

2022 Land Values

COMMERCIAL-GRAND HAVEN TOWNSHIP

	2020	2021 (per square foot)	2022
CCITY-Commercial City Influence	\$	3.00	3.00
CEAST-Commercial East Side	\$	2.00	2.00
COMM-Commercial General	\$	2.00	1.00
CROBB-Commercial Robbins Rd	\$	1.00	2.00
CUS31-Commercial US-31	\$	2.00	2.00

CITY	PARCEL NUMBER	Unit if not GHT	ADDRESS	SALE DATE	SALE PRICE	BUILDING		LAND VALUE	ACRES	SACRE	SQ FEET	S/SQ FEET	ZONING
						VALUE	VALUE						
CCITY CEAST	70-07-22-200-014		11910 US-31	11/14/2018 \$	225,000 \$	58,209 \$	166,791 \$	1.63 \$	102,325.77	71,003 \$	2.35	C-2 overlay	
	70-03-27-340-016	GH CITY	1710 Tiles Ct	12/28/2018 \$	1,175,000 \$	847,340 \$	327,660 \$	6.45 \$	50,800.00	280,962 \$	1.17		
	70-03-04-200-029	Spring Lake Twp	Hickory St	1/14/2019 \$	9,500		9,500						
	70-03-14-376-033	Robinson	Savidge St	5/17/2019 \$	735,000		735,000	4.80 \$	153,125.00	209,088 \$	3.52		
	70-07-22-200-004		11944 US-31	7/31/2019 \$	155,000 \$	38,214 \$	116,786 \$	1.73 \$	67,506.36	75,359 \$	1.55	C-1 overlay	
	70-03-33-200-090	Robinson	Ability Way	9/27/2019 \$	202,000		202,000	6.00 \$	33,666.67	261,360 \$	0.77	C-1	
	70-03-24-100-106		Cleveland	11/14/2019 \$	230,000		230,000	5.18 \$	44,401.54	225,641 \$	1.02		
	70-03-33-200-092		15023 168TH AVE	1/17/2020 \$	399,000 \$	100,669 \$	298,331 \$	2.45 \$	121,767.76	166,722 \$	2.80	C-1	
	70-03-33-200-033		17000 Robbins Rd	2/12/2021 \$	480,000 \$	443,548 \$	36,452 \$	0.80 \$	45,451.37	34,935 \$	1.04	C-1	
	70-03-33-200-084		172nd ave	Appraisal-2021 \$	444,914 \$	- \$	444,914 \$	4.62 \$	96,301.73	201,247 \$	2.21	PUD	
70-03-33-100-079		Robbins Rd	Appraisal-2021 \$	108,512 \$	- \$	108,512 \$	0.62 \$	175,019.35	27,007 \$	4.02	PUD		
70-03-33-100-081		Robbins Rd	Appraisal-2021 \$	218,301 \$	- \$	218,301 \$	1.43 \$	152,444.83	62,378 \$	3.50			
70-03-33-200-074		Dune View Dr	Appraisal-2021 \$	407,369 \$	- \$	407,369 \$	2.33 \$	175,212.47	101,277 \$	4.02			
70-07-04-300-062	COMM		17276 Rosy Mound Ln	Appraisal-2021 \$	744,508		744,508						
70-07-09-200-016	CUS31		US-31	Appraisal-2021 \$	161,250		161,250	6.45 \$	25,000.00	280,962 \$	0.57		
70-07-15-100-023	CUS31		Lincoln St	Appraisal-2021 \$	114,362		114,362	1.21 \$	94,748.96	52,577 \$	2.18		
							AVERAGE		95,555.13		2.19		
Commercial City Influence													
CCITY	70-07-22-200-014		11910 US-31	11/14/2018 \$	225,000 \$	58,209 \$	166,791 \$	1.63 \$	102,325.77	71,003 \$	2.35	C-2 overlay	
	70-03-33-200-092		15023 168TH AVE	1/17/2020 \$	399,000 \$	100,669 \$	298,331 \$	2.45 \$	121,767.76	166,722 \$	2.80	C-1	
	70-03-33-200-084		172 nd Ave	Appraisal-2021 \$	444,914 \$	- \$	444,914 \$	4.62 \$	96,301.73	201,247 \$	2.21	PUD	
	70-03-33-200-074		Dune View Dr	Appraisal-2021 \$	407,369 \$	- \$	407,369 \$	2.33 \$	175,212.47	101,277 \$	4.02		
							AVERAGE		123,901.93		2.84		
Commercial East Side													
CEAST	70-03-27-340-016	GH CITY	1710 Tiles Ct	12/28/2018 \$	1,175,000 \$	847,340 \$	327,660 \$	6.45 \$	50,800.00	280,962 \$	1.17		
	70-03-14-376-033	Robinson	Savidge St	5/17/2019 \$	735,000		735,000	4.80 \$	153,125.00	209,088 \$	3.52		
	70-03-24-100-106	Robinson	Cleveland	11/14/2019 \$	230,000		230,000	5.18 \$	44,401.54	225,641 \$	1.02		
							AVERAGE		82,775.51		1.90		
Commercial Golf Course													
COMM	70-07-04-300-062	Commercial General	17276 Rosy Mound Ln	Appraisal-2021 \$	744,508		744,508	11.40 \$	65,307.72	496,584 \$	1.50		
							AVERAGE		65,307.72		1.50		
CROBB	70-03-33-200-090	Commercial Robbins Rd	Ability Way	9/27/2019 \$	202,000		202,000	6.00 \$	33,666.67	261,360 \$	0.77	C-1	
	70-03-33-126-003		15001 Whittaker Way	7/15/2015 \$	2,100,000		2,100,000	12.00 \$	175,000.00	522,720 \$	4.02		
	70-03-33-100-076		17202 Robbins Rd	10/26/2015 \$	2,000,000 \$	1,483,806 \$	516,194 \$	7.58 \$	68,135.43	33,001 \$	1.56	PUD	
	70-03-33-200-033		17000 Robbins Rd	2/12/2021 \$	480,000 \$	443,548 \$	36,452 \$	0.80 \$	45,451.37	34,935 \$	1.04	C-1	
							AVERAGE		80,563.37		1.85		
Commercial US-31													
CUS31	70-07-22-200-004	Commercial US-31	11944 US-31	7/31/2019 \$	155,000 \$	38,214 \$	116,786 \$	1.73 \$	67,506.36	75,359 \$	1.55	C-1 overlay	
	70-07-09-200-016		US-31	Appraisal-2021 \$	161,250		161,250	6.45 \$	25,000.00	280,962 \$	0.57		
	70-07-15-100-023		Lincoln St	Appraisal-2021 \$	114,362		114,362	1.21 \$	94,748.96	52,577 \$	2.18		
							AVERAGE		62,418.44		1.86		