

City of Muskegon Heights Residential Land Tables and Analysis
 Land Tables: #10 Southwest, #3 Central, #7 Brown

<u>Parcel Number</u>	<u>Land Table</u>	<u>Class</u>	<u>Sale Date</u>	<u>Liber/Pg</u>	<u>Sale Price</u>	<u>Residual Value</u>	<u>Frontage</u>	<u>\$/FF</u>
26-185-214-0010-00	3	401	9/22/2020	4237/997	\$ 42,000	\$ 3,061	50	\$ 61
26-835-000-0159-00	10	401	12/23/2020	4245/19	\$ 50,000	\$ 5,436	80	\$ 68
26-870-000-0096-00	5	401	7/1/2020	4226/600	\$ 41,000	\$ 3,844	60	\$ 64
26-635-272-0018-00	9	401	3/10/2021	4250/697	\$ 43,500	\$ 3,368	40	\$ 84
26-835-000-0146-00	10	401	3/23/2021	4253/597	\$ 37,000	\$ 2,822	40	\$ 71
26-635-258-0006-00	3	401	6/15/2020	4223/742	\$ 35,000	\$ 5,672	80	\$ 71
26-770-003-0021-00	10	401	12/21/2021	4284/195	\$ 41,109	\$ 5,642	75	\$ 75
26-636-237-0009-00	3	401	8/24/2021	4272/262	\$ 24,000	\$ 4,218	50	\$ 84
26-185-226-0009-00	3	401	5/10/2021	4261/107	\$ 30,000	\$ 4,410	50	\$ 88
26-770-009-0017-00	10	401	5/26/2021	4265/756	\$ 28,000	\$ 4,414	50	\$ 88

Land Residuals support rate of \$70/FF. Combined several land tables here due to lack of sales.

Unit: 26 - CITY OF MUSKEGON HEIGHTS
 Rates/Values for Neighborhood 00003.CENTRAL , Last Edited: 92/10/2020

Frontages:
 Frontage 'A': Description: 'NEIGHBORHOOD 3 ' Standard Frontage: 0 FF Rate: 70
 Standard Frontage: 0 Standard Depth: 125

Values for Acreage Table 1: 'ACREAGE TABLE A'

1	Acres: 3.000	3	Acres: 10.500	10	Acres: 60.000	30	Acres: 0
1.5	Acres: 5.000	4	Acres: 13.500	15	Acres: 60.000	40	Acres: 0
2	Acres: 6.500	5	Acres: 15.000	20	Acres: 100.000	50	Acres: 0
2.5	Acres: 6.800	7	Acres: 20.000	25	Acres: 0	100	Acres: 0

Unit: 26 - CITY OF MUSKEGON HEIGHTS
 Rates/Values for Neighborhood 00010.SOUTHWEST, Last Edited: 01/24/2023

Frontages:
 Frontage 'A': Description: 'SOUTHWEST ' Standard Frontage: 0 FF Rate: 70
 Standard Frontage: 0 Standard Depth: 0

Unit: 26 - CITY OF MUSKEGON HEIGHTS
 Rates/Values for Neighborhood 00005.BROWN, Last Edited: 01/24/2023

Frontages:
 Frontage 'A': Description: 'NEIGHBORHOOD 5 ' Standard Frontage: 0 FF Rate: 70
 Standard Frontage: 0 Standard Depth: 0

Unit: 26 - CITY OF MUSKOGON HEIGHTS
Rates/Values for Neighborhood 00009.YELLOW, Last Edited: 01/24/2023

Frontages:
Frontage 'A': Description: 'YELLOW' FF Rate: 70
Standard Frontage: 0 Standard Depth : 0

City of Muskegon Heights Residential Land Tables and Analysis
 Land Tables: #1 Northeast and #13 Orange

Parcel Number	Land Table	Class	Sale Date	Liber/Pg	Sale Price	Residual Value	Frontage	\$/FF
26-185-145-0010-00	1	401	2/9/2022	4288/844	\$ 35,000	\$ 3,434	50	\$ 69
26-185-142-0018-00	13	401	6/29/2021	4266/483	\$ 28,500	\$ 3,506	50	\$ 70
26-185-053-0003-00	13	401	8/18/2020	4230/278	\$ 49,900	\$ 5,551	75	\$ 74
26-185-098-0019-00	1	401	10/1/2020	4235/181	\$ 20,000	\$ 3,711	50	\$ 74
26-185-089-0008-00	13	402	10/19/2021	4278/112	\$ 4,000	\$ 4,000	50	\$ 80
26-185-089-0009-00	13	402	10/19/2021	4278/112	\$ 4,000	\$ 4,000	50	\$ 80
26-650-007-0012-00	1	401	9/18/2020	4234/80	\$ 20,000	\$ 4,998	50	\$ 100
26-540-004-0012-10	1	401	3/31/2021	4255/678	\$ 28,000	\$ 3,887	35	\$ 111
26-185-150-0020-00	1	401	11/22/2021	4281/602	\$ 51,500	\$ 5,646	50	\$ 113
26-185-053-0019-00	13	401	3/12/2021	4252/400	\$ 50,000	\$ 6,532	50	\$ 131

Two vacant land sales support current rate of \$80/FF. Land residuals included for additional support.

Unit: 26 - CITY OF MUSKEGON HEIGHTS
 Rates/Values for Neighborhood 00001.NORTHEAST, Last Edited: 01/24/2023

Frontages:
 Frontage 'A': Description: 'NORTHEAST', FF Rate: 80
 Standard Frontage: 0 Standard Depth: 0

Values for Acreage Table 1: 'Acreage Table 'A''

1 Acre: 10,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 22,500	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 40,000	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 75,000	7 Acre: 0	25 Acre: 0	100 Acre: 0

Rates for Rate Table 'Rate Table 1', (Acres)

ACRES	: 10,000
ACRES	: 15,000
ACRES	: 20,000
ACRES	: 25,000
ACRES	: 35,000
ACRES	: 45,000
ACRES	: 55,000

Unit: 26 - CITY OF MUSKEGON HEIGHTS
 Rates/Values for Neighborhood 00013.ORANGE, Last Edited: 01/24/2023

Frontages:
 Frontage 'A': Description: 'NEIGHBORHOOD 13', FF Rate: 80
 Standard Frontage: 0 Standard Depth: 125

Values for Acreage Table 1: 'Acreage Table 'A''

1 Acre: 10,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 22,500	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 40,000	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 75,000	7 Acre: 0	25 Acre: 0	100 Acre: 0

Rates for Rate Table 'Rate Table 1', (Acres)

ACRES	: 10,000
ACRES	: 15,000
ACRES	: 20,000
ACRES	: 25,000
ACRES	: 35,000
ACRES	: 45,000
ACRES	: 55,000

City of Muskegon Heights Land Values and Analysis

Tables: 00012.MIXED,Comm.Commercial West

Parcel Numbers	Class	Sale Date	Sale Price	Improvements	Residual Value	Liber/Page	FF	\$/FF
24-205-001-0003-41	202	6/30/2020	\$ 7,500	\$ -	\$ 7,500	4227/280	144	\$ 52
25-140-000-0001-00	201	5/19/2021	\$ 250,000	\$ 244,007	\$ 5,993	4262/020	113	\$ 53
24-205-249-0007-00	201	12/19/2020	\$ 100,000	\$ 89,380	\$ 10,620	UNREC'D	193	\$ 55
24-205-289-0006-00	201	10/22/2021	\$ 170,000	\$ 165,776	\$ 4,224	4278/688	58	\$ 73
26-185-143-0012-00	201	9/1/2021	\$ 4,100	\$ -	\$ 4,100	4273/433	50	\$ 82

Did not change land tables for 2023, left at 60FF.

Tables: Comm.Commercial West

Parcel Numbers	Class	Sale Date	Sale Price	Improvements	Residual Value	Liber/Page	FF	\$/FF
27-121-300-0034-00	201	9/20/2021	\$ 950,000	\$ 833,582	\$ 116,418	4275/011	1330	\$ 88
11-027-200-0012-00	201	8/6/2021	\$ 215,000	\$ 195,845	\$ 19,155	4270/887	217	\$ 88
07-031-200-0012-00	201	11/18/2020	\$ 42,000	\$ 32,753	\$ 9,247	4240/267	90	\$ 103
10-023-400-0037-00	201	4/19/2021	\$ 90,000	\$ 46,480	\$ 43,520	4259/81	375	\$ 116
24-205-125-0001-00	201	4/21/2020	\$ 136,400	\$ 120,647	\$ 15,753	UNREC'D	132	\$ 119
11-019-400-0007-00	201	4/2/2021	\$ 35,000	\$ 19,712	\$ 15,288	4256/776	124	\$ 123
10-025-200-0005-00	201	6/11/2021	\$ 140,000	\$ 114,996	\$ 25,004	4264/491	202	\$ 124
24-205-455-0008-10	201	2/1/2022	\$ 100,000	\$ 93,794	\$ 6,206	4288/147	50	\$ 124

Did not change land tables for 2023, left at 100FF.

Tables: 00015.Condominiums, 20100.Central Business District, 20101.Commercial Acres, 301.Industrial Mixed, 30101.West Heights,

Comm.Commercial West, Comm.Getty Street, GLADE.Seaway Glade Comm,IND.Industrial AC

Parcel Numbers	Class	Sale Date	Sale Price	Improvements	Residual Value	Liber/Page	FF	\$/FF
15-101-300-0013-50	202	12/29/2021	\$ 22,900	\$ -	\$ 22,900	4285/270	181	\$ 127
26-841-000-0038-00	201	3/11/2022	\$ 140,000	\$ 113,132	\$ 26,868	4293/119	201	\$ 134
15-112-200-0014-00	202	2/24/2022	\$ 25,000	\$ 7,152	\$ 17,848	4290/316	132	\$ 135
27-678-000-0002-00	201	6/18/2021	\$ 350,000	\$ 329,301	\$ 20,699	4266/196	150	\$ 138
24-645-000-0023-10	201	7/15/2020	\$ 200,000	\$ 184,053	\$ 15,947	4227/166	114	\$ 141
24-525-000-0088-00	201	10/30/2020	\$ 15,000	\$ 3,693	\$ 11,307	4238/206	80	\$ 141
23-585-006-0012-00	202	6/12/2020	\$ 10,000	\$ -	\$ 10,000	4223/739	66	\$ 152
10-036-100-0039-10	202	9/9/2020	\$ 39,000	\$ -	\$ 39,000	UNRECORDED	256	\$ 153

27-002-200-0003-00	201	12/9/2021	\$	230,000	\$	196,881	\$	33,119	4283/421	211	\$	157
09-008-300-0026-00	201	7/27/2021	\$	60,000	\$	44,024	\$	15,976	2021-4269-536	100	\$	160
27-128-300-0005-00	202	9/24/2020	\$	24,000	\$	-	\$	24,000	4234/366	150	\$	160
27-288-000-0169-00	201	11/20/2020	\$	230,000	\$	208,702	\$	21,298	4242/392	130	\$	164
27-150-000-0001-00	202	12/14/2020	\$	50,000	\$	-	\$	50,000	4242/519	300	\$	167
10-026-300-0019-00	201	7/16/2021	\$	100,000	\$	48,182	\$	51,818	4268/479	300	\$	173
24-205-285-0005-00	201	12/29/2021	\$	230,000	\$	208,094	\$	21,906	4285/959	126	\$	174

Did not change land tables for 2023, left at 150FF.

Tables: 20100-Central Business District, 301.Industrial Mixed,30101.West Heights,Comme.Getty Street,EAST.Commercial,

SHERM.Sherman Commercial

Parcel Numbers	Class	Sale Date	Sale Price	Improvements	Residual Value	Liber/Page	FF	\$/FF
24-205-270-0003-10	201	6/21/2021	\$ 60,000	\$ 45,863	\$ 14,137	4265/552	81	\$ 175
24-660-000-0004-00	201	9/20/2021	\$ 79,900	\$ 70,239	\$ 9,661	UNRECORDED	55	\$ 176
43-002-400-0005-00	202	6/1/2021	\$ 65,000	\$ -	\$ 65,000	4264/979	370	\$ 176
11-020-400-0006-00	201	6/28/2021	\$ 160,000	\$ 145,104	\$ 14,896	4266/680	83	\$ 181
10-024-400-0032-00	201	9/7/2021	\$ 20,000	\$ 7,338	\$ 12,662	4273/640	70	\$ 181
27-708-000-0003-00	201	7/14/2021	\$ 2,000,000	\$ 1,686,566	\$ 313,434	4269/405	1692	\$ 185
22-220-023-0012-00	201	4/1/2021	\$ 145,000	\$ 133,617	\$ 11,383	UNRECOR'D	60	\$ 190
43-725-011-0007-00	201	10/1/2020	\$ 225,000	\$ 199,949	\$ 25,051	4235/242	132	\$ 190
07-030-400-0030-00	201	3/31/2022	\$ 250,000	\$ 198,490	\$ 51,510	4296/644	270	\$ 191
10-215-000-0006-00	201	8/13/2021	\$ 560,000	\$ 513,698	\$ 46,302	4271/700	240	\$ 193
23-168-051-0014-30	201	1/12/2021	\$ 450,000	\$ 411,260	\$ 38,740	UNRECOR'D	197	\$ 197
26-185-234-0006-00	201	9/1/2021	\$ 50,000	\$ 37,407	\$ 12,593	4272/979	63	\$ 201
23-168-049-0002-10	201	6/29/2021	\$ 200,000	\$ 123,848	\$ 76,152	4266/755	370	\$ 206
10-033-200-0001-10	202	12/24/2020	\$ 22,000	\$ -	\$ 22,000	4246/715	102	\$ 217
07-025-100-0015-00	201	6/1/2021	\$ 153,000	\$ 54,720	\$ 98,280	UNREC'D	453	\$ 217
10-023-400-0001-00	202	4/30/2021	\$ 225,000	\$ -	\$ 225,000	4260/69	1011	\$ 223
05-380-035-0005-00	201	10/7/2020	\$ 55,000	\$ 41,183	\$ 13,817	2020-4238-263	62	\$ 223
15-101-200-0027-00	201	11/16/2020	\$ 125,000	\$ 79,700	\$ 45,300	4239/753	202	\$ 224
24-545-004-0018-00	201	6/8/2021	\$ 42,500	\$ 19,741	\$ 22,759	4264/205	100	\$ 228
26-185-176-0011-00	201	7/30/2021	\$ 70,000	\$ 22,237	\$ 47,763	4270/20	200	\$ 239

Did not change land tables for 2023, left at 200FF.

Tables Comme.Getty Street, IND.Industrial AC

Parcel Numbers	Class	Sale Date	Sale Price	Improvements	Residual Value	Liber/Page	FF	\$/FF
11-030-100-0011-00	201	4/16/2021	\$ 140,000	\$ 85,398	\$ 54,602	4259/284	227	\$ 241
26-210-002-0021-00	201	6/4/2021	\$ 100,000	\$ 68,846	\$ 31,154	4263/839	125	\$ 249
11-030-200-0002-00	201	12/15/2020	\$ 135,000	\$ 84,396	\$ 50,604	UNRECORDED	200	\$ 253
11-030-200-0019-00	201	2/24/2022	\$ 179,900	\$ 138,433	\$ 41,467	4290/081	163	\$ 254
24-810-000-0008-00	201	12/23/2021	\$ 50,000	\$ 27,896	\$ 22,104	4285/976	85	\$ 260
27-012-200-0020-00	201	5/22/2020	\$ 915,000	\$ 846,098	\$ 68,902	4221/910	264	\$ 261

Did not change land tables for 2023, left at 250FF.

Tables: SHERM.Sherman Commercial

Parcel Numbers	Class	Sale Date	Sale Price	Improvements	Residual Value	Liber/Page	FF	\$/FF
22-572-043-0009-00	202	5/28/2021	\$ 25,000	\$ 800	\$ 24,200	4264/016	90	\$ 269
26-185-237-0041-00	201	7/24/2020	\$ 15,000	\$ 11,450	\$ 3,550	4229/768	13	\$ 269
24-545-004-0016-00	201	4/1/2021	\$ 82,000	\$ 53,515	\$ 28,485	4258/837	103	\$ 277
27-445-000-0031-00	202	1/5/2021	\$ 32,000	\$ 4,217	\$ 27,783	UNRECORDED	100	\$ 278
24-205-188-0013-00	201	12/1/2021	\$ 300,000	\$ 263,031	\$ 36,969	UNREC'D	132	\$ 280
26-185-080-0004-00	201	6/3/2021	\$ 175,000	\$ 117,871	\$ 57,129	4263/585	200	\$ 286
07-031-200-0019-00	201	2/16/2022	\$ 100,000	\$ -	\$ 100,000	4289/328	350	\$ 286

Did not change land tables for 2023, left at 275FF.

Tables: 301.Industrial Mixed, 30101.West Heights, SHERM.Sherman Commercial

Parcel Numbers	Class	Sale Date	Sale Price	Improvements	Residual Value	Liber/Page	FF	\$/FF
24-205-609-0002-00	201	12/20/2020	\$ 350,000	\$ 303,886	\$ 46,114	UNREC'D	160	\$ 288
27-289-000-0248-00	201	4/30/2020	\$ 190,000	\$ 118,556	\$ 71,444	4221/505	240	\$ 298
10-025-200-0003-00	201	10/14/2021	\$ 132,500	\$ 114,218	\$ 18,282	4277/894	60	\$ 305
24-131-100-0014-00	201	12/3/2020	\$ 550,000	\$ 498,801	\$ 51,199	4242/466	166	\$ 308
24-205-317-0009-10	201	1/29/2021	\$ 100,000	\$ 86,075	\$ 13,925	4252/995	45	\$ 309
24-205-355-0004-00	201	11/5/2021	\$ 290,000	\$ 259,205	\$ 30,795	4280/173	99	\$ 311
09-001-200-0079-00	220	12/23/2020	\$ 40,000	\$ 8,496	\$ 31,504	4243-465	100	\$ 315
27-104-100-0001-00	201	2/19/2021	\$ 74,900	\$ 29,654	\$ 45,246	4249/458	142	\$ 319
09-016-400-0038-00	201	9/17/2021	\$ 179,900	\$ 124,656	\$ 55,244	4275/693	173	\$ 319
25-580-000-0019-00	201	4/23/2021	\$ 129,000	\$ 92,837	\$ 36,163	4260/008	106	\$ 341

Did not change land tables for 2023, left at 300FF.

Tables: Comme.Getty Street,SHERM.,Sherman Commercial

Parcel Numbers	Class	Sale Date	Sale Price	Improvements	Residual Value	Liber/Page	FF	\$/FF
24-205-438-0014-00	301	3/1/2022	\$ 171,450	\$ 122,686	\$ 48,764	4290/680	139	\$ 351
15-123-100-0019-00	202	11/1/2021	\$ 85,000	\$ -	\$ 85,000	UNRECORDED	240	\$ 354
11-360-016-0001-00	201	5/10/2021	\$ 135,000	\$ 97,169	\$ 37,831	4263/137	105	\$ 360
11-026-100-0001-00	201	8/27/2021	\$ 150,000	\$ 91,562	\$ 58,438	4274/354	162	\$ 361
26-650-017-0012-00	201	12/29/2021	\$ 33,726	\$ 6,194	\$ 27,532	4286/226	75	\$ 367
23-134-000-0009-00	201	10/30/2020	\$ 310,000	\$ 254,302	\$ 55,698	4238/297	150	\$ 371
24-480-003-0001-00	201	6/5/2020	\$ 85,000	\$ 49,583	\$ 35,417	UNREC'D	95	\$ 373
10-025-200-0006-00	201	3/11/2021	\$ 135,000	\$ 93,085	\$ 41,915	4251/688	111	\$ 376
27-002-200-0008-00	202	7/12/2021	\$ 58,000	\$ -	\$ 58,000	UNRECORDED	150	\$ 387
27-275-001-0001-00	201	12/30/2020	\$ 297,350	\$ 209,416	\$ 87,934	4250/325	220	\$ 400
24-205-060-0016-00	201	2/26/2021	\$ 80,000	\$ 53,017	\$ 26,983	4251/933	66	\$ 409
24-890-000-0056-00	201	10/4/2021	\$ 40,000	\$ 12,717	\$ 27,283	4278/778	64	\$ 426
26-310-000-0040-00	201	2/22/2021	\$ 375,000	\$ 271,500	\$ 103,500	4248/922	240	\$ 431
27-108-200-0012-00	201	9/30/2021	\$ 185,000	\$ 137,957	\$ 47,043	4276/057	109	\$ 432
24-205-062-0001-00	201	3/24/2021	\$ 200,000	\$ 127,747	\$ 72,253	4254/014	163	\$ 443
27-128-100-0007-00	201	9/17/2020	\$ 300,000	\$ 255,919	\$ 44,081	4233/655	99	\$ 445
24-725-002-0008-00	201	2/5/2021	\$ 45,000	\$ 21,833	\$ 23,167	UNREC'D	50	\$ 463
27-270-000-0068-00	201	11/14/2021	\$ 145,000	\$ 99,480	\$ 45,520	UNRECORDED	98	\$ 464
26-650-017-0017-00	201	12/9/2021	\$ 115,000	\$ 45,117	\$ 69,883	4283/212	150	\$ 466
27-434-000-0002-00	201	7/13/2021	\$ 285,000	\$ 207,090	\$ 77,910	4267/924	164	\$ 475
21-161-012-0003-00	202	6/18/2021	\$ 36,500	\$ -	\$ 36,500	4265/701	75	\$ 487
21-161-012-0002-00	201	6/18/2020	\$ 127,000	\$ 108,427	\$ 18,573	4224/163	38	\$ 495

Did not change land tables for 2023, left at 400FF.

Tables: GLADE.Seaway Glade Comm

24-205-476-0001-06	201	10/14/2021	\$ 130,000	\$ 98,535	\$ 31,465	4279/402	60	\$ 524
24-036-400-0017-00	201	7/6/2021	\$ 210,000	\$ 121,566	\$ 88,434	4266/975	165	\$ 536
41-150-013-0001-00	201	7/1/2020	\$ 200,000	\$ 118,771	\$ 81,229	UNRECORDED	148	\$ 549
10-026-300-0025-10	201	6/30/2020	\$ 310,000	\$ 187,337	\$ 122,663	4225/957	223	\$ 550
15-125-400-0032-00	202	3/31/2022	\$ 84,000	\$ -	\$ 84,000	4296/456	150	\$ 560
11-031-400-0002-00	301	2/22/2022	\$ 220,000	\$ 36,056	\$ 183,944	4289/846	320	\$ 575

27-107-100-0011-00	201	4/15/2021	\$	150,000	\$	111,938	\$	38,062	4258/177	66	\$	577
24-205-293-0001-10	201	5/26/2020	\$	160,000	\$	125,603	\$	34,397	4221/705	59	\$	583
26-841-000-0001-00	201	4/29/2021	\$	125,000	\$	52,090	\$	72,910	4260/107	125	\$	583
27-675-000-0011-00	301	1/4/2022	\$	385,000	\$	210,166	\$	174,834	4285/472	292	\$	599
24-205-555-0001-00	202	4/30/2021	\$	35,000	\$	-	\$	35,000	4260/145	58	\$	603
07-013-200-0011-10	201	8/19/2021	\$	202,500	\$	125,152	\$	77,348	4272/293	128	\$	604
22-220-015-0001-10	201	3/25/2022	\$	100,000	\$	50,266	\$	49,734	4293/890	80	\$	622
27-133-100-0041-00	302	8/31/2021	\$	250,000	\$	-	\$	250,000	4273/117	400	\$	625
24-760-000-0002-00	201	6/29/2021	\$	220,000	\$	114,119	\$	105,881	4266/598	160	\$	661
24-675-023-0014-00	202	3/31/2022	\$	85,000	\$	-	\$	85,000	4296/486	127	\$	672
26-650-017-0015-00	202	12/29/2021	\$	33,726	\$	-	\$	33,726	4286/226	50	\$	675
24-890-000-0056-00	201	10/4/2021	\$	57,000	\$	12,717	\$	44,283	4283/413	64	\$	692
15-520-000-0001-00	201	1/13/2022	\$	300,000	\$	157,504	\$	142,496	4286/411	202	\$	705

Did not change land tables for 2023, left at 600FF.