

				2025		
CEDAR CREEK TOWNSHIP						
COMMERCIAL LAND SALES						
n Twp. (07), Cedar Creek Twp. (08), Laketon Twp. (09), Muskegon Twp. (10), Egelston Twp. (11), Moorland Twp. (12), Casnovia Twp. (13), Fruit						
DATES ANALYZED: April 1, 2022 - March 31, 2024						
PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE		
<u>ATYPICAL</u>						
<u>TYPICAL</u>						
<u>LARGE</u>						
<u>EX LARGE</u>						
07-681-011-0005-00	6140 Holton Rd	3/17/2023	\$5,250	.83 A		
05-023-300-0013 &						
05-023-300-0053-00	Hoppman Rd	6/1/2023	\$11,000	.99 A		
<u>ACREAGE</u>						
05-027-200-0010-00	Holton Rd	6/14/2022	\$39,400	2.27 A		
02-016-300-0007-00	US 31	7/20/2023	\$20,000	8.15 A		
07-635-000-0001-00	Hein Dr	3/29/2023	\$153,900	13.32 A		
07-013-400-0025-20	4786 Holton Rd	12/16/2022	\$92,000	13.64 A		
EXTRACTED						
PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE		
<u>ATYPICAL</u>						
26-822-002-0012-00	2301 Superior St	3/31/2023	\$73,000	0.23		
<u>TYPICAL</u>						
27-104-100-0017-00	930 E BROADWAY	03/01/23	\$95,000	0.30		
<u>LARGE</u>						
15-111-200-0003-00	2901 Hts Ravenna Rd	10/7/2022	\$127,000	0.7		

EX LARGE						
ACREAGE						
11-021-100-0015-00	420 S WOLF LAKE RD	09/19/23	\$175,000	1.07		
27-109-100-0009-00	1051 E NORTON AVE	12/16/22	\$150,000	1.54		
15-017-200-0007-00	4289 S WOLF LAKE RD	09/14/23	\$315,000	5.94		
02-016-200-0016-00	4051 Fruitvale Rd	9/1/2022	\$325,000	9.72		
LAND SALES OUTSIDE ANALYZED TIME FRAME						
06-122-400-0006-00	4195 N Weber Rd	2/6/2020	\$142,000	.31 A		
15-122-200-0014-00	3985 Hts Ravenna Rd	2/24/2022	\$25,000	.81 A		
07-012-400-0001-00	5830 Holton Rd	5/4/2021	\$18,000	1.64 A		
07-031-200-0016-00 & -0	2875 Whitehall Rd	9/9/2020	\$31,900	1.73 A		
13-002-400-0016-00	1569 Newaygo Rd	7/28/2020	\$75,000	2.09 A		
16-011-200-0004-10	Barnes Rd	3/5/2021	\$25,000	2.70 A		
06-101-100-0003-00	Whitehall Rd	6/3/2020	\$33,000	2.78 A		
07-030-400-0015-00	3270 Whitehall Rd	11/7/2018	\$70,000	14.57 A		
11-014-100-0003-10	N Maple Island Rd	1/7/2019	\$100,000	19.12 A		
07-029-300-0011-00 & 10	W McMillan Rd	5/4/2020	\$40,000	28.86 A		
EXTRACTED						
26-185-237-0041-00	36 E Broadway	7/24/2020	\$15,000	0.04 A		
26-185-096-0024-00	2300 Maffett St	10/6/2020	\$35,000	0.09 A		
07-032-100-0003-00	447 W McMillan	12/31/2018	\$83,385	.30 A		
06-122-400-0006-00	4195 N Weber Rd	2/6/2020	\$142,000	.31 A		
07-035-100-0037-10	2669 Holton Rd	2/22/2021	\$147,000	.36 A		
26-770-005-0010-00	30 W Norton	10/17/2018	\$110,000	.42 A		
09-016-400-0038-00	3470 Memorial Dr	9/17/2021	\$179,900	.73 A		
07-035-100-0037-00	2675 Holton Rd	10/5/2021	\$150,000	.74 A		

07-031-200-0012-00	2925 Whitehall Rd	11/18/2020	\$42,000	.78 A		
44-844-004-0005-00	19 Railroad St	8/8/2019	\$187,000	.93 A		
11-015-200-0007-10	571 N Maple Island	4/21/2020	\$37,000	1.36 A		
43-002-400-0010-30	Slocum Rd	8/17/2021	\$80,000	1.73 A		
11-014-100-0003-20	278 N Maple Island Rd	5/7/2018	\$59,000	2.86 A		
11-023-100-0002-00	7265 Hall Rd	10/7/2019	\$115,000	3.13 A		
05-032-300-0010-10	Holton Rd	9/20/2018	\$100,000	3.46 A		
07-025-100-0015-00	3699 Holton Rd	6/1/2021	\$153,000	4.88 A		
07-013-300-0007-40	2930 E Riley Thompson	9/3/2021	\$150,000	6.18 A		
07-013-200-0011-15	5334 Holton Rd	12/31/2018	\$275,000	7.45 A		
07-013-200-0011-00 &						
07-013-200-0011-10	5340 Holton Rd	8/19/2021	\$202,500	7.95 A		
07-030-400-0030-00	3000 Whitehall Rd	3/31/2022	\$250,000	9.28 A		
6 vacant land sales during time period in acreage size range, along with 7 extracted sales distributed through size classifications. Table values are bracketed high and low by vacant						
2025 LAND VALUE TABLE						
EQC01 - COMM/IND - GENERAL						
	1 ACRE	15,000		3 ACRE	35,000	
	1.5 ACRE	21,000		4 ACRE	40,000	
	2 ACRE	26,000		5 ACRE	45,000	
	2.5 ACRE	30,000		7 ACRE	52,000	
	ATYPICAL	8000		TYPICAL	10000	

port Twp. (15), Sullivan Twp. (16), Ravenna Twp. (17), City of Muskegon Hts. (26), VII. Of Lakewood Club (42), VII. Of Ravenna (43)				
CURRENT TCV (Per Land Tab		COMMENTS		
	\$14,000			
	\$11,250	75 Config		
	\$28,160			
	\$54,683			
	\$70,288			
	\$71,376			
LAND RESIDUAL	CURRENT TCV (Per Land Tab	COMMENTS		
\$600	\$8,000			
\$9,927	\$10,000			
\$10,000	\$12,000			

\$35,893	\$15,864			
\$18,987	\$16,050	75 No Frontage		
\$87,732	\$36,204			
\$27,347	\$58,347			
\$15,507	\$10,000			
	\$14,000			
	\$22,400			
	\$28,588	2 parcels		
	\$33,360	125 Config - Frontage		
	\$32,000			
	\$32,800			
	\$74,538			
	\$91,656			
	\$110,142	2 parcels - some rear Ag		
\$4,471	\$11,250	50 for size		
\$6,754	\$8,000			
\$6,872	\$7,500	75% Location		
\$15,507	\$10,000			
\$2,996	\$12,500	125 Loc		
\$15,600	\$11,000	110 Corner		
\$62,500	\$12,000			
\$40,600	\$15,000	125 Location		

\$12,800	\$14,000			
\$28,271	\$14,000			
\$25,785	\$19,368			
\$43,128	\$11,650	50 No Frontage		
\$30,605	\$33,600			
\$37,090	\$35,655			
\$59,011	\$37,300			
\$77,730	\$44,400			
\$71,530	\$49,130			
\$73,663	\$53,050			
\$108,466	\$79,930			
\$75,982	\$77,382	135 Loc		
land sales and extracted land values. These sales support current land table values and no adjustment to land table was made for 2025.				
10 ACRE	59,000		30 ACRE	114,000
15 ACRE	76,000		40 ACRE	125,000
20 ACRE	95,000		50 ACRE	135,000
25 ACRE	105,000		100 ACRE	200,000
LARGE	12000		EX LARGE	14000

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