<b>Std. Dev. =&gt;</b>	<b>3.726</b>	<b>per Net Acre=&gt;</b>	<b>42,558.00</b>	<b>per SqFt=&gt;</b>	

2024	\$20,000.00
2023	\$15,000.00
2022	\$15,000.00
2021	\$10,000.00

Slight increase to remain with Market while mediating increase, based on prior year values. Increase is less than Site value from analysis.

**2023 for 2024 City of Grant Comm Hwy and Industrial Land Value Analysis by Front Foot**

Parcel Number	Address	Sale Date	Sale Price	Liber/ Page	Total Acre	Total Sq Ft	Total FF	Imprvmts Value	Land Residual	\$/ Per Acre	\$/ Per Sq Ft	\$/ Per FF	Comments
15-05-254-012	276 S Charles St	5/17/2021	\$105,000	483/6684	0.201	8,756	50	96510	\$8,490	\$42,239	\$0.97	\$170	White Cloud
18-24-282-001	196 W State Rd	7/21/2021	\$200,000	484/7661	0.275	11,979	120	178667	\$21,333	\$77,575	\$1.78	\$178	Newaygo
19-19-151-009	22 W State Rd	3/25/2022	\$100,000	487/9658	0.084	3,659	28	94870	\$5,130	\$61,071	\$1.40	\$187	Newaygo
22-24-130-018	22 W Main	10/28/2021	\$190,000	486/1517	1.010	43,996	142	\$163,474	\$26,526	\$26,263	\$0.60	\$187	Grant
18-24-481-009	340 S Adams St	1/26/2023	\$200,000	491/6120	0.561	24,437	132	165692	\$34,308	\$61,155	\$1.40	\$260	Newaygo
17-02-203-077	20 W Main St	10/13/2021	\$132,000	485/9586	0.067	2,919	24	125243	\$6,757	\$100,851	\$2.32	\$282	Fremont
17-02-226-013	34 E Main St	12/1/2021	\$345,000	486/8568	0.187	8,146	66	323481	\$21,519	\$115,075	\$2.64	\$326	Fremont
13-35-353-033	615 W Main St	4/30/2021	\$950,000	483/4023	0.804	35,022	332	841749	\$108,251	\$134,641	\$3.09	\$327	Fremont
17-02-203-003	46 W Main St	4/14/2022	\$130,000	488/2789	0.063	2,744	22	122592	\$7,408	\$117,587	\$2.70	\$337	Fremont
18-24-463-010	361 S Adams St	2/10/2022	\$110,000	487/5064	0.848	36,939	132	62690	\$47,310	\$55,790	\$1.28	\$358	Newaygo
17-02-203-013	14 W Main St	11/16/2022	\$110,000	491/650	0.063	2,744	22	101393	\$8,607	\$136,619	\$3.14	\$391	Fremont
17-03-100-027	7052 W 48th St	5/27/2021	\$2,480,000	484/785	5.291	230,476	1,009	2048881	\$431,119	\$81,482	\$1.87	\$427	Fremont
17-02-226-012	26 E Main St	11/21/2022	\$440,000	491/196	0.188	8,189	66	407965	\$32,035	\$170,399	\$3.91	\$485	Fremont
18-24-280-029	73 W State Rd	3/30/2022	\$155,000	488/5940	0.137	5,968	36	136920	\$18,080	\$131,971	\$3.03	\$502	Newaygo
18-25-278-013	8379 S Mason Dr	6/9/2021	\$160,000	484/97	2.760	120,226	119	89630	\$70,370	\$25,496	\$0.59	\$591	Newaygo
13-35-485-031	19 E Main St	5/4/2022	\$180,000	488/5829	0.086	3,746	28	162880	\$17,120	\$199,070	\$4.57	\$611	Fremont
<b>Totals</b>			<b>\$5,987,000</b>		<b>13</b>	<b>549,945</b>	<b>2,327</b>	<b>\$5,122,637</b>	<b>\$864,363</b>	<b>\$68,464</b>	<b>\$1.57</b>	<b>\$371</b>	

**Use \$275.00**

Avg \$/FF	351
Median	332

**Will use \$275 to mediate increase as last year's Rate was \$250.**

Due to limited data within the City of Grant, I also used data from other city's within the Newaygo County which are located on M-37 / 82. Data was pulled from County Data and City of Grant Database.

**2023 for 2024 City of Grant Comm Local Land Value Analysis by Front Foot**

Parcel Number	Address	Sale Date	Sale Price	Liber/ Page	Total Acre	Total Sq Ft	Total Front Value	Imprvmnts	Land Residual	Adjust \$ Per Acre	Adjust \$		Comments
											Adjust \$ Per Sq Ft	Per Front Ft	
22-24-127-043	51 S Front St	5/16/2022	\$61,100	488/4552	0.129	5,619	70	48863	\$12,237	\$94,860	\$2.18	\$175	Grant
11-32-450-010	229 N Washington	10/7/2022	\$150,000	490/7994	9.630	419,483	805	0	\$150,000	\$15,576	\$0.36	\$186	White Cloud
18-24-280-020	12 W Wood St	1/5/2022	\$115,000	487/987	0.040	1,742	26	108619	\$6,381	\$159,525	\$3.66	\$245	Newaygo
17-01-101-018	124 S Stewart Ave	2/21/2023	\$235,000	491/8696	0.279	12,153	92	210931	\$24,069	\$86,269	\$1.98	\$262	Fremont
19-19-400-016	7889 S Linden Ave	3/14/2022	\$150,000	487/9227	15.430	672,131	429	0	\$150,000	\$9,930	\$0.23	\$349	Newaygo
19-30-130-003	111 W Neway Dr	5/17/2022	\$250,000	488/7085	4.060	176,854	562	0	\$250,000	\$61,576	\$1.41	\$445	Newaygo
19-19-151-016	40 E Quarterline R	12/10/2021	\$86,000	486/8306	0.340	14,810	45	65608	\$20,392	\$59,976	\$1.38	\$453	Newaygo
13-35-355-006	100 N Stone Rd	11/10/2021	\$340,000	486/4262	0.511	22,259	150	265006	\$74,994	\$146,759	\$3.37	\$500	Fremont
22-24-127-042	75 S Front St	12/5/2022	\$90,000	491/1770	0.060	2,614	34	\$66,786	\$23,214	\$386,900	\$8.88	\$680	Grant
			<b>\$1,477,100</b>		<b>\$30</b>	<b>\$1,327,665</b>	<b>\$2,213</b>	<b>\$765,813</b>	<b>\$711,287</b>	<b>\$23,337</b>	<b>\$1</b>	<b>\$321</b>	

**Use \$250**

Avg \$/FF	366
Median	349

**Will use \$250 to mediate increase as last year's Rate was \$170.**

Due to limited data within the City of Grant, I also used data from other city's within the Newaygo County which are not located on M-37 / 82. Data was pulled from County Data and City of Grant Database.