



City of Coopersville
Assessor's Office
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Land Valuation & Economic Condition Factors 2024

CITY OF COOPERSVILLE

A1-01: AGRICULTUAL- GENERAL

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-01-33-200-011	24th Ave	10/20/21	\$48,000	-3.000%	\$46,560	\$0	\$0	-	\$46,560	5.87	\$7,931.86
70-04-23-400-007	104th Ave	08/11/21	\$60,000	-2.000%	\$58,800	\$0	\$0	-	\$58,800	10.19	\$5,770.36
70-04-18-200-048	136th Ave	04/01/21	\$200,000	0.000%	\$200,000	\$0	\$0	-	\$200,000	20.39	\$9,808.73
70-04-24-200-006	Fitzgerald	10/05/22	\$209,900	-9.000%	\$191,009	\$0	\$0	-	\$191,009	21.55	\$8,863.53
70-05-08-400-013	80th Ave	08/19/21	\$576,000	-2.000%	\$564,480	\$0	\$0	-	\$564,480	68.92	\$8,190.37
70-04-12-300-021	State Rd	08/26/22	\$540,000	-8.000%	\$496,800	\$0	\$0	-	\$496,800	72.08	\$6,892.34
70-06-22-100-010	Cleveland St	05/18/22	\$720,000	-6.500%	\$673,200	\$0	\$0	-	\$673,200	80.46	\$8,366.89
70-01-19-100-021	Gooding St	09/15/21	\$450,000	-2.500%	\$438,750	\$0	\$0	-	\$438,750	80.74	\$5,434.11
70-05-29-200-002	Arthur St	08/10/22	\$656,000	-8.000%	\$603,520	\$0	\$0	-	\$603,520	119.89	\$5,033.95
70-05-05-300-002	Taft St	11/21/22	\$930,000	-9.500%	\$841,650	\$0	\$0	-	\$841,650	122.43	\$6,874.54
70-05-15-300-009	68th	05/18/22	\$2,318,870	-6.500%	\$2,168,143	\$0	\$0	-	\$2,168,143	315.12	\$6,880.37
Unit of Comparison:	Acre								Average Sale Price Per Unit:		\$6,846.82
									Standard Deviation:		\$1,431.54
									Coefficient of Dispersion :		18%
<i>Land Value Was:</i>	<i>\$6,450</i>								Indicated Sale Price Per Unit:		\$6,900.00

CITY OF COOPERSVILLE

A1-01: AGRICULTUAL- GENERAL										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
70-05-05-300-002	8507 TAFT ST	11/21/22	\$930,000	0.000%	\$930,000	\$60,316	\$857,010	\$12,674	\$44,323	0.286
70-12-07-400-008	13901 BAGLEY ST	08/19/22	\$1,500,000	0.000%	\$1,500,000	\$392,312	\$668,070	\$439,618	\$566,688	0.776
70-04-04-200-018	12250 WILSON ST	07/22/22	\$649,900	0.000%	\$649,900	\$416,629	\$130,053	\$103,218	\$103,050	1.002
70-13-14-200-022	7875 56TH AVE	01/13/22	\$360,000	0.000%	\$360,000	\$234,947	\$93,533	\$31,520	\$24,717	1.275
70-14-18-100-014	4763 BALDWIN ST	12/01/21	\$250,000	0.000%	\$250,000	\$0	\$209,760	\$40,240	\$23,753	1.694
70-13-29-200-004	8060 PORT SHELDON ST	09/26/21	\$255,000	0.000%	\$255,000	\$142,319	\$80,520	\$32,161	\$23,733	1.355
70-14-18-300-018	7400 48TH AVE	08/31/21	\$900,000	0.000%	\$900,000	\$262,612	\$80,880	\$556,508	\$487,714	1.141
70-06-11-300-012	17914 14TH AVE	05/23/21	\$330,000	0.000%	\$330,000	\$169,494	\$69,020	\$91,486	\$167,904	0.545
Totals:								\$1,307,425	\$1,441,882	0.907
								Standard Deviation:	0.458	
								Coefficient of Dispersion :	33.34%	
								Adopted ECF:	0.907	

ECF Was: 0.783

CITY OF COOPERSVILLE

C1-01: COMMERCIAL- GENERAL

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-05-26-100-053	525 O'MALLEY DR	08/03/23	\$520,000	0.000%	\$520,000	\$0	\$0	-	\$520,000	261,360.00	\$1.99
70-05-26-100-050	525 O'MALLEY DR	10/19/22	\$764,377	0.000%	\$764,377	\$0	\$0	-	\$764,377	516,186.00	\$1.48
70-05-22-300-044	275 N 68TH AVE	07/21/22	\$1,715,700	0.000%	\$1,715,700	\$0	\$0	-	\$1,715,700	1,219,680.00	\$1.41
70-05-27-220-005	1141 O'MALLEY DRIVE	12/17/21	\$147,500	0.000%	\$147,500	\$0	\$0	-	\$147,500	51,400.80	\$2.87
70-05-26-100-041	O'MALLEY DR	06/23/22	\$350,610	0.000%	\$350,610	\$0	\$0	-	\$350,610	171,626.40	\$2.04

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit: \$1.58

Standard Deviation: \$0.52

Coefficient of Dispersion : 21%

Land Value Was:

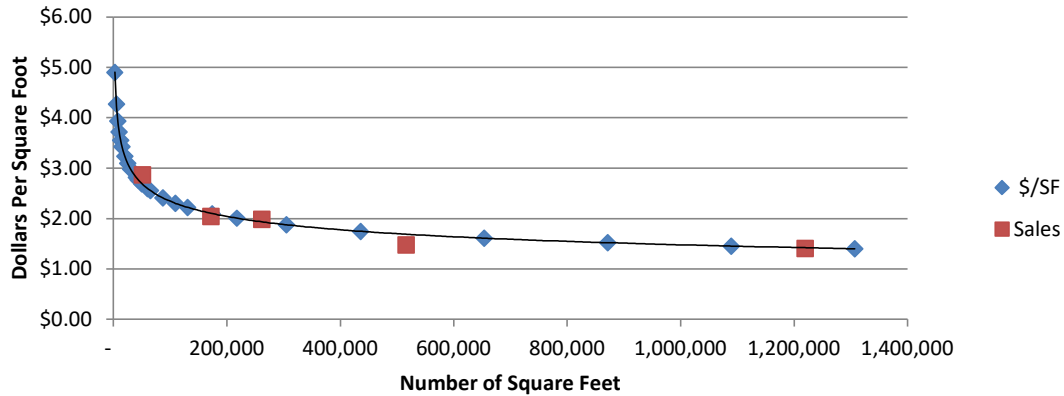
Indicated Sale Price Per Unit:

CITY OF COOPERSVILLE

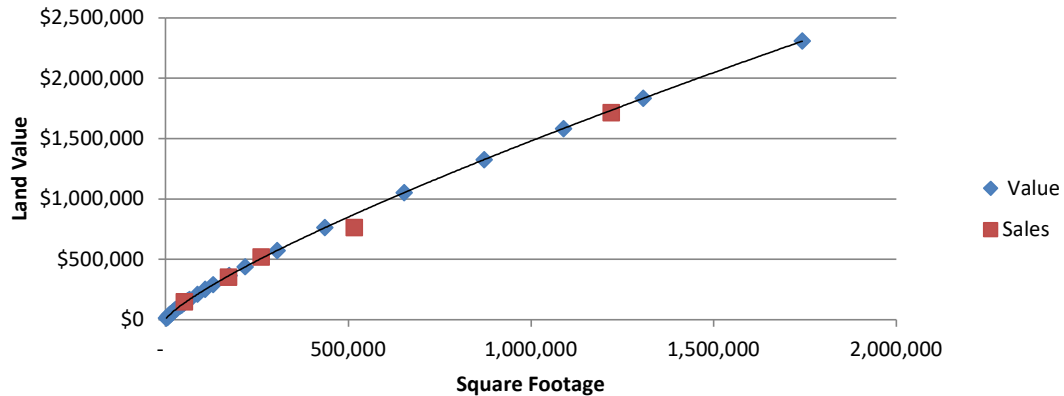
C1-01: COMMERCIAL- GENERAL

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$4.90	0.06	\$213,612	\$12,260	
5,000	\$4.27	0.11	\$185,960	\$21,345	
7,500	\$3.94	0.17	\$171,475	\$29,524	
10,000	\$3.72	0.23	\$161,887	\$37,164	
12,500	\$3.55	0.29	\$154,821	\$44,428	
15,000	\$3.43	0.34	\$149,278	\$51,404	
20,000	\$3.24	0.46	\$140,931	\$64,707	
25,000	\$3.09	0.57	\$134,780	\$77,353	
30,000	\$2.98	0.69	\$129,954	\$89,500	
40,000	\$2.82	0.92	\$122,688	\$112,661	
43,560	\$2.77	1.00	\$120,613	\$120,613	
50,000	\$2.69	1.15	\$117,333	\$134,679	
60,000	\$2.60	1.38	\$113,131	\$155,828	
65,340	\$2.55	1.50	\$111,219	\$166,828	
87,120	\$2.41	2.00	\$105,000	\$210,000	
108,900	\$2.31	2.50	\$100,417	\$251,043	
130,680	\$2.22	3.00	\$96,821	\$290,464	
174,240	\$2.10	4.00	\$91,408	\$365,631	
217,800	\$2.01	5.00	\$87,418	\$437,090	
304,920	\$1.88	7.00	\$81,729	\$572,102	
435,600	\$1.75	10.00	\$76,102	\$761,019	
653,400	\$1.61	15.00	\$70,174	\$1,052,612	
871,200	\$1.52	20.00	\$66,251	\$1,325,010	
1,089,000	\$1.45	25.00	\$63,359	\$1,583,971	
1,306,800	\$1.40	30.00	\$61,090	\$1,832,704	
1,742,400	\$1.32	40.00	\$57,674	\$2,306,977	
2,178,000	\$1.27	50.00	\$55,157	\$2,757,854	
4,356,000	\$1.10	100.00	\$48,017	\$4,801,703	

Dollars Per Square Foot



Square Foot Values



CITY OF COOPERSVILLE

C1-02: COMMERCIAL- HIGHWAY INTERCHANGES

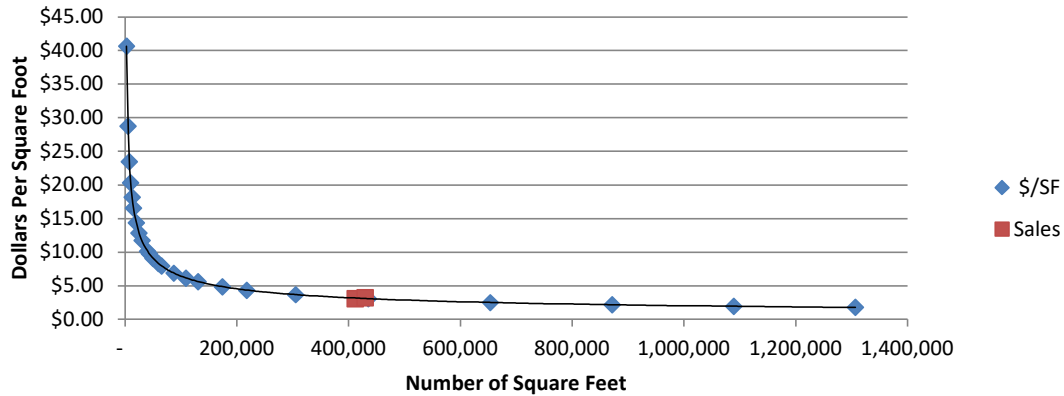
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-05-25-200-024	640 EAST GATEWAY	07/28/22	\$1,275,750	0.000%	\$1,275,750	\$0	\$0	-	\$1,275,750	411,642.00	\$3.10
70-05-25-200-022	329 S 48TH AVE	06/29/18	\$1,387,000	0.000%	\$1,387,000	\$0	\$0	-	\$1,387,000	429,501.60	\$3.23
Unit of Comparison:	Square Foot								Average Sale Price Per Unit:		\$3.17
									Standard Deviation:		\$0.07
									Coefficient of Dispersion :		2%
<i>Land Value Was:</i>	<i>Recalc</i>								Indicated Sale Price Per Unit:		See Attached

CITY OF COOPERSVILLE

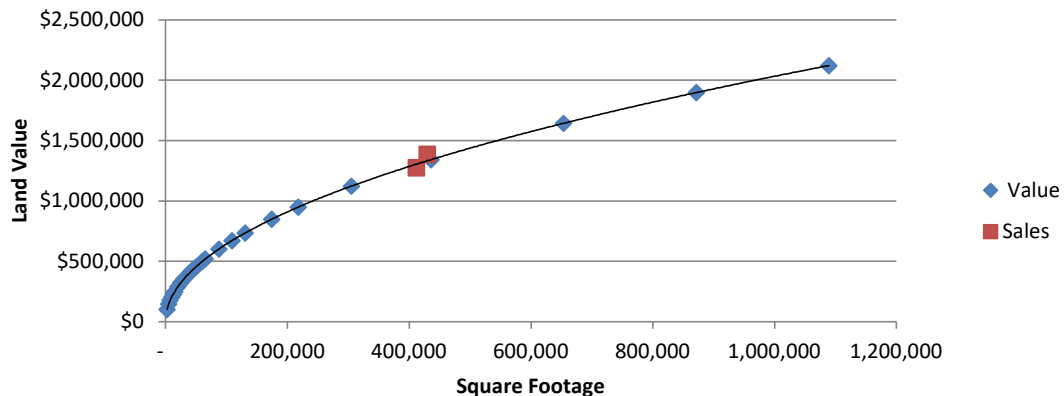
C1-02: COMMERCIAL- HIGHWAY INTERCHANGES

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$40.66	0.06	\$1,770,966	\$101,639	
5,000	\$28.75	0.11	\$1,252,262	\$143,740	
7,500	\$23.47	0.17	\$1,022,468	\$176,045	
10,000	\$20.33	0.23	\$885,483	\$203,279	
12,500	\$18.18	0.29	\$792,000	\$227,273	
15,000	\$16.60	0.34	\$722,994	\$248,965	
20,000	\$14.37	0.46	\$626,131	\$287,480	
25,000	\$12.86	0.57	\$560,029	\$321,412	
30,000	\$11.74	0.69	\$511,234	\$352,089	
40,000	\$10.16	0.92	\$442,741	\$406,558	
43,560	\$9.74	1.00	\$424,264	\$424,264	
50,000	\$9.09	1.15	\$396,000	\$454,545	
60,000	\$8.30	1.38	\$361,497	\$497,930	
65,340	\$7.95	1.50	\$346,410	\$519,615	
87,120	\$6.89	2.00	\$300,000	\$600,000	
108,900	\$6.16	2.50	\$268,328	\$670,820	
130,680	\$5.62	3.00	\$244,949	\$734,847	
174,240	\$4.87	4.00	\$212,132	\$848,528	
217,800	\$4.36	5.00	\$189,737	\$948,683	
304,920	\$3.68	7.00	\$160,357	\$1,122,497	
435,600	\$3.08	10.00	\$134,164	\$1,341,641	
653,400	\$2.51	15.00	\$109,545	\$1,643,168	
871,200	\$2.18	20.00	\$94,868	\$1,897,367	
1,089,000	\$1.95	25.00	\$84,853	\$2,121,320	
1,306,800	\$1.78	30.00	\$77,460	\$2,323,790	
1,742,400	\$1.54	40.00	\$67,082	\$2,683,282	
2,178,000	\$1.38	50.00	\$60,000	\$3,000,000	
4,356,000	\$0.97	100.00	\$42,426	\$4,242,641	

Dollars Per Square Foot



Square Foot Values



CITY OF COOPERSVILLE

C1-01: COMMERCIAL- GENERAL

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Value	Land Imp \$	Bldg Residual	Bldg Cost Manual	E.C.F
70-14-23-250-064	914 CHICAGO DR	03/20/23	\$343,988	0.000%	\$343,988	\$132,208	\$20,132	\$191,648	\$213,749	0.897
70-16-33-400-074	650 E 24TH ST	03/15/23	\$7,300,000	0.000%	\$7,300,000	\$547,218	\$335,173	\$6,417,609	\$6,611,989	0.971
70-03-21-303-029	401 N 7TH ST	03/13/23	\$1,100,000	0.000%	\$1,100,000	\$740,520	\$70,973	\$288,507	\$324,865	0.888
70-18-05-402-007	4155 32ND AVE	03/10/23	\$6,090,000	0.000%	\$6,090,000	\$1,740,920	\$509,487	\$3,839,593	\$3,907,164	0.983
70-03-15-381-005	218 W SAVIDGE ST	03/03/23	\$169,000	0.000%	\$169,000	\$32,000	\$0	\$137,000	\$123,696	1.108
70-03-14-325-069	617 E SAVIDGE ST	01/24/23	\$700,000	0.000%	\$700,000	\$173,866	\$74,174	\$451,960	\$614,653	0.735
70-11-01-100-027	9254 US 31	12/27/22	\$280,000	0.000%	\$280,000	\$42,885	\$5,126	\$231,989	\$214,969	1.079
70-03-16-476-018	971 W SAVIDGE ST	12/19/22	\$1,450,000	0.000%	\$1,450,000	\$806,976	\$82,521	\$560,503	\$601,384	0.932
70-03-15-382-012	116 S JACKSON ST	12/13/22	\$847,500	0.000%	\$847,500	\$56,400	\$0	\$791,100	\$823,593	0.961
70-16-33-205-008	500 CENTURY LN	11/11/22	\$1,950,000	0.000%	\$1,950,000	\$148,269	\$33,103	\$1,768,628	\$856,601	2.065
70-16-13-430-003	320 N STATE ST	10/26/22	\$1,050,000	0.000%	\$1,050,000	\$134,119	\$30,473	\$885,408	\$529,337	1.673
70-09-23-300-090	6241 LAKE MICHIGAN DR	10/07/22	\$300,000	0.000%	\$300,000	\$110,842	\$38,962	\$150,196	\$154,134	0.974
70-16-16-131-001	3176 WEST SHORE DR	10/06/22	\$2,196,118	0.000%	\$2,196,118	\$1,310,899	\$81,393	\$803,826	\$525,729	1.529
70-09-23-400-097	5615 LAKE MICHIGAN DR	09/30/22	\$355,000	0.000%	\$355,000	\$157,265	\$27,908	\$169,827	\$104,110	1.631
70-16-33-200-054	638 E 16TH ST	09/09/22	\$1,100,000	0.000%	\$1,100,000	\$611,567	\$56,074	\$432,359	\$383,464	1.128
70-18-10-360-036	2371 RILEY ST	07/27/22	\$738,000	0.000%	\$738,000	\$84,810	\$31,774	\$621,416	\$465,577	1.335
70-16-04-100-008	12429 RANSOM ST	07/15/22	\$1,700,000	0.000%	\$1,700,000	\$146,982	\$66,097	\$1,486,921	\$1,559,284	0.954
70-03-20-407-024	38 WASHINGTON AVE	06/30/22	\$500,000	0.000%	\$500,000	\$318,128	\$8,192	\$173,680	\$127,017	1.367
70-03-21-306-003	300 N 7TH ST	06/15/22	\$382,000	0.000%	\$382,000	\$43,560	\$4,883	\$333,557	\$142,185	2.346
70-14-13-100-101	7763 COTTONWOOD DR	06/03/22	\$4,000,000	0.000%	\$4,000,000	\$219,500	\$152,282	\$3,628,218	\$2,355,496	1.540
70-03-21-301-001	400 JACKSON AVE	05/19/22	\$270,000	0.000%	\$270,000	\$129,591	\$4,974	\$135,435	\$72,443	1.870
70-12-19-200-010	13871 BLAIR ST	05/06/22	\$525,000	0.000%	\$525,000	\$196,460	\$122,820	\$205,720	\$113,013	1.820
70-09-25-100-080	5566 LAKE MICHIGAN DR	05/04/22	\$325,000	0.000%	\$325,000	\$153,172	\$54,085	\$117,743	\$55,852	2.108
70-03-14-400-028	15348 CLEVELAND ST	03/08/22	\$275,000	0.000%	\$275,000	\$145,270	\$46,469	\$83,261	\$39,484	2.109
70-03-21-328-035	1045 FULTON AVE	02/25/22	\$610,000	0.000%	\$610,000	\$107,200	\$24,754	\$478,046	\$653,521	0.731
70-15-33-201-011	2155 OTTAWA BEACH RD	02/16/22	\$500,000	0.000%	\$500,000	\$219,420	\$30,995	\$249,585	\$346,421	0.720
70-14-28-200-021	2350 CHICAGO DR	02/09/22	\$375,000	0.000%	\$375,000	\$95,605	\$14,731	\$264,664	\$303,282	0.873
70-05-27-260-001	1098 O'MALLEY DR	01/28/22	\$1,764,000	0.000%	\$1,764,000	\$332,178	\$236,170	\$1,195,652	\$938,648	1.274
70-04-20-200-032	12968 CLEVELAND ST	12/28/21	\$550,000	0.000%	\$550,000	\$159,152	\$27,475	\$363,373	\$436,819	0.832
70-04-14-320-013	17044 MAIN ST	12/09/21	\$156,600	0.000%	\$156,600	\$26,292	\$9,915	\$120,393	\$215,166	0.560
70-16-13-399-020	430 W WASHINGTON AVE	11/01/21	\$400,000	0.000%	\$400,000	\$114,872	\$35,999	\$249,129	\$304,380	0.818
70-05-23-100-004	526 W CLEVELAND ST	10/08/21	\$750,000	0.000%	\$750,000	\$144,989	\$114,601	\$490,410	\$610,964	0.803
70-09-25-200-070	5180 LAKE MICHIGAN DR	08/11/21	\$986,022	0.000%	\$986,022	\$318,929	\$75,852	\$591,241	\$416,476	1.420
70-03-27-107-002	540 S BEECHTREE ST	06/11/21	\$1,010,000	0.000%	\$1,010,000	\$96,672	\$65,987	\$847,341	\$652,272	1.299
70-14-15-227-013	7686 GEORGETOWN CENT	05/21/21	\$2,248,524	0.000%	\$2,248,524	\$217,549	\$73,079	\$1,957,896	\$1,928,211	1.015
70-14-13-100-096	7666 COTTONWOOD DR	05/03/21	\$710,000	0.000%	\$710,000	\$73,351	\$20,767	\$615,882	\$613,382	1.004

Totals: \$31,329,716 \$28,339,330 1.106

Standard Deviation: 0.463

Coefficient of Dispersion : 37%

Adopted ECF: 1.106

ECF Was:

CITY OF COOPERSVILLE

C1-04: COMMERCIAL- MULTI RESIDENTIAL

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Value	Land Imp \$	Bldg Residual	Bldg Cost Manual	E.C.F	
70-03-15-452-012	326 E SAVIDGE ST	03/30/23	\$375,000	0.000%	\$375,000	\$74,034	\$806	\$300,160	\$134,920	2.225	
70-03-22-353-020	104 S BEECHTREE ST	03/20/23	\$330,000	0.000%	\$330,000	\$66,272	\$786	\$262,942	\$159,454	1.649	
70-09-22-400-073	6433 LAKE MICHIGAN DR	01/18/23	\$360,000	0.000%	\$360,000	\$96,818	\$10,388	\$252,794	\$199,932	1.264	
70-10-01-400-031	13827 IRONWOOD DR	01/03/23	\$370,000	0.000%	\$370,000	\$203,675	\$13,740	\$152,585	\$243,007	0.628	
70-14-26-400-063	5955 8TH AVE	12/15/22	\$8,400,000	0.000%	\$8,400,000	\$794,563	\$189,106	\$7,416,331	\$4,936,599	1.502	
70-16-13-456-004	210 W MCKINLEY AVE	08/01/22	\$865,000	0.000%	\$865,000	\$211,078	\$25,877	\$628,045	\$552,898	1.136	
70-16-27-470-017	1061 ABBEY CT	06/21/22	\$675,000	0.000%	\$675,000	\$115,876	\$14,174	\$544,950	\$355,665	1.532	
70-16-27-470-019	1041 ABBEY CT	06/09/22	\$668,000	0.000%	\$668,000	\$116,634	\$14,142	\$537,224	\$342,060	1.571	
70-16-07-300-052	14351 PINE CREEK CT	06/02/22	\$5,500,000	0.000%	\$5,500,000	\$413,036	\$121,449	\$4,965,515	\$2,930,604	1.694	
70-16-07-200-023	13828 N TRADITION WAY	02/22/22	\$13,300,000	0.000%	\$13,300,000	\$431,290	\$4,298	\$12,864,412	\$5,640,617	2.281	
70-16-18-450-002	672 136TH AVE	01/07/22	\$420,000	0.000%	\$420,000	\$84,549	\$8,994	\$326,457	\$194,458	1.679	
70-16-33-103-035	451 LINCOLN AVE	12/20/21	\$775,000	0.000%	\$775,000	\$102,027	\$17,116	\$655,857	\$358,520	1.829	
70-09-27-200-050	6692 MARTINIE DR	12/15/21	\$2,800,000	0.000%	\$2,800,000	\$328,047	\$77,513	\$2,394,440	\$1,435,702	1.668	
70-03-08-382-002	18275 SWISS DR	11/30/21	\$245,000	0.000%	\$245,000	\$35,212	\$10,116	\$199,672	\$264,524	0.755	
70-03-21-100-012	591 MILLER DR	11/09/21	\$21,450,000	0.000%	\$21,450,000	\$1,442,267	\$541,736	\$19,465,997	\$21,915,209	0.888	
70-16-16-325-018	2670 KRAGSPOUGH CT	06/30/21	\$365,200	0.000%	\$365,200	\$83,013	\$10,120	\$272,067	\$231,971	1.173	
70-16-16-325-020	2696 KRAGSPOUGH CT	06/30/21	\$360,200	0.000%	\$360,200	\$84,532	\$8,536	\$267,132	\$231,971	1.152	
70-16-16-325-021	2712 KRAGSPOUGH CT	06/30/21	\$365,200	0.000%	\$365,200	\$59,008	\$7,902	\$298,290	\$243,484	1.225	
70-16-16-325-004	2739 KRAGSPOUGH CT	05/14/21	\$355,000	0.000%	\$355,000	\$10,060	\$6,534	\$338,406	\$231,971	1.459	
70-15-26-276-006	1170 OTTAWA BEACH RD	04/21/21	\$380,000	0.000%	\$380,000	\$60,094	\$12,682	\$307,224	\$162,825	1.887	
70-09-27-200-071	6425 MISTA DR	04/15/21	\$1,275,000	0.000%	\$1,275,000	\$127,311	\$15,180	\$1,132,509	\$556,058	2.037	
Totals:								\$53,583,009	\$41,322,449	1.297	
										Standard Deviation:	0.447
										Coefficient of Dispersion :	23%
										Adopted ECF:	1.297

ECF Was: Recalc

CITY OF COOPERSVILLE

C1-05: COMMERCIAL- GARAGE & WAREHOUSE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Value	Land Imp \$	Bldg Residual	Bldg Cost Manual	E.C.F
70-14-23-250-027	828 CHICAGO DR	03/30/23	\$590,000	0.000%	\$590,000	\$234,493	\$24,820	\$330,687	\$217,062	1.523
70-03-21-451-013	1107 COLUMBUS AVE	03/24/23	\$537,500	0.000%	\$537,500	\$139,458	\$23,427	\$374,615	\$277,751	1.349
70-16-13-398-010	401 W WASHINGTON AVE	02/22/23	\$625,000	0.000%	\$625,000	\$138,247	\$23,270	\$463,483	\$304,242	1.523
70-14-23-250-063	971 ROSEWOOD ST	01/03/23	\$357,900	0.000%	\$357,900	\$72,298	\$9,166	\$276,436	\$206,289	1.340
70-05-23-476-002	276 MAIN ST	01/03/23	\$50,000	0.000%	\$50,000	\$20,143	\$0	\$29,857	\$36,825	0.811
70-12-05-200-051	12991 STANTON ST	12/22/22	\$675,000	0.000%	\$675,000	\$140,157	\$36,236	\$498,607	\$378,673	1.317
70-06-19-200-034	4330 CLEVELAND ST	12/20/22	\$600,000	0.000%	\$600,000	\$79,947	\$7,034	\$513,019	\$402,917	1.273
70-04-16-200-023	12135 DICKINSON ST	12/08/22	\$350,000	0.000%	\$350,000	\$254,010	\$11,029	\$84,961	\$108,058	0.786
70-14-32-258-009	3440 CHICAGO DR	11/09/22	\$226,100	0.000%	\$226,100	\$71,964	\$20,510	\$133,626	\$119,066	1.122
70-14-22-365-006	6467 CENTER INDUSTRIAL	10/28/22	\$1,200,000	0.000%	\$1,200,000	\$306,919	\$114,694	\$778,387	\$642,600	1.211
70-14-32-328-017	5164 37TH AVE	09/30/22	\$500,000	0.000%	\$500,000	\$143,359	\$31,127	\$325,514	\$191,196	1.703
70-17-18-353-005	140 E HARRISON	09/01/22	\$149,900	0.000%	\$149,900	\$35,516	\$6,217	\$108,167	\$73,852	1.465
70-14-24-100-004	750 CHICAGO DR	08/19/22	\$135,000	0.000%	\$135,000	\$82,098	\$11,455	\$41,447	\$40,801	1.016
70-16-22-450-012	11344 CHICAGO DR	07/25/22	\$330,000	0.000%	\$330,000	\$169,145	\$17,193	\$143,662	\$158,354	0.907
70-09-27-226-021	6546 LAKE MICHIGAN DR	07/20/22	\$200,000	0.000%	\$200,000	\$138,648	\$2,221	\$59,131	\$59,313	0.997
70-08-24-400-007	9625 LAKE MICHIGAN DR	07/01/22	\$425,000	0.000%	\$425,000	\$174,588	\$5,942	\$244,470	\$170,140	1.437
70-13-23-400-031	6421 56TH AVE	06/22/22	\$706,000	0.000%	\$706,000	\$422,520	\$8,031	\$275,449	\$208,748	1.320
70-16-17-300-059	37 JAMES ST	06/21/22	\$250,000	0.000%	\$250,000	\$115,073	\$104,320	\$30,607	\$80,049	0.382
70-18-08-230-001	3364 QUINCY ST	06/16/22	\$3,144,000	0.000%	\$3,144,000	\$376,642	\$164,598	\$2,602,760	\$2,467,528	1.055
70-17-21-300-011	1905 76TH AVE	06/02/22	\$160,000	0.000%	\$160,000	\$83,775	\$15,926	\$60,299	\$105,582	0.571
70-03-28-233-022	1434 COLFAX AVE	03/23/22	\$160,000	0.000%	\$160,000	\$84,500	\$3,581	\$71,919	\$73,727	0.975
70-14-21-472-004	2668 EDWARD ST	03/07/22	\$750,000	0.000%	\$750,000	\$113,992	\$21,804	\$614,204	\$358,245	1.714
70-16-22-380-007	932 CHICAGO DR	12/14/21	\$400,000	0.000%	\$400,000	\$238,414	\$0	\$161,586	\$114,250	1.414
70-14-32-227-038	3243 PROSPECT ST	12/12/21	\$290,000	0.000%	\$290,000	\$205,954	\$4,787	\$79,259	\$95,417	0.831
70-03-21-329-012	200 N BEACON BLVD	11/08/21	\$425,000	0.000%	\$425,000	\$219,720	\$28,288	\$176,992	\$81,712	2.166
70-04-21-200-035	12200 CLEVELAND ST	10/04/21	\$600,000	0.000%	\$600,000	\$349,170	\$39,887	\$210,943	\$235,212	0.897
70-14-28-200-017	2400 CHICAGO DR	10/01/21	\$950,000	0.000%	\$950,000	\$292,126	\$24,911	\$632,963	\$493,837	1.282
70-03-21-481-026	5 S BEECHTREE ST	08/02/21	\$230,000	0.000%	\$230,000	\$60,600	\$8,961	\$160,439	\$132,613	1.210
70-17-01-200-038	5140 CHICAGO DR	07/15/21	\$490,000	0.000%	\$490,000	\$159,235	\$35,990	\$294,775	\$412,071	0.715
70-16-16-376-007	2525 VAN OMMEN DR	07/09/21	\$330,000	0.000%	\$330,000	\$193,479	\$22,407	\$114,114	\$130,738	0.873
70-06-35-400-047	1128 FRANKLIN ST	07/06/21	\$930,000	0.000%	\$930,000	\$148,259	\$149,741	\$632,000	\$860,433	0.735
70-14-13-429-005	7501 MAIN ST	05/21/21	\$602,268	0.000%	\$602,268	\$113,883	\$20,017	\$468,368	\$373,547	1.254
70-10-26-100-017	1600 LAKE MICHIGAN DR	05/19/21	\$955,000	0.000%	\$955,000	\$379,694	\$178,641	\$396,665	\$217,248	1.826
70-10-26-100-019	1600 LAKE MICHIGAN DR	05/19/21	\$955,000	0.000%	\$955,000	\$298,373	\$107,098	\$549,529	\$216,353	2.540
70-03-33-100-083	830 ROBBINS RD	05/13/21	\$750,000	0.000%	\$750,000	\$610,266	\$25,771	\$113,963	\$111,869	1.019
70-03-22-351-001	12 N BEECHTREE ST	05/03/21	\$450,000	0.000%	\$450,000	\$151,985	\$52,496	\$245,519	\$342,270	0.717
70-10-01-480-021	13620 2ND AVE	04/30/21	\$725,000	0.000%	\$725,000	\$153,006	\$37,596	\$534,398	\$683,759	0.782
Totals:								\$12,832,820	\$11,182,345	1.148
Standard Deviation:										0.439
Coefficient of Dispersion :										28%
Adopted ECF:										1.148

ECF Was: Recalc

CITY OF COOPERSVILLE

C1-06: COMMERCIAL- MINI STORAGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Value	Land Imp \$	Bldg Residual	Bldg Cost Manual	E.C.F
70-05-23-100-057	434 N 64TH AVE	09/19/22	\$1,105,000	0.000%	\$1,105,000	\$453,877	\$35,307	\$615,816	\$474,433	1.298
70-09-29-100-028	8454 LAKE MICHIGAN DR	04/22/22	\$600,000	0.000%	\$600,000	\$203,474	\$57,390	\$339,136	\$442,524	0.766
70-14-22-450-017	1778 CHICAGO DR	02/22/22	\$3,700,000	0.000%	\$3,700,000	\$334,981	\$145,150	\$3,219,869	\$1,791,886	1.797
70-17-31-400-038	9237 OTTOGAN ST	07/01/21	\$600,000	0.000%	\$600,000	\$115,549	\$71,513	\$412,938	\$413,139	1.000
Totals:								\$4,587,759	\$3,121,982	1.470
Standard Deviation:										0.445
Coefficient of Dispersion :										29%
Adopted ECF:										1.470

ECF Was: Recalc

CITY OF COOPERSVILLE

C2-01: COMMERCIAL - DOWNTOWN

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-05-23-476-002	276 MAIN ST	01/03/23	\$50,000	0.000%	\$50,000	\$0	\$36,824	1.100	\$9,494	1,611.72	\$5.89
70-05-23-476-041	284 MAIN ST	11/30/22	\$139,000	0.000%	\$139,000	\$0	\$100,621	1.100	\$28,316	2,047.32	\$13.83
70-05-23-408-018	303 MAIN ST	10/18/21	\$58,000	0.000%	\$58,000	\$0	\$30,231	1.100	\$24,746	5,488.56	\$4.51
70-05-23-408-037	286 OTTAWA ST	09/03/21	\$150,000	0.000%	\$150,000	\$5,139	\$105,257	1.100	\$29,079	6,141.96	\$4.73
70-05-23-408-010	260 OTTAWA ST	12/30/20	\$187,000	0.000%	\$187,000	\$2,420	\$64,848	1.100	\$113,248	9,365.40	\$12.09
70-05-23-408-022	287 MAIN ST	06/10/22	\$475,000	0.000%	\$475,000	\$0	\$127,495	1.100	\$34,756	10,018.80	\$33.41
70-05-23-408-020	297 MAIN ST	12/28/21	\$50,000	0.000%	\$50,000	\$0	\$117,546	1.100	(\$79,300)	6,229.08	(\$12.73)
Unit of Comparison:	Square Foot								Average Sale Price Per Unit:		\$8.31
									Standard Deviation:		\$3.95
									Coefficient of Variation:		46%
<i>Land Value Was:</i>	<i>\$6.00</i>								Indicated Sale Price Per Unit:		\$8.50

CITY OF COOPERSVILLE

C2-01: COMMERCIAL - DOWNTOWN

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-05-23-476-002	276 MAIN ST	01/03/23	\$50,000	0.000%	\$50,000	\$0	\$13,700	\$36,300	\$36,824	0.986	
70-05-23-476-041	284 MAIN ST	11/30/22	\$139,000	0.000%	\$139,000	\$0	\$17,402	\$121,598	\$100,621	1.208	
70-05-23-408-018	303 MAIN ST	10/18/21	\$58,000	0.000%	\$58,000	\$0	\$46,653	\$11,347	\$30,231	0.375	
70-05-23-408-037	286 OTTAWA ST	09/03/21	\$150,000	0.000%	\$150,000	\$5,139	\$52,207	\$92,654	\$105,257	0.880	
70-05-23-408-010	260 OTTAWA ST	12/30/20	\$187,000	0.000%	\$187,000	\$2,420	\$79,606	\$104,974	\$64,848	1.619	
70-05-23-408-022	287 MAIN ST	06/10/22	\$475,000	0.000%	\$475,000	\$0	\$85,160	\$389,840	\$127,495	3.058	
70-05-23-408-020	297 MAIN ST	12/28/21	\$50,000	0.000%	\$50,000	\$0	\$52,947	(\$2,947)	\$117,546	(0.025)	
Totals:								\$366,874	\$337,781	1.086	
										Standard Deviation:	0.456
										Coefficient of Dispersion :	32.45%
										Adopted ECF:	1.090

ECF Was: 1.014

CITY OF COOPERSVILLE

C2-01: COMMERCIAL - DOWNTOWN

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-05-23-476-002	276 MAIN ST	01/03/23	\$50,000	0.000%	\$50,000	\$26,900	0.538
70-05-23-476-041	284 MAIN ST	11/30/22	\$139,000	0.000%	\$139,000	\$63,500	0.457
70-05-23-408-018	303 MAIN ST	10/18/21	\$58,000	0.000%	\$58,000	\$39,800	0.686
70-05-23-408-037	286 OTTAWA ST	09/03/21	\$150,000	0.000%	\$150,000	\$86,000	0.573
70-05-23-408-010	260 OTTAWA ST	12/30/20	\$187,000	0.000%	\$187,000	\$76,400	0.409
70-05-23-408-022	287 MAIN ST	06/10/22	\$475,000	0.000%	\$475,000	\$112,100	0.236
70-05-23-408-020	297 MAIN ST	12/28/21	\$50,000	0.000%	\$50,000	\$90,500	1.810
Aggregate Ratio:							50.10%
Standard Deviation:							0.108
Coefficient of Dispersion :							14.85%
Price Related Differential:							1.063

CITY OF COOPERSVILLE

I1-01 INDUSTRIAL LAND

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-03-04-200-035	Rycenga Dr-pvt	07/30/21	\$60,000	0.000%	\$60,000	\$0	\$0	-	\$60,000	1.29	\$46,511.63
70-07-03-100-028	168th Ave	12/09/21	\$75,000	0.000%	\$75,000	\$0	\$0	-	\$75,000	1.62	\$46,296.30
70-03-34-176-002	Airpark Dr	02/03/23	\$150,000	0.000%	\$150,000	\$0	\$0	-	\$150,000	1.76	\$85,227.27
70-04-16-300-034	Woodlane	01/06/23	\$175,000	0.000%	\$175,000	\$0	\$0	-	\$175,000	3.59	\$48,746.52
70-05-26-100-041	O'Malley Dr	06/23/22	\$350,610	0.000%	\$350,610	\$0	\$0	-	\$350,610	3.94	\$88,897.06
70-17-07-398-007	Centennial	12/30/21	\$306,750	0.000%	\$306,750	\$0	\$0	-	\$306,750	4.18	\$73,385.17
70-16-04-179-010	New Holland St	05/12/21	\$186,000	0.000%	\$186,000	\$0	\$0	-	\$186,000	4.70	\$39,574.47
70-16-08-300-064	Greenly & Windquest	10/11/22	\$425,000	0.000%	\$425,000	\$0	\$0	-	\$425,000	4.95	\$85,858.59
70-10-19-100-026	Pingree St	05/26/21	\$195,000	0.000%	\$195,000	\$0	\$0	-	\$195,000	5.14	\$37,937.74
70-10-19-100-025	Pingree St	01/28/22	\$210,000	0.000%	\$210,000	\$0	\$0	-	\$210,000	5.20	\$40,384.62
70-04-16-300-034	Power Drive	06/09/21	\$265,000	0.000%	\$265,000	\$0	\$0	-	\$265,000	5.24	\$50,572.52
70-16-36-200-028	Black River Ct	05/31/22	\$187,500	0.000%	\$187,500	\$0	\$0	-	\$187,500	5.32	\$35,270.88
70-17-17-200-034	84th ave	06/26/21	\$298,650	0.000%	\$298,650	\$0	\$0	-	\$298,650	5.43	\$55,000.00
70-04-19-400-019	Woodlane	03/25/22	\$160,000	0.000%	\$160,000	\$0	\$0	-	\$160,000	6.08	\$26,315.79
70-17-07-398-006	Pentatech Dr	02/13/23	\$400,000	0.000%	\$400,000	\$0	\$0	-	\$400,000	6.60	\$60,606.06
70-16-05-400-014	Quincy St	11/17/22	\$381,500	0.000%	\$381,500	\$0	\$0	-	\$381,500	6.61	\$57,715.58
70-03-27-355-003	Eaton Dr	08/15/22	\$425,000	0.000%	\$425,000	\$0	\$0	-	\$425,000	7.76	\$54,768.04
70-09-29-100-058	Lake Michigan Dr	09/10/21	\$200,000	0.000%	\$200,000	\$0	\$0	-	\$200,000	8.36	\$23,923.44
70-17-17-101-026	700 E Riley	10/21/22	\$635,000	0.000%	\$635,000	\$0	\$0	-	\$635,000	9.07	\$70,011.03
70-17-17-101-029	800 E Riley	01/06/23	\$575,000	0.000%	\$575,000	\$0	\$0	-	\$575,000	11.13	\$51,662.17
70-05-26-100-050	525 O'Malley Dr	10/19/22	\$764,377	0.000%	\$764,377	\$0	\$0	-	\$764,377	11.80	\$64,777.71
70-17-17-200-035	Riley St	04/21/21	\$623,250	0.000%	\$623,250	\$0	\$0	-	\$623,250	13.33	\$46,755.44
70-16-05-200-001	US-31 & New Holland	03/31/23	\$937,500	0.000%	\$937,500	\$0	\$0	-	\$937,500	27.53	\$34,053.76
70-05-22-300-044	N 68th Ave	07/21/22	\$1,715,700	0.000%	\$1,715,700	\$0	\$0	-	\$1,715,700	28.00	\$61,283.75
70-17-17-101-028	800 E Riley	08/30/22	\$1,575,000	0.000%	\$1,575,000	\$0	\$0	-	\$1,575,000	29.33	\$53,699.28
70-16-05-200-022	Ransom St	08/18/21	\$2,600,000	0.000%	\$2,600,000	\$0	\$0	-	\$2,600,000	59.28	\$43,859.65
Unit of Comparison:	Acre								Average Sale Price Per Unit:		\$50,054.24
									Standard Deviation:		\$16,914.09
									Coefficient of Dispersion :		26.57%
									Indicated Sale Price Per Unit:		\$64,700.00

CITY OF COOPERSVILLE

I1-01 INDUSTRIAL- CMS LAND RATE

The land rate for Consumers Energy powerline parcels will be the same rate per acre as agricultural properties, \$6,900 per acre. See Ag section for analysis.

CITY OF COOPERSVILLE

11-01: INDUSTRIAL ECONOMIC CONDITION FACTOR

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-17-07-399-012	9433 RILEY ST	12/21/22	\$1,607,143	0.000%	\$1,607,143	\$49,659	\$174,125	\$1,383,359	\$872,310	1.586
70-16-17-310-003	170 MANUFACTURERS DR	12/19/22	\$1,100,000	0.000%	\$1,100,000	\$50,387	\$59,805	\$989,808	\$515,542	1.920
70-16-16-200-048	12255 FELCH ST	11/17/22	\$1,750,000	0.000%	\$1,750,000	\$106,558	\$264,953	\$1,378,489	\$1,109,386	1.243
70-03-16-254-004	536 OAK ST	06/03/22	\$300,000	0.000%	\$300,000	\$4,470	\$40,549	\$254,981	\$142,954	1.784
70-16-33-477-023	760 WAVERLY RD	05/06/22	\$1,200,000	0.000%	\$1,200,000	\$45,038	\$140,284	\$1,014,678	\$803,563	1.263
70-17-18-300-069	260 N CHURCH ST	05/06/22	\$520,000	0.000%	\$520,000	\$7,124	\$28,648	\$484,228	\$356,105	1.360
70-03-16-476-020	903 W SAVIDGE ST	03/17/22	\$400,000	0.000%	\$400,000	\$2,805	\$193,510	\$203,685	\$172,383	1.182
70-04-16-300-026	16913 POWER DR	01/27/22	\$620,000	0.000%	\$620,000	\$27,856	\$92,627	\$499,517	\$295,653	1.690
70-03-13-300-031	16923 148TH AVE	10/29/21	\$225,000	0.000%	\$225,000	\$939	\$120,534	\$103,527	\$88,353	1.172
70-16-04-179-007	12491 SUPERIOR CT	09/09/21	\$1,225,000	0.000%	\$1,225,000	\$55,348	\$180,510	\$989,142	\$934,810	1.058
70-03-16-174-008	300 CARMEN DR	08/18/21	\$261,900	0.000%	\$261,900	\$10,334	\$31,928	\$219,638	\$181,777	1.208
70-16-36-200-021	647 96TH AVE	05/26/21	\$725,000	0.000%	\$725,000	\$82,522	\$120,534	\$521,944	\$736,277	0.709
70-16-08-400-039	12813 RILEY ST	05/24/21	\$570,000	0.000%	\$570,000	\$39,561	\$116,549	\$413,890	\$370,282	1.118
70-06-35-100-049	1245 COMSTOCK ST	01/20/23	\$1,425,000	0.000%	\$1,425,000	\$127,240	\$529,814	\$767,946	\$907,314	0.846
70-16-31-204-007	441 OTTAWA AVE	12/09/22	\$875,000	0.000%	\$875,000	\$75,914	\$134,413	\$664,673	\$655,935	1.013
70-16-31-401-008	611 OTTAWA AVE	11/30/22	\$2,500,000	0.000%	\$2,500,000	\$115,330	\$260,784	\$2,123,886	\$1,906,174	1.114
70-03-24-100-105	14851 MICHAEL LN	10/21/22	\$1,495,000	0.000%	\$1,495,000	\$60,277	\$321,171	\$1,113,552	\$1,168,122	0.953
70-07-04-400-032	14000 172ND AVE	10/06/22	\$5,382,500	0.000%	\$5,382,500	\$198,477	\$429,454	\$4,754,569	\$4,413,515	1.077
70-17-18-200-009	411 E ROOSEVELT AVE	09/19/22	\$3,345,000	0.000%	\$3,345,000	\$95,382	\$287,958	\$2,961,660	\$2,231,383	1.327
70-16-28-201-007	507 CHICAGO DR	07/06/22	\$1,950,000	0.000%	\$1,950,000	\$146,784	\$252,372	\$1,550,844	\$1,947,983	0.796
70-03-24-100-052	16685 150TH AVE	04/29/22	\$945,000	0.000%	\$945,000	\$20,786	\$81,865	\$842,349	\$768,605	1.096
70-03-27-315-010	1250 S BEECHTREE ST	04/28/22	\$12,189,334	0.000%	\$12,189,334	\$476,019	\$1,124,494	\$10,588,821	\$8,590,828	1.233
70-03-21-427-009	295 N BEECHTREE ST	01/27/22	\$4,800,000	0.000%	\$4,800,000	\$0	\$307,133	\$4,492,867	\$2,925,634	1.536
70-03-04-100-099	19102 174TH AVE	12/29/21	\$599,000	0.000%	\$599,000	\$23,960	\$90,000	\$485,040	\$514,334	0.943
70-03-21-415-029	335 N GRIFFIN ST	12/15/21	\$3,750,000	0.000%	\$3,750,000	\$95,010	\$535,099	\$3,119,891	\$4,050,556	0.770
70-03-04-200-028	17011 HICKORY ST	08/18/21	\$2,000,000	0.000%	\$2,000,000	\$262,547	\$341,986	\$1,395,467	\$1,898,465	0.735
70-03-01-200-025	14638 APPLE DR	08/12/21	\$13,225,000	0.000%	\$13,225,000	\$624,391	\$994,323	\$11,606,286	\$12,209,233	0.951
70-14-22-347-006	2206 PINE RIDGE DR	06/11/21	\$4,150,000	0.000%	\$4,150,000	\$101,724	\$316,825	\$3,731,451	\$3,113,855	1.198
70-03-13-400-016	16910 148TH AVE	05/26/21	\$850,000	0.000%	\$850,000	\$58,057	\$101,934	\$690,009	\$835,392	0.826
70-16-22-400-013	11431 CHICAGO DR	04/20/21	\$2,200,000	0.000%	\$2,200,000	\$94,094	\$292,127	\$1,813,779	\$1,897,375	0.956

****May Contain Data In Other Comparable Areas****

Totals:	\$61,159,976	\$56,614,100	1.080
		Standard Deviation:	\$0.30
		Coefficient of Dispersion :	21.75%
		Adopted ECF:	1.080

CITY OF COOPERSVILLE

R1-01: RESIDENTIAL- GENERAL

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-05-23-406-005	322 OTTAWA ST	01/28/22	\$165,000	0.000%	\$165,000	\$4,976	\$71,224	1.000	\$88,800	4,573.80	\$19.41
70-05-23-452-017	253 LINCOLN ST	02/10/23	\$181,000	0.000%	\$181,000	\$0	\$115,029	1.000	\$65,971	5,837.04	\$11.30
70-05-23-452-017	253 LINCOLN ST	09/10/21	\$135,000	0.000%	\$135,000	\$0	\$115,029	1.000	\$19,971	5,837.04	\$3.42
70-05-23-453-014	94 EASTMANVILLE ST	09/07/22	\$252,000	0.000%	\$252,000	\$3,243	\$166,203	1.000	\$82,554	7,318.08	\$11.28
70-05-23-403-018	392 WALTER ST	07/08/22	\$82,500	0.000%	\$82,500	\$0	\$61,970	1.000	\$20,530	7,492.32	\$2.74
70-05-23-452-002	260 DANFORTH ST	10/04/21	\$175,500	0.000%	\$175,500	\$2,886	\$108,535	1.000	\$64,079	7,492.32	\$8.55
70-05-23-328-010	303 CENTER ST	07/21/22	\$230,000	0.000%	\$230,000	\$2,791	\$155,020	1.000	\$72,189	7,666.56	\$9.42
70-05-23-406-003	353 PINE ST	08/11/22	\$160,000	0.000%	\$160,000	\$0	\$131,395	1.000	\$28,605	7,797.24	\$3.67
70-05-23-407-011	297 MECHANIC ST	03/21/22	\$195,000	0.000%	\$195,000	\$6,859	\$120,460	1.000	\$67,681	8,276.40	\$8.18
70-05-23-453-022	33 MADISON ST	05/27/22	\$210,000	0.000%	\$210,000	\$4,003	\$118,160	1.000	\$87,837	8,450.64	\$10.39
70-05-23-407-013	281 MECHANIC ST	12/09/22	\$186,000	0.000%	\$186,000	\$1,302	\$116,265	1.000	\$68,433	8,494.20	\$8.06
70-05-23-452-016	243 LINCOLN ST	08/30/21	\$210,500	0.000%	\$210,500	\$2,359	\$124,122	1.000	\$84,019	8,494.20	\$9.89
70-05-23-381-009	165 EASTMANVILLE ST	08/05/22	\$300,000	0.000%	\$300,000	\$15,000	\$156,767	1.000	\$128,233	9,016.92	\$14.22
70-05-23-454-021	281 W RANDALL ST	12/30/21	\$150,000	0.000%	\$150,000	\$0	\$99,725	1.000	\$50,275	9,147.60	\$5.50
70-05-24-301-014	210 EAST ST	11/01/22	\$155,000	0.000%	\$155,000	\$3,334	\$118,026	1.000	\$33,640	9,365.40	\$3.59
70-05-23-408-005	242 MECHANIC ST	09/19/22	\$225,000	0.000%	\$225,000	\$6,226	\$114,912	1.000	\$103,862	9,844.56	\$10.55
70-05-23-380-034	515 W RANDALL ST	08/19/22	\$135,000	0.000%	\$135,000	\$1,318	\$60,718	1.000	\$72,964	10,105.92	\$7.22
70-05-23-328-012	267 CENTER ST	05/05/22	\$181,100	0.000%	\$181,100	\$4,678	\$77,539	1.000	\$98,883	10,410.84	\$9.50
70-05-26-131-005	17 RIVER ST	11/22/21	\$221,500	0.000%	\$221,500	\$1,662	\$107,815	1.000	\$112,023	11,238.48	\$9.97
70-05-23-179-031	509 CENTER ST	05/19/21	\$218,000	0.000%	\$218,000	\$2,716	\$157,618	1.000	\$57,666	12,719.52	\$4.53
70-05-23-453-042	126 EASTMANVILLE ST	05/07/21	\$310,000	0.000%	\$310,000	\$6,845	\$284,185	1.000	\$18,970	12,763.08	\$1.49
70-05-23-454-006	65 MILL ST	05/27/22	\$261,000	0.000%	\$261,000	\$5,840	\$188,680	1.000	\$66,480	13,198.68	\$5.04
70-05-23-406-007	352 OTTAWA ST	10/20/22	\$329,900	0.000%	\$329,900	\$7,024	\$197,277	1.000	\$125,599	13,460.04	\$9.33
70-05-23-450-069	290 CHURCH ST	02/17/23	\$205,000	0.000%	\$205,000	\$1,802	\$151,735	1.000	\$51,463	13,503.60	\$3.81
70-05-23-450-061	269 EAST ST	02/11/22	\$176,000	0.000%	\$176,000	\$0	\$72,571	1.000	\$103,429	13,634.28	\$7.59
70-05-23-450-049	233 EAST ST	09/30/22	\$250,000	0.000%	\$250,000	\$2,778	\$150,926	1.000	\$96,296	15,071.76	\$6.39
70-05-23-180-032	509 WATSON ST	09/01/21	\$225,000	0.000%	\$225,000	\$1,506	\$134,569	1.000	\$88,925	15,942.96	\$5.58
70-05-24-151-016	536 EAST ST	06/07/22	\$425,000	0.000%	\$425,000	\$9,369	\$269,727	1.000	\$145,904	16,988.40	\$8.59
70-05-23-279-025	431 EAST ST	01/04/23	\$181,000	0.000%	\$181,000	\$3,615	\$96,735	1.000	\$80,650	17,641.80	\$4.57
70-05-23-477-030	25 EAST ST	07/26/22	\$170,000	0.000%	\$170,000	\$948	\$96,633	1.000	\$72,419	18,077.40	\$4.01
70-05-23-100-044	380 N 64TH AVE	11/18/22	\$305,000	0.000%	\$305,000	\$14,814	\$273,714	1.000	\$16,472	18,992.16	\$0.87
70-05-23-450-005	144 GROVE ST	09/21/22	\$269,900	0.000%	\$269,900	\$7,082	\$139,171	1.000	\$123,647	20,429.64	\$6.05
70-05-23-453-015	88 EASTMANVILLE ST	07/05/22	\$295,000	0.000%	\$295,000	\$7,293	\$169,581	1.000	\$118,126	20,560.32	\$5.75
70-05-23-380-049	71 EASTMANVILLE ST	07/09/21	\$220,000	0.000%	\$220,000	\$0	\$152,862	1.000	\$67,138	20,691.00	\$3.24
70-05-13-300-003	996 EAST ST	07/29/22	\$269,000	0.000%	\$269,000	\$10,552	\$126,107	1.000	\$132,341	21,692.88	\$6.10
70-05-23-181-005	498 WATSON ST	04/02/21	\$200,000	0.000%	\$200,000	\$4,588	\$114,760	1.000	\$80,652	21,910.68	\$3.68
70-05-23-279-024	409 EAST ST	08/06/21	\$238,000	0.000%	\$238,000	\$9,229	\$149,850	1.000	\$78,921	23,435.28	\$3.37
70-05-24-300-012	227 E RANDALL ST	08/27/21	\$162,000	0.000%	\$162,000	\$0	\$67,927	1.000	\$94,073	24,132.24	\$3.90
70-05-23-476-026	133 EAST ST	05/27/21	\$215,000	0.000%	\$215,000	\$1,195	\$162,890	1.000	\$50,915	24,219.36	\$2.10
70-05-24-371-015	193 E RANDALL ST	10/12/22	\$330,000	0.000%	\$330,000	\$4,618	\$225,613	1.000	\$99,769	24,524.28	\$4.07
70-05-23-450-074	245 LAWTON LN	10/28/22	\$251,500	0.000%	\$251,500	\$6,691	\$148,843	1.000	\$95,966	25,613.28	\$3.75
70-05-23-100-013	679 CENTER ST	08/05/22	\$195,000	0.000%	\$195,000	\$111	\$84,750	1.000	\$110,139	26,136.00	\$4.21
70-05-23-251-034	434 PINE ST	01/31/22	\$200,000	0.000%	\$200,000	\$8,931	\$122,007	1.000	\$69,062	29,010.96	\$2.38

70-05-23-477-065	33 EAST ST	03/02/23	\$95,000	0.000%	\$95,000	\$0	\$0	-	\$95,000	29,838.60	\$3.18
70-05-26-130-001	470 W RANDALL ST	03/18/22	\$200,000	0.000%	\$200,000	\$1,011	\$127,851	1.000	\$71,138	31,493.88	\$2.26
70-05-23-100-018	703 CENTER ST	10/07/22	\$219,900	0.000%	\$219,900	\$6,602	\$159,993	1.000	\$53,305	34,848.00	\$1.53
70-05-23-380-055	475 W RANDALL ST	11/29/21	\$275,000	0.000%	\$275,000	\$8,130	\$227,135	1.000	\$39,735	37,113.12	\$1.07
70-05-24-100-036	748 EAST ST	01/24/22	\$215,000	0.000%	\$215,000	\$3,286	\$153,140	1.000	\$58,574	38,594.16	\$1.52
70-05-23-100-064	428 N 64TH AVE	10/21/21	\$269,900	0.000%	\$269,900	\$11,400	\$231,441	1.000	\$27,059	39,988.08	\$0.68
70-05-23-100-063	430 N 64TH AVE	09/02/21	\$249,900	0.000%	\$249,900	\$11,525	\$221,830	1.000	\$16,545	39,988.08	\$0.41
70-05-23-100-065	426 N 64TH AVE	06/09/21	\$269,900	0.000%	\$269,900	\$13,259	\$234,849	1.000	\$21,792	39,988.08	\$0.54
70-05-23-100-062	432 N 64TH AVE	05/11/21	\$249,900	0.000%	\$249,900	\$11,307	\$208,392	1.000	\$30,201	39,988.08	\$0.76
70-05-26-150-014	185 RIVER ST	05/10/22	\$190,000	0.000%	\$190,000	\$579	\$93,530	1.000	\$95,891	42,296.76	\$2.27
70-05-26-150-014	185 RIVER ST	12/17/21	\$135,000	0.000%	\$135,000	\$579	\$93,530	1.000	\$40,891	42,296.76	\$0.97
70-05-23-231-040	619 EAST ST	05/11/22	\$199,900	0.000%	\$199,900	\$1,300	\$194,381	1.000	\$4,219	42,819.48	\$0.10
70-05-24-100-009	386 E CLEVELAND ST	05/05/22	\$250,000	0.000%	\$250,000	\$7,280	\$155,963	1.000	\$86,757	87,120.00	\$1.00
70-05-13-367-025	886 EAST ST	06/04/21	\$421,000	0.000%	\$421,000	\$63,187	\$344,025	1.000	\$13,788	91,476.00	\$0.15
70-05-14-400-009	299 W CLEVELAND ST	04/22/22	\$315,000	0.000%	\$315,000	\$3,927	\$200,123	1.000	\$110,950	95,832.00	\$1.16
70-05-24-400-016	551 E RANDALL ST	09/17/21	\$442,500	0.000%	\$442,500	\$38,585	\$270,455	1.000	\$133,460	152,460.00	\$0.88

Unit of Comparison: **Square Foot**

Average Sale Price Per Unit: \$2.85

Standard Deviation: \$3.95

Coefficient of Dispersion : 81%

Land Value Was: *Variable*

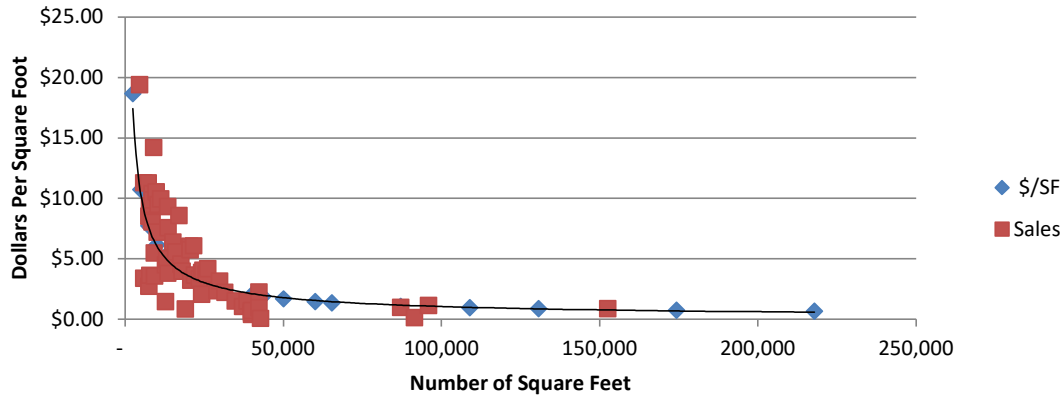
Indicated Sale Price Per Unit: **See Attached**

CITY OF COOPERSVILLE

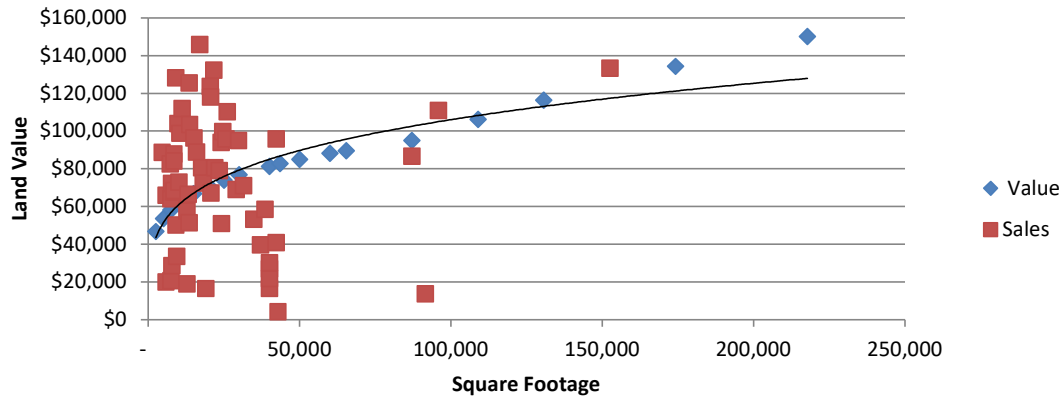
R1-01: RESIDENTIAL- GENERAL

Square Foot	\$/SF	Acres	\$/Acre	Value	Note
2,500	\$18.68	0.06	\$813,647	\$46,697	
5,000	\$10.73	0.11	\$467,317	\$53,641	
7,500	\$7.76	0.17	\$337,862	\$58,172	60598
10,000	\$6.16	0.23	\$268,403	\$61,617	67555
12,500	\$5.15	0.29	\$224,523	\$64,429	
15,000	\$4.45	0.34	\$194,051	\$66,822	
20,000	\$3.54	0.46	\$154,157	\$70,779	
25,000	\$2.96	0.57	\$128,954	\$74,010	96000
30,000	\$2.56	0.69	\$111,453	\$76,758	
40,000	\$2.03	0.92	\$88,540	\$81,304	
43,560	\$1.90	1.00	\$82,702	\$82,702	
50,000	\$1.70	1.15	\$74,065	\$85,015	
60,000	\$1.47	1.38	\$64,013	\$88,172	
65,340	\$1.37	1.50	\$59,792	\$89,688	
87,120	\$1.09	2.00	\$47,500	\$95,000	
108,900	\$0.98	2.50	\$42,485	\$106,213	
130,680	\$0.89	3.00	\$38,784	\$116,351	
174,240	\$0.77	4.00	\$33,588	\$134,350	
217,800	\$0.69	5.00	\$30,042	\$150,208	
304,920	\$0.58	7.00	\$25,390	\$177,729	
435,600	\$0.49	10.00	\$21,243	\$212,426	
653,400	\$0.40	15.00	\$17,345	\$260,168	
871,200	\$0.34	20.00	\$15,021	\$300,416	
1,089,000	\$0.31	25.00	\$13,435	\$335,876	
1,306,800	\$0.28	30.00	\$12,264	\$367,933	
1,742,400	\$0.24	40.00	\$10,621	\$424,853	
2,178,000	\$0.22	50.00	\$9,500	\$475,000	
4,356,000	\$0.15	100.00	\$6,718	\$671,751	

Dollars Per Square Foot



Square Foot Values



CITY OF COOPERSVILLE

R1-01: RESIDENTIAL- GENERAL										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
70-05-23-406-005	322 OTTAWA ST	01/28/22	\$165,000	0.000%	\$165,000	\$4,976	\$52,457	\$107,567	\$71,224	1.510
70-05-23-452-017	253 LINCOLN ST	02/10/23	\$181,000	0.000%	\$181,000	\$0	\$55,158	\$125,842	\$115,029	1.094
70-05-23-452-017	253 LINCOLN ST	09/10/21	\$135,000	0.000%	\$135,000	\$0	\$55,158	\$79,842	\$115,029	0.694
70-05-23-453-014	94 EASTMANVILLE ST	09/07/22	\$252,000	0.000%	\$252,000	\$3,243	\$57,842	\$190,915	\$166,203	1.149
70-05-23-403-018	392 WALTER ST	07/08/22	\$82,500	0.000%	\$82,500	\$0	\$58,158	\$24,342	\$61,970	0.393
70-05-23-452-002	260 DANFORTH ST	10/04/21	\$175,500	0.000%	\$175,500	\$2,886	\$58,158	\$114,456	\$108,535	1.055
70-05-23-328-010	303 CENTER ST	07/21/22	\$230,000	0.000%	\$230,000	\$2,791	\$58,401	\$168,808	\$155,020	1.089
70-05-23-406-003	353 PINE ST	08/11/22	\$160,000	0.000%	\$160,000	\$0	\$58,581	\$101,419	\$131,395	0.772
70-05-23-407-011	297 MECHANIC ST	03/21/22	\$195,000	0.000%	\$195,000	\$6,859	\$59,242	\$128,899	\$120,460	1.070
70-05-23-453-022	33 MADISON ST	05/27/22	\$210,000	0.000%	\$210,000	\$4,003	\$59,482	\$146,515	\$118,160	1.240
70-05-23-407-013	281 MECHANIC ST	12/09/22	\$186,000	0.000%	\$186,000	\$1,302	\$59,542	\$125,156	\$116,265	1.076
70-05-23-452-016	243 LINCOLN ST	08/30/21	\$210,500	0.000%	\$210,500	\$2,359	\$59,542	\$148,599	\$124,122	1.197
70-05-23-381-009	165 EASTMANVILLE ST	08/05/22	\$300,000	0.000%	\$300,000	\$15,000	\$60,262	\$224,738	\$156,767	1.434
70-05-23-454-021	281 W RANDALL ST	12/30/21	\$150,000	0.000%	\$150,000	\$0	\$60,442	\$89,558	\$99,725	0.898
70-05-24-301-014	210 EAST ST	11/01/22	\$155,000	0.000%	\$155,000	\$3,334	\$60,742	\$90,924	\$118,026	0.770
70-05-23-408-005	242 MECHANIC ST	09/19/22	\$225,000	0.000%	\$225,000	\$6,226	\$61,403	\$157,371	\$114,912	1.369
70-05-23-380-034	515 W RANDALL ST	08/19/22	\$135,000	0.000%	\$135,000	\$1,318	\$61,736	\$71,946	\$60,718	1.185
70-05-23-328-012	267 CENTER ST	05/05/22	\$181,100	0.000%	\$181,100	\$4,678	\$62,079	\$114,343	\$77,539	1.475
70-05-26-131-005	17 RIVER ST	11/22/21	\$221,500	0.000%	\$221,500	\$1,662	\$63,010	\$156,828	\$107,815	1.455
70-05-23-179-031	509 CENTER ST	05/19/21	\$218,000	0.000%	\$218,000	\$2,716	\$64,639	\$150,645	\$157,618	0.956
70-05-23-453-042	126 EASTMANVILLE ST	05/07/21	\$310,000	0.000%	\$310,000	\$6,845	\$64,681	\$238,474	\$284,185	0.839
70-05-23-454-006	65 MILL ST	05/27/22	\$261,000	0.000%	\$261,000	\$5,840	\$65,098	\$190,062	\$188,680	1.007
70-05-23-406-007	352 OTTAWA ST	10/20/22	\$329,900	0.000%	\$329,900	\$7,024	\$65,348	\$257,528	\$197,277	1.305
70-05-23-450-069	290 CHURCH ST	02/17/23	\$205,000	0.000%	\$205,000	\$1,802	\$65,390	\$137,808	\$151,735	0.908
70-05-23-450-061	269 EAST ST	02/11/22	\$176,000	0.000%	\$176,000	\$0	\$65,515	\$110,485	\$72,571	1.522
70-05-23-450-049	233 EAST ST	09/30/22	\$250,000	0.000%	\$250,000	\$2,778	\$66,879	\$180,343	\$150,926	1.195
70-05-23-180-032	509 WATSON ST	09/01/21	\$225,000	0.000%	\$225,000	\$1,506	\$67,568	\$155,926	\$134,569	1.159
70-05-24-151-016	536 EAST ST	06/07/22	\$425,000	0.000%	\$425,000	\$9,369	\$68,396	\$347,235	\$269,727	1.287
70-05-23-279-025	431 EAST ST	01/04/23	\$181,000	0.000%	\$181,000	\$3,615	\$68,913	\$108,472	\$96,735	1.121
70-05-23-477-030	25 EAST ST	07/26/22	\$170,000	0.000%	\$170,000	\$948	\$69,258	\$99,794	\$96,633	1.033
70-05-23-100-044	380 N 64TH AVE	11/18/22	\$305,000	0.000%	\$305,000	\$14,814	\$69,982	\$220,204	\$273,714	0.805
70-05-23-450-005	144 GROVE ST	09/21/22	\$269,900	0.000%	\$269,900	\$7,082	\$71,057	\$191,761	\$139,171	1.378
70-05-23-453-015	88 EASTMANVILLE ST	07/05/22	\$295,000	0.000%	\$295,000	\$7,293	\$71,141	\$216,566	\$169,581	1.277
70-05-23-380-049	71 EASTMANVILLE ST	07/09/21	\$220,000	0.000%	\$220,000	\$0	\$71,226	\$148,774	\$152,862	0.973
70-05-13-300-003	996 EAST ST	07/29/22	\$269,000	0.000%	\$269,000	\$10,552	\$71,873	\$186,575	\$126,107	1.479
70-05-23-181-005	498 WATSON ST	04/02/21	\$200,000	0.000%	\$200,000	\$4,588	\$72,014	\$123,398	\$114,760	1.075
70-05-23-279-024	409 EAST ST	08/06/21	\$238,000	0.000%	\$238,000	\$9,229	\$72,999	\$155,772	\$149,850	1.040
70-05-24-300-012	227 E RANDALL ST	08/27/21	\$162,000	0.000%	\$162,000	\$0	\$73,449	\$88,551	\$67,927	1.304
70-05-23-476-026	133 EAST ST	05/27/21	\$215,000	0.000%	\$215,000	\$1,195	\$73,505	\$140,300	\$162,890	0.861
70-05-24-371-015	193 E RANDALL ST	10/12/22	\$330,000	0.000%	\$330,000	\$4,618	\$73,702	\$251,680	\$225,613	1.116
70-05-23-450-074	245 LAWTON LN	10/28/22	\$251,500	0.000%	\$251,500	\$6,691	\$74,347	\$170,462	\$148,843	1.145
70-05-23-100-013	679 CENTER ST	08/05/22	\$195,000	0.000%	\$195,000	\$111	\$74,634	\$120,255	\$84,750	1.419
70-05-23-251-034	434 PINE ST	01/31/22	\$200,000	0.000%	\$200,000	\$8,931	\$76,214	\$114,855	\$122,007	0.941

70-05-26-130-001	470 W RANDALL ST	03/18/22	\$200,000	0.000%	\$200,000	\$1,011	\$76,669	\$122,320	\$127,851	0.957
70-05-23-100-018	703 CENTER ST	10/07/22	\$219,900	0.000%	\$219,900	\$6,602	\$77,437	\$135,861	\$159,993	0.849
70-05-23-380-055	475 W RANDALL ST	11/29/21	\$275,000	0.000%	\$275,000	\$8,130	\$78,962	\$187,908	\$227,135	0.827
70-05-24-100-036	748 EAST ST	01/24/22	\$215,000	0.000%	\$215,000	\$3,286	\$79,992	\$131,722	\$153,140	0.860
70-05-23-100-064	428 N 64TH AVE	10/21/21	\$269,900	0.000%	\$269,900	\$11,400	\$80,665	\$177,835	\$231,441	0.768
70-05-23-100-063	430 N 64TH AVE	09/02/21	\$249,900	0.000%	\$249,900	\$11,525	\$81,299	\$157,076	\$221,830	0.708
70-05-23-100-065	426 N 64TH AVE	06/09/21	\$269,900	0.000%	\$269,900	\$13,259	\$81,299	\$175,342	\$234,849	0.747
70-05-23-100-062	432 N 64TH AVE	05/11/21	\$249,900	0.000%	\$249,900	\$11,307	\$81,299	\$157,294	\$208,392	0.755
70-05-26-150-014	185 RIVER ST	05/10/22	\$190,000	0.000%	\$190,000	\$579	\$81,299	\$108,122	\$93,530	1.156
70-05-26-150-014	185 RIVER ST	12/17/21	\$135,000	0.000%	\$135,000	\$579	\$82,206	\$52,215	\$93,530	0.558
70-05-23-231-040	619 EAST ST	05/11/22	\$199,900	0.000%	\$199,900	\$1,300	\$82,206	\$116,394	\$194,381	0.599
70-05-24-100-009	386 E CLEVELAND ST	05/05/22	\$250,000	0.000%	\$250,000	\$7,280	\$82,411	\$160,309	\$155,963	1.028
70-05-13-367-025	886 EAST ST	06/04/21	\$421,000	0.000%	\$421,000	\$63,187	\$95,000	\$262,813	\$344,025	0.764
70-05-14-400-009	299 W CLEVELAND ST	04/22/22	\$315,000	0.000%	\$315,000	\$3,927	\$97,243	\$213,830	\$200,123	1.068
70-05-24-400-016	551 E RANDALL ST	09/17/21	\$442,500	0.000%	\$442,500	\$38,585	\$99,485	\$304,430	\$270,455	1.126

Totals: \$8,937,468 \$8,794,278 1.016

Standard Deviation: 0.259

Coefficient of Dispersion : 19.39%

ECF Was: 1.017

Adopted ECF: 1.016

CITY OF COOPERSVILLE

R1-01: RESIDENTIAL- GENERAL							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-05-23-406-005	322 OTTAWA ST	01/28/22	\$165,000	0.000%	\$165,000	\$64,900	0.393
70-05-23-452-017	253 LINCOLN ST	02/10/23	\$181,000	0.000%	\$181,000	\$86,000	0.475
70-05-23-452-017	253 LINCOLN ST	09/10/21	\$135,000	0.000%	\$135,000	\$86,000	0.637
70-05-23-453-014	94 EASTMANVILLE ST	09/07/22	\$252,000	0.000%	\$252,000	\$115,000	0.456
70-05-23-403-018	392 WALTER ST	07/08/22	\$82,500	0.000%	\$82,500	\$60,600	0.735
70-05-23-452-002	260 DANFORTH ST	10/04/21	\$175,500	0.000%	\$175,500	\$85,700	0.488
70-05-23-328-010	303 CENTER ST	07/21/22	\$230,000	0.000%	\$230,000	\$109,300	0.475
70-05-23-406-003	353 PINE ST	08/11/22	\$160,000	0.000%	\$160,000	\$96,000	0.600
70-05-23-407-011	297 MECHANIC ST	03/21/22	\$195,000	0.000%	\$195,000	\$94,200	0.483
70-05-23-453-022	33 MADISON ST	05/27/22	\$210,000	0.000%	\$210,000	\$91,800	0.437
70-05-23-407-013	281 MECHANIC ST	12/09/22	\$186,000	0.000%	\$186,000	\$89,500	0.481
70-05-23-452-016	243 LINCOLN ST	08/30/21	\$210,500	0.000%	\$210,500	\$94,000	0.447
70-05-23-381-009	165 EASTMANVILLE ST	08/05/22	\$300,000	0.000%	\$300,000	\$117,300	0.391
70-05-23-454-021	281 W RANDALL ST	12/30/21	\$150,000	0.000%	\$150,000	\$80,900	0.539
70-05-24-301-014	210 EAST ST	11/01/22	\$155,000	0.000%	\$155,000	\$92,000	0.594
70-05-23-408-005	242 MECHANIC ST	09/19/22	\$225,000	0.000%	\$225,000	\$92,200	0.410
70-05-23-380-034	515 W RANDALL ST	08/19/22	\$135,000	0.000%	\$135,000	\$62,400	0.462
70-05-23-328-012	267 CENTER ST	05/05/22	\$181,100	0.000%	\$181,100	\$72,800	0.402
70-05-26-131-005	17 RIVER ST	11/22/21	\$221,500	0.000%	\$221,500	\$87,100	0.393
70-05-23-179-031	509 CENTER ST	05/19/21	\$218,000	0.000%	\$218,000	\$113,700	0.522
70-05-23-453-042	126 EASTMANVILLE ST	05/07/21	\$310,000	0.000%	\$310,000	\$180,100	0.581
70-05-23-454-006	65 MILL ST	05/27/22	\$261,000	0.000%	\$261,000	\$131,300	0.503
70-05-23-406-007	352 OTTAWA ST	10/20/22	\$329,900	0.000%	\$329,900	\$136,400	0.413
70-05-23-450-069	290 CHURCH ST	02/17/23	\$205,000	0.000%	\$205,000	\$110,700	0.540
70-05-23-450-061	269 EAST ST	02/11/22	\$176,000	0.000%	\$176,000	\$69,600	0.395
70-05-23-450-049	233 EAST ST	09/30/22	\$250,000	0.000%	\$250,000	\$111,500	0.446
70-05-23-180-032	509 WATSON ST	09/01/21	\$225,000	0.000%	\$225,000	\$102,900	0.457
70-05-24-151-016	536 EAST ST	06/07/22	\$425,000	0.000%	\$425,000	\$175,900	0.414
70-05-23-279-025	431 EAST ST	01/04/23	\$181,000	0.000%	\$181,000	\$85,400	0.472
70-05-23-477-030	25 EAST ST	07/26/22	\$170,000	0.000%	\$170,000	\$84,200	0.495
70-05-23-100-044	380 N 64TH AVE	11/18/22	\$305,000	0.000%	\$305,000	\$181,400	0.595
70-05-23-450-005	144 GROVE ST	09/21/22	\$269,900	0.000%	\$269,900	\$109,800	0.407
70-05-23-453-015	88 EASTMANVILLE ST	07/05/22	\$295,000	0.000%	\$295,000	\$125,400	0.425
70-05-23-380-049	71 EASTMANVILLE ST	07/09/21	\$220,000	0.000%	\$220,000	\$113,300	0.515
70-05-13-300-003	996 EAST ST	07/29/22	\$269,000	0.000%	\$269,000	\$105,300	0.391
70-05-23-181-005	498 WATSON ST	04/02/21	\$200,000	0.000%	\$200,000	\$96,600	0.483
70-05-23-279-024	409 EAST ST	08/06/21	\$238,000	0.000%	\$238,000	\$117,200	0.492
70-05-24-300-012	227 E RANDALL ST	08/27/21	\$162,000	0.000%	\$162,000	\$71,200	0.440
70-05-23-476-026	133 EAST ST	05/27/21	\$215,000	0.000%	\$215,000	\$120,100	0.559
70-05-24-371-015	193 E RANDALL ST	10/12/22	\$330,000	0.000%	\$330,000	\$153,800	0.466
70-05-23-450-074	245 LAWTON LN	10/28/22	\$251,500	0.000%	\$251,500	\$116,100	0.462
70-05-23-100-013	679 CENTER ST	08/05/22	\$195,000	0.000%	\$195,000	\$80,400	0.412
70-05-23-251-034	434 PINE ST	01/31/22	\$200,000	0.000%	\$200,000	\$104,600	0.523

70-05-26-130-001	470 W RANDALL ST	03/18/22	\$200,000	0.000%	\$200,000	\$103,800	0.519
70-05-23-100-018	703 CENTER ST	10/07/22	\$219,900	0.000%	\$219,900	\$123,300	0.561
70-05-23-380-055	475 W RANDALL ST	11/29/21	\$275,000	0.000%	\$275,000	\$158,900	0.578
70-05-24-100-036	748 EAST ST	01/24/22	\$215,000	0.000%	\$215,000	\$119,400	0.555
70-05-23-100-064	428 N 64TH AVE	10/21/21	\$269,900	0.000%	\$269,900	\$163,600	0.606
70-05-23-100-063	430 N 64TH AVE	09/02/21	\$249,900	0.000%	\$249,900	\$159,100	0.637
70-05-23-100-065	426 N 64TH AVE	06/09/21	\$269,900	0.000%	\$269,900	\$166,600	0.617
70-05-23-100-062	432 N 64TH AVE	05/11/21	\$249,900	0.000%	\$249,900	\$152,200	0.609
70-05-26-150-014	185 RIVER ST	05/10/22	\$190,000	0.000%	\$190,000	\$88,500	0.466
70-05-26-150-014	185 RIVER ST	12/17/21	\$135,000	0.000%	\$135,000	\$88,900	0.659
70-05-23-231-040	619 EAST ST	05/11/22	\$199,900	0.000%	\$199,900	\$140,500	0.703
70-05-24-100-009	386 E CLEVELAND ST	05/05/22	\$250,000	0.000%	\$250,000	\$124,100	0.496
70-05-13-367-025	886 EAST ST	06/04/21	\$421,000	0.000%	\$421,000	\$253,900	0.603
70-05-14-400-009	299 W CLEVELAND ST	04/22/22	\$315,000	0.000%	\$315,000	\$152,200	0.483
70-05-24-400-016	551 E RANDALL ST	09/17/21	\$442,500	0.000%	\$442,500	\$206,400	0.466

Aggregate Ratio: 49.99%

Standard Deviation: 0.084

Coefficient of Dispersion : 14.13%

Price Related Differential: 1.009

CITY OF COOPERSVILLE

R2-01: RESIDENTIAL- EAGLE RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-05-13-369-001	202 TALON DR	03/10/23	\$349,900	0.000%	\$349,900	\$7,502	\$201,562	1.075	\$125,719	1.00	\$125,719.27
70-05-13-367-015	128 TALON DR	09/22/22	\$300,000	0.000%	\$300,000	\$6,263	\$190,847	1.075	\$88,576	1.00	\$88,575.97
70-05-13-383-012	874 REDTAIL DR	09/09/22	\$362,500	0.000%	\$362,500	\$7,551	\$187,510	1.075	\$153,376	1.00	\$153,375.65
70-05-13-383-013	872 REDTAIL DR	09/07/22	\$301,000	0.000%	\$301,000	\$3,553	\$221,116	1.075	\$59,747	1.00	\$59,747.13
70-05-13-384-007	881 REDTAIL DR	07/29/22	\$287,000	0.000%	\$287,000	\$2,842	\$213,619	1.075	\$54,517	1.00	\$54,517.37
70-05-13-381-002	379 CREEKSIDE DR	04/28/22	\$413,000	0.000%	\$413,000	\$5,467	\$337,911	1.075	\$44,279	1.00	\$44,278.54
70-05-13-383-007	926 REDTAIL DR	11/10/21	\$325,000	0.000%	\$325,000	\$3,293	\$223,025	1.075	\$81,955	1.00	\$81,954.86
70-05-13-383-005	948 REDTAIL DR	08/30/21	\$289,000	0.000%	\$289,000	\$3,334	\$206,939	1.075	\$63,206	1.00	\$63,206.16
70-05-13-362-004	891 EAGLE RIDGE DR	08/27/21	\$300,000	0.000%	\$300,000	\$8,327	\$237,565	1.075	\$36,291	1.00	\$36,291.01
70-05-13-363-005	303 CREEKSIDE DR	04/30/21	\$340,000	0.000%	\$340,000	\$8,731	\$258,683	1.075	\$53,185	1.00	\$53,184.96
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$76,085.09
									Standard Deviation:		\$35,560.46
									Coefficient of Dispersion :		47%
<i>Land Value Was:</i>	<i>\$67,100.00</i>								Indicated Sale Price Per Unit:		\$76,000.00

CITY OF COOPERSVILLE

R2-01: RESIDENTIAL- EAGLE RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F	
70-05-13-369-001	202 TALON DR	03/10/23	\$349,900	0.000%	\$349,900	\$7,502	\$76,000	\$266,398	\$201,562	1.322	
70-05-13-367-015	128 TALON DR	09/22/22	\$300,000	0.000%	\$300,000	\$6,263	\$76,000	\$217,737	\$190,847	1.141	
70-05-13-383-012	874 REDTAIL DR	09/09/22	\$362,500	0.000%	\$362,500	\$7,551	\$76,000	\$278,949	\$187,510	1.488	
70-05-13-383-013	872 REDTAIL DR	09/07/22	\$301,000	0.000%	\$301,000	\$3,553	\$76,000	\$221,447	\$221,116	1.001	
70-05-13-384-007	881 REDTAIL DR	07/29/22	\$287,000	0.000%	\$287,000	\$2,842	\$76,000	\$208,158	\$213,619	0.974	
70-05-13-381-002	379 CREEKSIDE DR	04/28/22	\$413,000	0.000%	\$413,000	\$5,467	\$76,000	\$331,533	\$337,911	0.981	
70-05-13-383-007	926 REDTAIL DR	11/10/21	\$325,000	0.000%	\$325,000	\$3,293	\$76,000	\$245,707	\$223,025	1.102	
70-05-13-383-005	948 REDTAIL DR	08/30/21	\$289,000	0.000%	\$289,000	\$3,334	\$76,000	\$209,666	\$206,939	1.013	
70-05-13-362-004	891 EAGLE RIDGE DR	08/27/21	\$300,000	0.000%	\$300,000	\$8,327	\$76,000	\$215,673	\$237,565	0.908	
70-05-13-363-005	303 CREEKSIDE DR	04/30/21	\$340,000	0.000%	\$340,000	\$8,731	\$76,000	\$255,269	\$258,683	0.987	
Totals:								\$2,450,537	\$2,278,778	1.075	
										Standard Deviation:	0.182
										Coefficient of Dispersion :	13.60%
										Adopted ECF:	1.075

ECF Was: 0.99

CITY OF COOPERSVILLE

R2-01: RESIDENTIAL- EAGLE RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-05-13-369-001	202 TALON DR	03/10/23	\$349,900	0.000%	\$349,900	\$150,100	0.429
70-05-13-367-015	128 TALON DR	09/22/22	\$300,000	0.000%	\$300,000	\$143,700	0.479
70-05-13-383-012	874 REDTAIL DR	09/09/22	\$362,500	0.000%	\$362,500	\$142,600	0.393
70-05-13-383-013	872 REDTAIL DR	09/07/22	\$301,000	0.000%	\$301,000	\$158,600	0.527
70-05-13-384-007	881 REDTAIL DR	07/29/22	\$287,000	0.000%	\$287,000	\$154,200	0.537
70-05-13-381-002	379 CREEKSIDE DR	04/28/22	\$413,000	0.000%	\$413,000	\$222,400	0.538
70-05-13-383-007	926 REDTAIL DR	11/10/21	\$325,000	0.000%	\$325,000	\$159,500	0.491
70-05-13-383-005	948 REDTAIL DR	08/30/21	\$289,000	0.000%	\$289,000	\$150,900	0.522
70-05-13-362-004	891 EAGLE RIDGE DR	08/27/21	\$300,000	0.000%	\$300,000	\$169,900	0.566
70-05-13-363-005	303 CREEKSIDE DR	04/30/21	\$340,000	0.000%	\$340,000	\$181,400	0.534
Aggregate Ratio:							49.99%
Standard Deviation:							0.054
Coefficient of Dispersion :							8.18%
Price Related Differential:							1.004

CITY OF COOPERSVILLE

R2-02: RESIDENTIAL- MEADOW GREEN ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-05-23-110-005	730 RIDGEFIELD DR	10/03/23	\$330,000	0.000%	\$330,000	\$12,753	\$208,600	1.200	\$66,927	1.00	\$66,927.00
70-05-23-120-009	696 RIDGEFIELD CT	08/28/23	\$323,000	0.000%	\$323,000	\$8,399	\$209,888	1.200	\$62,736	1.00	\$62,735.66
70-05-23-110-016	615 BIRKDALE CT	08/01/23	\$345,000	0.000%	\$345,000	\$5,159	\$208,161	1.200	\$90,048	1.00	\$90,047.67
70-05-23-110-002	764 RIDGEFIELD DR	09/23/22	\$290,000	0.000%	\$290,000	\$3,315	\$181,226	1.200	\$69,214	1.00	\$69,214.33
70-05-23-119-008	471 RIDGEFIELD DR	09/22/22	\$340,000	0.000%	\$340,000	\$5,806	\$198,616	1.200	\$95,855	1.00	\$95,855.33
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$76,956.00
									Standard Deviation:		\$13,351.47
									Coefficient of Dispersion :		18%
<i>Land Value Was:</i>	<i>\$57,075.00</i>								Indicated Sale Price Per Unit:		\$77,000.00

CITY OF COOPERSVILLE

R2-02: RESIDENTIAL- MEADOW GREEN ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F	
70-05-23-110-005	730 RIDGEFIELD DR	10/03/23	\$330,000	0.000%	\$330,000	\$12,753	\$77,000	\$240,247	\$208,600	1.152	
70-05-23-120-009	696 RIDGEFIELD CT	08/28/23	\$323,000	0.000%	\$323,000	\$8,399	\$77,000	\$237,601	\$209,888	1.132	
70-05-23-110-016	615 BIRKDALE CT	08/01/23	\$345,000	0.000%	\$345,000	\$5,159	\$77,000	\$262,841	\$208,161	1.263	
70-05-23-110-002	764 RIDGEFIELD DR	09/23/22	\$290,000	0.000%	\$290,000	\$3,315	\$77,000	\$209,685	\$181,226	1.157	
70-05-23-119-008	471 RIDGEFIELD DR	09/22/22	\$340,000	0.000%	\$340,000	\$5,806	\$77,000	\$257,194	\$198,616	1.295	
Totals:								\$1,207,568	\$1,006,490	1.200	
										Standard Deviation:	0.074
										Coefficient of Dispersion :	5.47%
										Adopted ECF:	1.200

ECF Was: 0.9

CITY OF COOPERSVILLE

R2-02: RESIDENTIAL- MEADOW GREEN ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-05-23-110-005	730 RIDGEFIELD DR	10/03/23	\$330,000	0.000%	\$330,000	\$170,000	0.515
70-05-23-120-009	696 RIDGEFIELD CT	08/28/23	\$323,000	0.000%	\$323,000	\$168,600	0.522
70-05-23-110-016	615 BIRKDALE CT	08/01/23	\$345,000	0.000%	\$345,000	\$166,000	0.481
70-05-23-110-002	764 RIDGEFIELD DR	09/23/22	\$290,000	0.000%	\$290,000	\$148,900	0.513
70-05-23-119-008	471 RIDGEFIELD DR	09/22/22	\$340,000	0.000%	\$340,000	\$160,600	0.472
Aggregate Ratio:							50.01%
Standard Deviation:							0.022
Coefficient of Dispersion :							3.75%
Price Related Differential:							1.002

CITY OF COOPERSVILLE

R2-03: RESIDENTIAL- DEER CREEK & LEMMEN													
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit		
70-05-23-251-046	706 CENTER ST	02/09/23	\$255,000	0.000%	\$255,000	\$269	\$153,846	1.150	\$77,808	1.00	\$77,807.69		
70-05-23-251-018	579 VENNA PL	02/03/23	\$290,000	0.000%	\$290,000	\$5,648	\$159,625	1.150	\$100,783	1.00	\$100,782.73		
70-05-23-202-001	292 W CLEVELAND ST	12/05/22	\$285,000	0.000%	\$285,000	\$5,954	\$170,943	1.150	\$82,462	1.00	\$82,461.86		
70-05-23-277-012	241 HOMER LN	11/18/22	\$220,000	0.000%	\$220,000	\$5,362	\$114,311	1.150	\$83,180	1.00	\$83,180.46		
70-05-23-231-061	653 EAST ST	11/01/22	\$300,000	0.000%	\$300,000	\$6,292	\$189,304	1.150	\$76,009	1.00	\$76,008.81		
70-05-23-276-021	262 HOMER LN	09/20/22	\$259,000	0.000%	\$259,000	\$4,370	\$154,034	1.150	\$77,491	1.00	\$77,491.31		
70-05-23-202-001	292 W CLEVELAND ST	09/02/22	\$262,000	0.000%	\$262,000	\$5,954	\$170,943	1.150	\$59,462	1.00	\$59,461.86		
70-05-23-220-004	315 ANN ST	07/29/22	\$190,000	0.000%	\$190,000	\$4,716	\$141,925	1.150	\$22,070	1.00	\$22,069.73		
70-05-23-230-018	788 BERT AVE	07/27/22	\$317,500	0.000%	\$317,500	\$3,951	\$165,381	1.150	\$123,361	1.00	\$123,360.96		
70-05-23-276-010	547 VIDA CIRCLE	06/24/22	\$256,000	0.000%	\$256,000	\$5,202	\$143,156	1.150	\$86,168	1.00	\$86,168.19		
70-05-23-202-018	239 HENRY ST	06/23/22	\$312,000	0.000%	\$312,000	\$4,564	\$169,429	1.150	\$112,593	1.00	\$112,592.54		
70-05-23-231-030	52 HENRY ST	05/26/22	\$255,000	0.000%	\$255,000	\$4,995	\$165,963	1.150	\$59,148	1.00	\$59,147.86		
70-05-23-277-020	185 HOMER LN	01/07/22	\$210,000	0.000%	\$210,000	\$4,832	\$131,760	1.150	\$53,644	1.00	\$53,644.00		
70-05-23-276-006	569 VIDA CIRCLE	12/21/21	\$225,000	0.000%	\$225,000	\$6,086	\$123,488	1.150	\$76,903	1.00	\$76,902.59		
70-05-23-277-011	475 HARRISON ST	10/21/21	\$250,500	0.000%	\$250,500	\$5,194	\$141,089	1.150	\$83,054	1.00	\$83,053.54		
70-05-23-251-023	525 VENNA PL	10/08/21	\$262,374	0.000%	\$262,374	\$6,834	\$171,882	1.150	\$57,876	1.00	\$57,875.92		
70-05-23-276-014	590 VIDA CIRCLE	09/10/21	\$250,000	0.000%	\$250,000	\$3,381	\$184,940	1.150	\$33,938	1.00	\$33,938.00		
70-05-23-220-019	165 ANN ST	09/08/21	\$215,000	0.000%	\$215,000	\$9,152	\$134,081	1.150	\$51,655	1.00	\$51,654.96		
70-05-23-231-058	60 ROBERTS CT	08/16/21	\$225,000	0.000%	\$225,000	\$3,432	\$174,564	1.150	\$20,820	1.00	\$20,819.81		
70-05-23-251-020	553 VENNA PL	07/12/21	\$247,000	0.000%	\$247,000	\$3,053	\$155,359	1.150	\$65,284	1.00	\$65,284.04		
70-05-23-276-028	212 HOMER LN	07/01/21	\$282,550	0.000%	\$282,550	\$5,750	\$147,400	1.150	\$107,290	1.00	\$107,290.00		
70-05-23-251-019	565 VENNA PL	06/24/21	\$292,000	0.000%	\$292,000	\$5,412	\$206,537	1.150	\$49,070	1.00	\$49,070.14		
70-05-23-231-062	88 HENRY ST	06/10/21	\$251,000	0.000%	\$251,000	\$5,929	\$178,822	1.150	\$39,426	1.00	\$39,425.92		
70-05-23-231-063	60 HENRY ST	05/21/21	\$239,000	0.000%	\$239,000	\$10,141	\$183,691	1.150	\$17,614	1.00	\$17,614.46		
70-05-23-276-002	222 ANN ST	04/22/21	\$203,000	0.000%	\$203,000	\$2,732	\$139,800	1.150	\$39,498	1.00	\$39,498.00		
Unit of Comparison:	Site Value											Average Sale Price Per Unit:	\$66,264.21
												Standard Deviation:	\$28,055.96
												Coefficient of Dispersion :	36%
<i>Land Value Was:</i>	<i>\$64,815.00</i>											Indicated Sale Price Per Unit:	\$66,250.00

CITY OF COOPERSVILLE

R2-03: RESIDENTIAL- DEER CREEK & LEMMEN

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F	
70-05-23-251-046	706 CENTER ST	02/09/23	\$255,000	0.000%	\$255,000	\$269	\$66,250	\$188,481	\$153,846	1.225	
70-05-23-251-018	579 VENNA PL	02/03/23	\$290,000	0.000%	\$290,000	\$5,648	\$66,250	\$218,102	\$159,625	1.366	
70-05-23-202-001	292 W CLEVELAND ST	12/05/22	\$285,000	0.000%	\$285,000	\$5,954	\$66,250	\$212,796	\$170,943	1.245	
70-05-23-277-012	241 HOMER LN	11/18/22	\$220,000	0.000%	\$220,000	\$5,362	\$66,250	\$148,388	\$114,311	1.298	
70-05-23-231-061	653 EAST ST	11/01/22	\$300,000	0.000%	\$300,000	\$6,292	\$66,250	\$227,458	\$189,304	1.202	
70-05-23-276-021	262 HOMER LN	09/20/22	\$259,000	0.000%	\$259,000	\$4,370	\$66,250	\$188,380	\$154,034	1.223	
70-05-23-202-001	292 W CLEVELAND ST	09/02/22	\$262,000	0.000%	\$262,000	\$5,954	\$66,250	\$189,796	\$170,943	1.110	
70-05-23-220-004	315 ANN ST	07/29/22	\$190,000	0.000%	\$190,000	\$4,716	\$66,250	\$119,034	\$141,925	0.839	
70-05-23-230-018	788 BERT AVE	07/27/22	\$317,500	0.000%	\$317,500	\$3,951	\$66,250	\$247,299	\$165,381	1.495	
70-05-23-276-010	547 VIDA CIRCLE	06/24/22	\$256,000	0.000%	\$256,000	\$5,202	\$66,250	\$184,548	\$143,156	1.289	
70-05-23-202-018	239 HENRY ST	06/23/22	\$312,000	0.000%	\$312,000	\$4,564	\$66,250	\$241,186	\$169,429	1.424	
70-05-23-231-030	52 HENRY ST	05/26/22	\$255,000	0.000%	\$255,000	\$4,995	\$66,250	\$183,755	\$165,963	1.107	
70-05-23-277-020	185 HOMER LN	01/07/22	\$210,000	0.000%	\$210,000	\$4,832	\$66,250	\$138,918	\$131,760	1.054	
70-05-23-276-006	569 VIDA CIRCLE	12/21/21	\$225,000	0.000%	\$225,000	\$6,086	\$66,250	\$152,664	\$123,488	1.236	
70-05-23-277-011	475 HARRISON ST	10/21/21	\$250,500	0.000%	\$250,500	\$5,194	\$66,250	\$179,056	\$141,089	1.269	
70-05-23-251-023	525 VENNA PL	10/08/21	\$262,374	0.000%	\$262,374	\$6,834	\$66,250	\$189,290	\$171,882	1.101	
70-05-23-276-014	590 VIDA CIRCLE	09/10/21	\$250,000	0.000%	\$250,000	\$3,381	\$66,250	\$180,369	\$184,940	0.975	
70-05-23-220-019	165 ANN ST	09/08/21	\$215,000	0.000%	\$215,000	\$9,152	\$66,250	\$139,598	\$134,081	1.041	
70-05-23-231-058	60 ROBERTS CT	08/16/21	\$225,000	0.000%	\$225,000	\$3,432	\$66,250	\$155,318	\$174,564	0.890	
70-05-23-251-020	553 VENNA PL	07/12/21	\$247,000	0.000%	\$247,000	\$3,053	\$66,250	\$177,697	\$155,359	1.144	
70-05-23-276-028	212 HOMER LN	07/01/21	\$282,550	0.000%	\$282,550	\$5,750	\$66,250	\$210,550	\$147,400	1.428	
70-05-23-251-019	565 VENNA PL	06/24/21	\$292,000	0.000%	\$292,000	\$5,412	\$66,250	\$220,338	\$206,537	1.067	
70-05-23-231-062	88 HENRY ST	06/10/21	\$251,000	0.000%	\$251,000	\$5,929	\$66,250	\$178,821	\$178,822	1.000	
70-05-23-231-063	60 HENRY ST	05/21/21	\$239,000	0.000%	\$239,000	\$10,141	\$66,250	\$162,609	\$183,691	0.885	
70-05-23-276-002	222 ANN ST	04/22/21	\$203,000	0.000%	\$203,000	\$2,732	\$66,250	\$134,018	\$139,800	0.959	
Totals:								\$4,568,469	\$3,972,273	1.150	
										Standard Deviation:	0.178
										Coefficient of Dispersion :	12.88%
										Adopted ECF:	1.150

ECF Was: 1.176

CITY OF COOPERSVILLE

R2-04: RESIDENTIAL- GUNNEMAN & REYNOLDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-05-23-180-021	537 SPRING ST	04/06/23	\$250,000	0.000%	\$250,000	\$1,725	\$118,557	1.250	\$100,078	1.00	\$100,078.41
70-05-23-327-001	522 SPRING ST	09/01/22	\$215,000	0.000%	\$215,000	\$2,193	\$95,776	1.250	\$93,087	1.00	\$93,086.54
70-05-23-327-034	372 PARK ST	06/29/22	\$242,500	0.000%	\$242,500	\$4,957	\$109,249	1.250	\$100,982	1.00	\$100,981.63
70-05-23-327-033	380 PARK ST	06/24/22	\$233,000	0.000%	\$233,000	\$3,033	\$111,869	1.250	\$90,131	1.00	\$90,130.63
70-05-23-181-008	445 SPRING ST	05/16/22	\$325,000	0.000%	\$325,000	\$5,231	\$175,977	1.250	\$99,797	1.00	\$99,797.42
70-05-23-328-025	450 SPRING ST	04/22/22	\$305,000	0.000%	\$305,000	\$3,081	\$151,175	1.250	\$112,950	1.00	\$112,949.68
70-05-23-327-004	426 PARK ST	02/11/22	\$235,000	0.000%	\$235,000	\$1,459	\$120,341	1.250	\$83,115	1.00	\$83,114.87
70-05-23-181-010	440 DIVISION ST	01/13/22	\$225,000	0.000%	\$225,000	\$3,979	\$134,623	1.250	\$52,743	1.00	\$52,742.58
70-05-23-179-012	474 SUNSET ST	11/22/21	\$245,000	0.000%	\$245,000	\$10,992	\$125,586	1.250	\$77,025	1.00	\$77,025.04
70-05-23-327-033	380 PARK ST	08/31/21	\$210,000	0.000%	\$210,000	\$3,033	\$111,869	1.250	\$67,131	1.00	\$67,130.63
70-05-23-327-018	328 PARK ST	05/17/21	\$220,000	0.000%	\$220,000	\$5,224	\$117,198	1.250	\$68,278	1.00	\$68,278.28
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$85,937.79
									Standard Deviation:		\$17,245.78
									Coefficient of Dispersion :		16%
<i>Land Value Was:</i>	<i>\$67,550.00</i>								Indicated Sale Price Per Unit:		\$85,900.00

CITY OF COOPERSVILLE

R2-04: RESIDENTIAL- GUNNEMAN & REYNOLDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
70-05-23-180-021	537 SPRING ST	04/06/23	\$250,000	0.000%	\$250,000	\$1,725	\$85,900	\$162,375	\$118,557	1.370
70-05-23-327-001	522 SPRING ST	09/01/22	\$215,000	0.000%	\$215,000	\$2,193	\$85,900	\$126,907	\$95,776	1.325
70-05-23-327-034	372 PARK ST	06/29/22	\$242,500	0.000%	\$242,500	\$4,957	\$85,900	\$151,643	\$109,249	1.388
70-05-23-327-033	380 PARK ST	06/24/22	\$233,000	0.000%	\$233,000	\$3,033	\$85,900	\$144,067	\$111,869	1.288
70-05-23-181-008	445 SPRING ST	05/16/22	\$325,000	0.000%	\$325,000	\$5,231	\$85,900	\$233,869	\$175,977	1.329
70-05-23-328-025	450 SPRING ST	04/22/22	\$305,000	0.000%	\$305,000	\$3,081	\$85,900	\$216,019	\$151,175	1.429
70-05-23-327-004	426 PARK ST	02/11/22	\$235,000	0.000%	\$235,000	\$1,459	\$85,900	\$147,641	\$120,341	1.227
70-05-23-181-010	440 DIVISION ST	01/13/22	\$225,000	0.000%	\$225,000	\$3,979	\$85,900	\$135,121	\$134,623	1.004
70-05-23-179-012	474 SUNSET ST	11/22/21	\$245,000	0.000%	\$245,000	\$10,992	\$85,900	\$148,108	\$125,586	1.179
70-05-23-327-033	380 PARK ST	08/31/21	\$210,000	0.000%	\$210,000	\$3,033	\$85,900	\$121,067	\$111,869	1.082
70-05-23-327-018	328 PARK ST	05/17/21	\$220,000	0.000%	\$220,000	\$5,224	\$85,900	\$128,876	\$117,198	1.100
Totals:								\$1,715,693	\$1,372,222	1.250
								Standard Deviation:	0.140	
								Coefficient of Dispersion :	9.10%	
								Adopted ECF:	1.250	

ECF Was: 1.1

CITY OF COOPERSVILLE

R2-04: RESIDENTIAL- GUNNEMAN & REYNOLDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-05-23-180-021	537 SPRING ST	04/06/23	\$250,000	0.000%	\$250,000	\$117,900	0.472
70-05-23-327-001	522 SPRING ST	09/01/22	\$215,000	0.000%	\$215,000	\$103,900	0.483
70-05-23-327-034	372 PARK ST	06/29/22	\$242,500	0.000%	\$242,500	\$113,700	0.469
70-05-23-327-033	380 PARK ST	06/24/22	\$233,000	0.000%	\$233,000	\$114,400	0.491
70-05-23-181-008	445 SPRING ST	05/16/22	\$325,000	0.000%	\$325,000	\$155,600	0.479
70-05-23-328-025	450 SPRING ST	04/22/22	\$305,000	0.000%	\$305,000	\$139,000	0.456
70-05-23-327-004	426 PARK ST	02/11/22	\$235,000	0.000%	\$235,000	\$118,900	0.506
70-05-23-181-010	440 DIVISION ST	01/13/22	\$225,000	0.000%	\$225,000	\$129,100	0.574
70-05-23-179-012	474 SUNSET ST	11/22/21	\$245,000	0.000%	\$245,000	\$126,900	0.518
70-05-23-327-033	380 PARK ST	08/31/21	\$210,000	0.000%	\$210,000	\$114,400	0.545
70-05-23-327-018	328 PARK ST	05/17/21	\$220,000	0.000%	\$220,000	\$118,800	0.540
Aggregate Ratio:							49.99%
Standard Deviation:							0.037
Coefficient of Dispersion :							6.22%
Price Related Differential:							1.006

CITY OF COOPERSVILLE

R5-01: RESIDENTIAL CONDOMINIUM- MEADOW GREEN											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-05-23-103-013	696 GLENVALE DR	09/23/22	\$219,000	-2.500%	\$213,525	\$1,353	\$153,295	0.955	\$65,776	1,129.00	\$58.26
70-05-23-103-006	702 GLENVALE DR	03/24/21	\$212,500	6.500%	\$226,313	\$1,244	\$178,236	0.955	\$54,853	1,129.00	\$48.59
70-05-23-103-005	706 GLENVALE DR	03/19/21	\$157,500	6.500%	\$167,738	\$705	\$142,162	0.955	\$31,268	900.00	\$34.74
70-05-23-103-015	692 GLENVALE DR	03/09/21	\$159,900	6.500%	\$170,294	\$817	\$140,463	0.955	\$35,334	876.00	\$40.34
Unit of Comparison:	Square Foot										
									Average Sale Price Per Unit:		\$46.41
									Standard Deviation:		\$8.87
									Coefficient of Dispersion :		18%
<i>Land Value Was:</i>	\$46.25								Indicated Sale Price Per Unit:		\$46.25

CITY OF HUDSONVILLE

R5-01: RESIDENTIAL CONDOMINIUM- MEADOW GREEN										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-05-23-103-013	696 GLENVALE DR	09/23/22	\$219,000	-2.500%	\$213,525	\$1,353	\$52,216	\$159,956	\$153,295	1.043
70-05-23-103-006	702 GLENVALE DR	03/24/21	\$212,500	6.500%	\$226,313	\$1,244	\$52,216	\$172,853	\$178,236	0.970
70-05-23-103-005	706 GLENVALE DR	03/19/21	\$157,500	6.500%	\$167,738	\$705	\$41,625	\$125,408	\$142,162	0.882
70-05-23-103-015	692 GLENVALE DR	03/09/21	\$159,900	6.500%	\$170,294	\$817	\$40,515	\$128,962	\$140,463	0.918
Totals:								\$587,178	\$614,156	0.956
								Standard Deviation:	0.070	
								Coefficient of Dispersion :	5.64%	
								Adopted ECF:	0.956	

ECF Was: 0.95

CITY OF HUDSONVILLE

R5-01: RESIDENTIAL CONDOMINIUM- MEADOW GREEN

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-05-23-103-013	696 GLENVALE DR	09/23/22	\$219,000	-2.500%	\$213,525	\$100,100	0.469
70-05-23-103-006	702 GLENVALE DR	03/24/21	\$212,500	6.500%	\$226,313	\$111,900	0.494
70-05-23-103-005	706 GLENVALE DR	03/19/21	\$157,500	6.500%	\$167,738	\$89,100	0.531
70-05-23-103-015	692 GLENVALE DR	03/09/21	\$159,900	6.500%	\$170,294	\$87,800	0.516
Aggregate Ratio:							50.00%
Standard Deviation:							0.027
Coefficient of Dispersion :							4.13%
Price Related Differential:							1.005

CITY OF COOPERSVILLE

R5-02: RESIDENTIAL CONDOMINIUM- GLEN HAVEN

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-05-24-113-001	600 EAST ST	04/06/23	\$235,000	0.000%	\$235,000	\$4,080	\$175,893	0.940	\$65,581	1,190.00	\$55.11
70-05-24-113-004	612 EAST ST	04/22/22	\$209,000	0.000%	\$209,000	\$4,036	\$172,805	0.940	\$42,527	1,190.00	\$35.74
70-05-24-113-014	614 EAST ST	03/18/22	\$298,000	0.000%	\$298,000	\$3,510	\$202,402	0.940	\$104,232	1,190.00	\$87.59
Unit of Comparison:	Square Foot										
									Average Sale Price Per Unit:		\$59.48
									Standard Deviation:		\$21.39
									Coefficient of Dispersion :		34%
<i>Land Value Was:</i>	\$59.50								Indicated Sale Price Per Unit:		\$59.50

CITY OF HUDSONVILLE

R5-02: RESIDENTIAL CONDOMINIUM- GLEN HAVEN										
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-05-24-113-001	600 EAST ST	04/06/23	\$235,000	0.000%	\$235,000	\$4,080	\$70,805	\$160,115	\$175,893	0.910
70-05-24-113-004	612 EAST ST	04/22/22	\$209,000	0.000%	\$209,000	\$4,036	\$70,805	\$134,159	\$172,805	0.776
70-05-24-113-014	614 EAST ST	03/18/22	\$298,000	0.000%	\$298,000	\$3,510	\$70,805	\$223,685	\$202,402	1.105
Totals:								\$517,959	\$551,100	0.940
								Standard Deviation:	0.165	
								Coefficient of Dispersion :	12.78%	
<i>ECF Was:</i>									Adopted ECF:	0.940

CITY OF HUDSONVILLE

R5-02: RESIDENTIAL CONDOMINIUM- GLEN HAVEN

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-05-24-113-001	600 EAST ST	04/06/23	\$235,000	0.000%	\$235,000	\$120,100	0.511
70-05-24-113-004	612 EAST ST	04/22/22	\$209,000	0.000%	\$209,000	\$118,600	0.567
70-05-24-113-014	614 EAST ST	03/18/22	\$298,000	0.000%	\$298,000	\$132,300	0.444
Aggregate Ratio:							50.00%
Standard Deviation:							0.062
Coefficient of Dispersion :							8.29%
Price Related Differential:							1.015

CITY OF COOPERSVILLE

R5-03: RESIDENTIAL CONDOMINIUM - THE RESERVE OF COOPERSVILLE - ATTACHED CONDOS											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-05-24-438-003	638 NORWAY LN	06/24/22	\$298,795	0.000%	\$298,795	\$4,321	\$255,937	0.930	\$56,453	1,280.00	\$44.10
70-05-24-438-002	640 NORWAY LN	05/25/22	\$324,900	0.000%	\$324,900	\$3,023	\$247,475	0.930	\$91,725	1,280.00	\$71.66
70-05-24-438-006	630 NORWAY LN	12/16/21	\$268,000	0.000%	\$268,000	\$6,334	\$238,997	0.930	\$39,399	1,280.00	\$30.78
70-05-24-438-013	237 HAZELNUT DR	08/25/21	\$284,900	0.000%	\$284,900	\$1,132	\$251,815	0.930	\$49,580	1,260.00	\$39.35
70-05-24-438-014	239 HAZELNUT DR	08/06/21	\$255,150	0.000%	\$255,150	\$3,250	\$229,911	0.930	\$38,083	1,280.00	\$29.75
70-05-24-438-001	642 NORWAY LN	07/26/21	\$50,992	0.000%	\$50,992	\$0	\$0	-	\$50,992	1,260.00	\$40.47
70-05-24-438-004	636 NORWAY LN	07/21/21	\$50,992	0.000%	\$50,992	\$0	\$0	-	\$50,992	1,260.00	\$40.47
70-05-24-438-009	221 HAZELNUT DR	04/30/21	\$276,200	0.000%	\$276,200	\$3,396	\$245,801	0.930	\$44,209	1,260.00	\$35.09
Unit of Comparison:	Square Foot										
									Average Sale Price Per Unit:		\$41.48
									Standard Deviation:		\$12.33
									Coefficient of Dispersion :		20.58%
<i>Land Value Was:</i>	\$43.80								Indicated Sale Price Per Unit:		\$41.50

CITY OF COOPERSVILLE

R5-03: RESIDENTIAL CONDOMINIUM - THE RESERVE OF COOPERSVILLE - SITE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
70-05-24-441-003	256 PLUM LN	10/31/22	\$475,000	0.000%	\$475,000	\$5,295	\$359,175	0.930	\$135,672	1.00	\$135,672.48
70-05-24-440-005	257 PLUM LN	09/19/22	\$342,895	0.000%	\$342,895	\$4,729	\$264,398	0.930	\$92,276	1.00	\$92,275.95
70-05-24-440-002	293 PLUM LN	03/17/22	\$371,650	0.000%	\$371,650	\$4,663	\$349,653	0.930	\$41,810	1.00	\$41,810.06
70-05-24-440-003	281 PLUM LN	01/20/22	\$345,000	0.000%	\$345,000	\$2,522	\$251,080	0.930	\$108,974	1.00	\$108,973.60
70-05-24-440-008	221 PLUM LN	01/10/22	\$75,000	0.000%	\$75,000	\$0	\$0	-	\$75,000	1.00	\$75,000.00
70-05-24-440-006	245 PLUM LN	09/02/21	\$350,365	0.000%	\$350,365	\$6,562	\$297,305	0.930	\$67,309	1.00	\$67,309.12
70-05-24-441-002	268 PLUM LN	06/25/21	\$299,900	0.000%	\$299,900	\$4,625	\$264,389	0.930	\$49,393	1.00	\$49,392.79
70-05-24-441-001	280 PLUM LN	04/29/21	\$319,900	0.000%	\$319,900	\$4,483	\$294,669	0.930	\$41,374	1.00	\$41,374.39
Unit of Comparison:	Site Value										
									Average Sale Price Per Unit:		\$76,476.05
									Standard Deviation:		\$31,748.06
									Coefficient of Dispersion :		38%
<i>Land Value Was:</i>	<i>RECALC</i>								Indicated Sale Price Per Unit:		\$76,475.00

CITY OF COOPERSVILLE

R5-03: RESIDENTIAL CONDOMINIUM - THE RESERVE OF COOPERSVILLE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
70-05-24-438-003	638 NORWAY LN	06/24/22	\$298,795	0.000%	\$319,900	\$4,321	\$53,120	\$262,459	\$255,937	1.025
70-05-24-438-002	640 NORWAY LN	05/25/22	\$324,900	100.000%	\$319,901	\$3,023	\$53,120	\$263,758	\$247,475	1.066
70-05-24-438-006	630 NORWAY LN	12/16/21	\$268,000	200.000%	\$319,902	\$6,334	\$53,120	\$260,448	\$238,997	1.090
70-05-24-438-013	237 HAZELNUT DR	08/25/21	\$284,900	300.000%	\$319,903	\$1,132	\$52,290	\$266,481	\$251,815	1.058
70-05-24-438-014	239 HAZELNUT DR	08/06/21	\$255,150	400.000%	\$319,904	\$3,250	\$53,120	\$263,534	\$229,911	1.146
70-05-24-438-009	221 HAZELNUT DR	04/30/21	\$276,200	700.000%	\$319,907	\$3,396	\$52,290	\$264,221	\$245,801	1.075
70-05-24-441-003	256 PLUM LN	10/31/22	\$475,000	800.000%	\$319,908	\$5,295	\$76,475	\$238,138	\$359,175	0.663
70-05-24-440-005	257 PLUM LN	09/19/22	\$342,895	900.000%	\$319,909	\$4,729	\$76,475	\$238,705	\$264,398	0.903
70-05-24-440-002	293 PLUM LN	03/17/22	\$371,650	1000.000%	\$319,910	\$4,663	\$76,475	\$238,772	\$349,653	0.683
70-05-24-440-003	281 PLUM LN	01/20/22	\$345,000	1100.000%	\$319,911	\$2,522	\$76,475	\$240,914	\$251,080	0.960
70-05-24-440-006	245 PLUM LN	09/02/21	\$350,365	1300.000%	\$319,913	\$6,562	\$76,475	\$236,876	\$297,305	0.797
70-05-24-441-002	268 PLUM LN	06/25/21	\$299,900	1400.000%	\$319,914	\$4,625	\$76,475	\$238,814	\$264,389	0.903
70-05-24-441-001	280 PLUM LN	04/29/21	\$319,900	1500.000%	\$319,915	\$4,483	\$76,475	\$238,957	\$294,669	0.811
Totals:								\$3,252,077	\$3,550,604	0.916
								Standard Deviation:	0.159	
								Coefficient of Dispersion :	13.82%	
								Adopted ECF:	0.916	

ECF Was: 0.95

CITY OF COOPERSVILLE

R5-03: RESIDENTIAL CONDOMINIUM - THE RESERVE OF COOPERSVILLE - SITE CONDOS							
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Proposed AV	Sale Ratio
70-05-24-438-003	638 NORWAY LN	06/24/22	\$298,795	0.000%	\$319,900	\$145,900	0.456
70-05-24-438-002	640 NORWAY LN	05/25/22	\$324,900	100.000%	\$319,901	\$141,400	0.442
70-05-24-438-006	630 NORWAY LN	12/16/21	\$268,000	200.000%	\$319,902	\$139,200	0.435
70-05-24-438-013	237 HAZELNUT DR	08/25/21	\$284,900	300.000%	\$319,903	\$142,000	0.444
70-05-24-438-014	239 HAZELNUT DR	08/06/21	\$255,150	400.000%	\$319,904	\$133,500	0.417
70-05-24-438-009	221 HAZELNUT DR	04/30/21	\$276,200	700.000%	\$319,907	\$140,400	0.439
70-05-24-441-003	256 PLUM LN	10/31/22	\$475,000	800.000%	\$319,908	\$205,400	0.642
70-05-24-440-005	257 PLUM LN	09/19/22	\$342,895	900.000%	\$319,909	\$161,700	0.505
70-05-24-440-002	293 PLUM LN	03/17/22	\$371,650	1000.000%	\$319,910	\$200,700	0.627
70-05-24-440-003	281 PLUM LN	01/20/22	\$345,000	1100.000%	\$319,911	\$154,500	0.483
70-05-24-440-006	245 PLUM LN	09/02/21	\$350,365	1300.000%	\$319,913	\$177,700	0.555
70-05-24-441-002	268 PLUM LN	06/25/21	\$299,900	1400.000%	\$319,914	\$161,600	0.505
70-05-24-441-001	280 PLUM LN	04/29/21	\$319,900	1500.000%	\$319,915	\$175,400	0.548
Aggregate Ratio:							50.00%
Standard Deviation:							0.074
Coefficient of Dispersion :							12.22%
Price Related Differential:							1.000