

Agricultural Land Sales (AG at time of sale)**VACANT - REMAINING FARMLAND**

<u>Parcel Number</u>	<u>Street Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Net Acreage</u>	<u>\$/Acre</u>	<u>Grantor</u>	<u>Grantee</u>
70-18-14-100-025	16th Ave	03/27/24	\$180,000	10.00	\$18,007	Zacker	Schantz
70-18-32-400-042	32nd Ave	11/16/23	\$499,900	21.02	\$23,783	Valley View Dairy	Gilbertsen
70-18-26-400-030	Adams St	10/20/23	\$600,000	18.57	\$32,319	Ringerwole	Maple Tree Home Buyers
70-18-34-300-021	Ottogan St	09/22/23	\$284,000	24.85	\$11,430	Weurding	Cal Klooster
70-18-19-100-007	BYRON RD	05/30/23	\$192,000	9.99	\$19,219	Burks	Pohler
70-18-17-100-034	Riley St	12/30/22	\$985,000	61.49	\$16,018	Boersen Farms Inc	Montiague
70-18-19-100-016	4480 Byron Rd	06/03/22	\$392,500	21.62	\$18,154	Rietman	Bleyenberg
70-18-28-100-015	1492 32nd Ave	05/23/22	\$800,000	61.86	\$12,933	Kincroft Farms LLC	Patmos Farms LLC
70-18-08-300-027	Riley St	05/20/22	\$2,000,000	77.02	\$25,967	B & K (Boersen)	The Hop Family LLC
70-18-34-100-027	1660 Adams St	05/13/22	\$1,050,000	42.39	\$24,769	Veldheer	1660 Adams St LLC
70-18-19-200-034	BYRON RD	03/25/22	\$500,000	44.42	\$11,256	VanderKolk	Smallegan
70-18-29-300-010	40TH AVE	02/17/22	\$420,000	19.84	\$21,174	Hart	Oosterman
70-18-33-400-015	Ottogan St	10/13/21	\$1,800,100	119.11	\$15,113	Genther	Cal Klooster
70-18-18-200-012	40TH AVE	10/11/21	\$772,500	51.50	\$15,000	Yvonne Cook	Travis VanderKolk

DEVELOPMENT LAND SALES (not all have water & sewer) (AG at time of sale)

<u>Parcel Number</u>	<u>Street Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Net Acreage</u>	<u>\$/Acre</u>	<u>Grantor</u>	<u>Grantee</u>
70-18-16-200-041	Riley St	10/16/24	\$1,000,000	35.21	\$28,401	Fanny DeKleine Trust	2488 Riley LLC
70-18-25-300-004	185 Adams St	10/14/22	\$1,000,000	40.00	\$25,000	Ringerwole	Lance DeYoung
70-18-01-100-049	Jackson St	07/28/22	\$800,000	27.26	\$29,348	Donnelly	Assoc for Covenental Ref

Commercial Land Sales *(current or anticipated commercial use)*

Main Commercial Vacant Sales

<u>Parcel Number</u>	<u>Street Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Net Acreage</u>	<u>\$/Acre</u>	<u>SqFt</u>	<u>\$/SF</u>	<u>Grantor</u>	<u>Grantee</u>
70-18-05-499-016	Quincy behind Meijer Gas	01/18/24	\$600,000	1.22	\$491,803	53,143	\$11.29	Meijer Inc	Christian Brothers Auto
70-18-05-499-013	4029 32nd Ave	08/10/22	\$600,000	1.48	\$405,405	64,469	\$9.31	Meijer Inc	Restaurant Holdings
70-18-09-100-021	3830 32nd Ave	07/08/22	\$750,000	3.16	\$237,042	137,824	\$5.44	6505 S Division	Gordon Growth
70-18-04-300-020	4010 32nd Ave - prime	12/06/21	\$750,000	1.57	\$478,622	68,259	\$10.99	Tigelaar	Aldi
70-18-04-300-026	4010 32nd Ave - excess	12/06/21	\$450,000	4.83	\$93,226	210,264	\$2.14	Tigelaar	Aldi
70-18-08-200-039	3915 32nd Ave	06/15/21	\$438,000	1.60	\$273,750	69,696	\$6.28	6505 S Division	S&L Properties
70-18-08-231-001	3974 Central Parkway	05/18/21	\$550,000	2.95	\$186,567	128,415	\$4.28	JLTV LLC	ETI Bldg (SoundOff)

Larger Parcel Size

70-18-06-400-029	V/L Ransom St	04/05/23	\$120,000	3.17	\$37,879	137,998	\$0.87	Arnold	Ransom Group
70-18-09-100-050	32nd Ave	06/02/22	\$1,040,000	12.89	\$80,670	561,576	\$1.85	Sunrise Ministries	Trilogy
70-18-05-400-026	Quincy St (+/- 3525)	06/09/21	\$1,100,000	22.43	\$49,052	976,833	\$1.13	Prime (Royal)	JLTV

OLDER

<u>Parcel Number</u>	<u>Street Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Net Acreage</u>	<u>\$/Acre</u>	<u>SqFt</u>	<u>\$/SF</u>	<u>Grantor</u>	<u>Grantee</u>
70-18-09-100-021	3830 32nd Ave	12/30/20	\$475,000	3.16	\$150,126	137,824	\$3.45	SB&L LLC	32nd St Exchange
70-18-09-300-022	3410 32nd Ave	09/21/20	\$372,500	6.63	\$56,176	288,846	\$1.29	Knobloch	Jamestown One LLC
70-18-08-200-039	V/L 32nd Ave	12/23/19	\$350,000	1.60	\$218,750	69,696	\$5.02	ETI (SoundOff)	6505 S Division (Gale)
70-18-08-200-034	SW 32nd & Quincy	12/06/19	\$850,000	2.39	\$355,649	104,108	\$8.16	JD Snip	Arbor Fin Credit Union
70-18-09-100-068	3686 32nd Ave	10/10/19	\$390,000	1.92	\$203,125	83,635	\$4.66	CC7 (JD Snip)	JT Square (Copper Rock)
70-18-05-499-011	4037 32nd Ave	03/08/18	\$450,000	0.85	\$529,412	37,026	\$12.15	Meijer Inc	WM Limited (Wendy's)
70-18-02-200-043	V/L 8th Ave (at M-6)	12/21/17	\$580,000	10.65	\$54,460	463,914	\$1.25	Clifton	Heyboer HQ LLC
70-18-02-200-047	V/L 8th Ave (at M-6)	12/19/17	\$420,000	1.80	\$233,333	78,408	\$5.36	Heyboer HQ LLC	The Hop Family LLC

Industrial Land Sales

<u>Parcel Number</u>	<u>Street Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Net Acreage</u>	<u>\$/Acre</u>	<u>\$/SF</u>	<u>Grantor</u>	<u>Grantee</u>
70-18-05-400-026	V/L Quincy St	12/15/22	\$1,700,000	22.43	\$75,808	\$1.74	JLVT LLC	Quincy St Indu LLC
70-18-08-200-036	V/L Central Parkway	06/29/22	\$1,000,000	18.51	\$54,025	\$1.24	PRIME REAL ESTATE I	JT Ind LLC
70-18-02-400-037	4151 8th Ave	06/28/21	\$1,175,000	30.44	\$38,597	\$0.89	Bartman	D & M Premier
70-18-08-200-033	V/L 32nd Ave south of Quinc	05/29/19	\$550,000	5.89	\$93,379	\$2.14	PRIME REAL ESTATE I	ETI Building Co (SoundOff)
70-18-08-230-006	V/L Central Parkway	04/24/19	\$400,000	4.04	\$99,010	\$2.27	Centr Pkwy	Sojourner
70-18-05-300-037	V/L Royal Ct	01/29/19	\$280,000	2.58	\$108,527	\$2.49	Hubbel (WM Sign)	GSB (SoundOff)
70-18-05-300-012	3625 Quincy St	04/04/18	\$165,000	2.82	\$58,511	\$1.34	PRIME REAL ESTATE I	RKB Properties

OLDER:

<u>Parcel Number</u>	<u>Street Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Net Acreage</u>	<u>\$/Acre</u>	<u>\$/SF</u>	<u>Grantor</u>	<u>Grantee</u>
70-18-08-231-001	3974 Central Parkway	01/10/18	\$442,500	2.95	\$150,102	\$3.45	PRIME REAL ESTATE I	JLTV LLC
70-18-08-200-037	3590 Quincy St	12/14/17	\$1,550,105	31.53	\$49,163	\$1.13	ROYAL LAND	ROYAL TECHNOLOGIES
70-18-05-300-035	V/L Royal Ct	11/02/17	\$1,150,000	17.90	\$64,246	\$1.47	PRIME REAL ESTATE I	Eye-Scream LLC
70-18-08-230-007	3825 Central Parkway	09/20/17	\$300,000	4.21	\$71,259	\$1.64	PRIME REAL ESTATE I	Clay Point Enterprises LLC
70-18-05-400-027	3413 Quincy St	07/12/16	\$348,750	8.25	\$42,273	\$0.97	PRIME REAL ESTATE I	DL Investments LLC
70-18-05-300-036	4182 ROYAL CT	05/17/16	\$432,400	3.28	\$131,829	\$3.03	PRIME REAL ESTATE I	HUBBELL GRAY PROPERTIES LLC
70-18-08-200-031	Quincy St	04/28/16	\$1,474,500	19.66	\$75,000	\$1.72	PRIME REAL ESTATE I	Quincy Development LLC
70-18-05-498-005	4067 Central Parkway	06/30/15	\$341,000	4.41	\$77,324	\$1.78	PRIME REAL ESTATE I	Banyan Tree Ventures LLC
70-18-08-231-004	3854 CENTRAL PARKWAY	02/11/15	\$235,600	2.43	\$96,955	\$2.23	PRIME REAL ESTATE I	ETI BUILDING COMPANY LLC
70-18-08-230-006	3881 Central Parkway	09/04/14	\$190,000	2.02	\$94,059	\$2.16	PRIME REAL ESTATE I	Central Parkway Prop LLC
70-18-05-498-001	4351 Central Parkway	07/30/14	\$230,000	2.68	\$85,821	\$1.97	PRIME REAL ESTATE I	Espec North America Inc
70-18-08-230-005	3909 Central Parkway	06/04/14	\$175,000	2.00	\$87,500	\$2.01	PRIME REAL ESTATE I	3909 Central Parkway LLC

ALL VACANT RES LAND SALES 4-1-22 to PRESENT (8-20-24)

FOR 2025 ASSESSMENT ROLL

RES01 - Metes & Bounds

Parcel Number	Street Address	Sale Date	Sale Price	Net Acreage	\$/Acre	Grantor	Grantee	Comments
70-18-03-100-049	4646 22ND AVE	06/15/22	\$79,050	0.69	\$115,401	SIGNATURE LAND DEVEL	EASTBROOK HOMES INC	-
70-18-03-100-049	4646 22ND AVE	07/18/22	\$85,000	0.69	\$124,088	EASTBROOK HOMES INC	VERSTRATE JONATHAN-JACUL	-
70-18-03-300-042	4035 22ND AVE	06/29/23	\$119,900	0.69	\$174,273	GDK AQUISITIONS LLC	ELITE HOMES LLC	-
70-18-03-300-043	4017 22ND AVE	04/29/24	\$133,000	0.69	\$193,314	DAVIS FRANK D-LAURA A	EAGLE CREEK HOMES LLC	-
70-18-03-400-068	2700 ANGLING RD	09/29/22	\$112,000	1.25	\$89,600	CLASON MONTY-HEATHE	DIELEMAN STEVEN-SARAH	-
70-18-03-400-068	2700 ANGLING RD	04/25/22	\$105,000	1.25	\$84,000	DOUTHETT PHILIP J-KARA	CLASON MONTY-HEATHER	-
70-18-26-400-029	ADAMS ST	06/21/24	\$170,000	2.00	\$85,000	RINGERWOLE HARVEY-JC	FLOKSTRA JERRY-ANGELA	-
70-18-27-200-035	1644 PERRY ST	08/22/22	\$125,000	2.00	\$62,500	POST GERALD-LILA	OTTEN CHELSEA	-
70-18-11-100-052	1352 QUINCY ST	08/26/22	\$100,000	2.45	\$40,816	RICKERD ROBERT A-JANE	EERDMANS DAVID-KATHY	-
70-18-08-400-011	3552 GREENLY ST	05/26/22	\$160,000	2.85	\$56,160	VANDERWEY HENRY R-N/	DYKSSTRA MATT-JESSICA	-
70-18-08-400-012	3530 GREENLY ST	04/21/22	\$160,000	2.85	\$56,160	VANDERWEY HENRY R-N/	WYSE TONY-KELLI	-
70-18-30-200-014	1415 40TH AVE	04/30/24	\$160,000	2.88	\$55,575	KOORNDYK DANIEL G-JES	SCHOLTEN JEFF-KIM	-
70-18-31-200-030	575 40TH AVE	01/26/23	\$160,000	3.03	\$52,736	KOETJE BUILDERS INC	DYKSTRA RANDY-SUZANNE	-
70-18-25-300-012	ADAMS ST	03/15/23	\$205,900	3.13	\$65,783	DEYOUNG LANCE	VANNOORD TYCE	-
70-18-26-400-033	879 8TH AVE	12/01/23	\$210,000	3.29	\$63,810	RINGERWOLE HARVEY-JC	GRITTERS KEITH-MELISSA	-
70-18-11-100-057	GREENLY ST	06/26/23	\$250,000	3.81	\$65,669	WISZ DAVID-LISA FAMILY	LAMPHEAR BRUCE-LINDA	-
70-18-26-400-034	ADAMS ST	01/05/24	\$280,000	4.02	\$69,652	RINGERWOLE HARVEY-JC	ARNOLDINK ROBERT	2 PARCELS, COMBINED
70-18-29-100-032	3946 PERRY ST	08/09/22	\$205,000	4.11	\$49,915	BRUCE VANDERKOLK	COLE JEREMIAH-MEGHAN	-
70-18-29-100-032	3946 PERRY ST	12/19/22	\$205,000	4.11	\$49,915	COLE JEREMIAH-MEGHAN	HEYBOER DALE	-
70-18-16-100-022	3056 RILEY ST	07/10/24	\$225,000	4.70	\$47,872	VANDERSTELT AARON-BR	BOLHUIS CURT-STEPHANIE TF	-
70-18-26-400-031	ADAMS ST	11/06/23	\$315,000	7.09	\$44,404	RINGERWOLE HARVEY-JC	LUYK RYAN S	2 PARCELS IN SALE
70-18-11-200-038	8TH AVE	02/09/23	\$250,000	7.61	\$32,834	WIERSMA DONALD J-CAR	BLACKPORT KYLE-TAUNA	-
70-18-29-300-017	36TH AVE	06/09/23	\$233,000	7.63	\$30,537	VANBRONKHORST NATH	HOST ALEX-REBEKAH	-
70-18-16-100-023	32ND AVE	07/18/24	\$380,000	7.68	\$49,479	ELGERSMA JACK-MARIBET	GEERLINGS ED	2 PARCELS IN SALE
70-18-31-200-028	4155 MASON ST	04/14/22	\$210,000	11.31	\$18,564	KOETJE BUILDERS INC	BLACKBURN RAY-KIM	-
70-18-26-400-030	ADAMS ST	10/20/23	\$600,000	18.57	\$32,319	RINGERWOLE HARVEY-JC	MAPLE TREE HOME BUYERS LI	AG @ SALE BUT STUDY W/ RES
70-18-11-200-001	1128 QUINCY ST	10/06/22	\$765,000	19.14	\$39,973	DEYOUNG LANCE	BURNS JAMES R III	USE IN RES LAND STUDY
70-18-25-300-004	185 ADAMS ST	10/14/22	\$1,000,000	39.99	\$25,008	RINGERWOLE HARVEY-JC	DEYOUNG LANCE	-

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Net Acreage	\$/Acre	Grantor	Grantee	Comments
70-18-01-300-012	8TH AVE	01/10/23	\$1,500	0.50	\$3,000	KORTMAN-HARRIS JOYCE	RIDGELANDER INVESTMENT C	OUTLIER
70-18-15-276-017	2909 ROCAWAY DR	05/16/22	\$15,000	6.86	\$2,187	HANSON BRENT-LAUREN	VANWOERKOM MATT-GINA	LOT LINE ADJ
70-18-27-200-037	1754 PERRY ST	04/17/24	\$60,000	4.00	\$15,000	POST GERALD-LILA	SCHANER RANDY-ROUWHOR	LOT LINE ADJ, 4 REAR ACRES
70-18-08-100-036	40TH AVE	04/08/22	\$40,000	3.63	\$11,034	AUKEMAN DARYL W-SALL	SMIT JOSHUA S-KATHERINE	LOT LINE ADJ
70-18-10-400-052	16TH AVE	04/01/22	\$119,000	3.13	\$38,019	STAR HOLLOW FARM LLC	KOETJE BUILDERS INC	-

RES04 - Zandbergen, Farmview, Mason Stables, Highland Acres, Riley Ridge, Costen Ct, Jamestown Shores

Parcel Number	Street Address	Sale Date	Sale Price	Net Acreage	\$/Acre	Grantor	Grantee	Comments
70-18-29-100-037	1583 JAMESTOWN SHORES CT (	11/02/22	\$169,900	2.00	\$84,950	JAMESTOWN SHORES LLC	CURRIE MATTHEW-ANN	-
70-18-29-100-045	3712 SHORESIDE CT (PVT)	08/04/22	\$170,000	2.00	\$85,000	JAMESTOWN SHORES LLC	VANDYK TODD-DEBORAH	-
70-18-29-100-041	1401 JAMESTOWN SHORES CT (	10/04/22	\$176,900	2.30	\$76,913	JAMESTOWN SHORES LLC	HERBERT KYLE B-JAMIE R	-
70-18-29-100-038	1557 JAMESTOWN SHORES CT (	11/02/22	\$179,900	2.00	\$89,950	JAMESTOWN SHORES LLC	CURRIE MATTHEW-ANN	-
70-18-29-106-003	3812 SHORESIDE CT (PVT)	04/28/22	\$179,900	2.00	\$89,950	JAMESTOWN SHORES LLC	GANSS RYAN G	-
70-18-29-106-004	3792 SHORESIDE CT (PVT)	04/29/22	\$179,900	2.10	\$85,667	JAMESTOWN SHORES LLC	BOTTRELL MARK-SARAH	-
70-18-29-100-044	3724 SHORESIDE CT (PVT)	09/27/22	\$179,900	2.50	\$71,960	JAMESTOWN SHORES LLC	SH FINANCING LLC	-
70-18-29-106-005	3764 SHORESIDE CT (PVT)	04/19/22	\$189,900	3.60	\$52,750	JAMESTOWN SHORES LLC	SIPICH ANTHONY-JENNIFER	-
70-18-29-106-007	3736 SHORESIDE CT (PVT)	05/15/24	\$200,000	2.20	\$90,909	JAMESTOWN SHORES LLC	FANNON FAMILY TRUST	-

70-18-29-106-006	3760 SHORESIDE CT (PVT)	06/05/23	\$209,000	4.20	\$49,762	JAMESTOWN SHORES LLC	CARTER BRIAN	-
70-18-29-100-045	3712 SHORESIDE CT (PVT)	06/27/24	\$220,000	2.00	\$110,000	VANDYK TODD-DEBORAH	LAMBERT JENNY	-
70-18-29-107-005	1504 JAMESTOWN SHORES CT (	05/06/22	\$329,900	2.00	\$164,950	JAMESTOWN SHORES LLC	IRWIN BENJAMIN R-CARRIE B	-
70-18-29-107-013	3780 PERRY ST	04/16/24	\$340,000	2.31	\$147,186	JAMESTOWN SHORES LLC	VANDYKE LIVING TRUST	PART OF NEW CHILD (+/- 1/2)
70-18-29-107-008	3795 SHORESIDE CT (PVT)	11/02/23	\$347,000	2.10	\$165,238	JAMESTOWN SHORES LLC	AMBROSE RANDALL	2/13/24 - DEED, NO PTA
70-18-29-107-007	3813 SHORESIDE CT (PVT)	05/15/24	\$347,500	2.00	\$173,750	JAMESTOWN SHORES LLC	FANNON FAMILY TRUST	-
70-18-29-107-011	3621 SHORESIDE CT (PVT)	07/07/22	\$349,900	2.50	\$139,960	JAMESTOWN SHORES LLC	HART JAMIE	-
70-18-29-107-003	3780 PERRY ST	04/19/22	\$349,900	2.60	\$134,577	JAMESTOWN SHORES LLC	VANDYKE LIVING TRUST	-
70-18-29-100-043	3705 SHORESIDE CT (PVT)	09/22/22	\$349,900	2.90	\$120,655	JAMESTOWN SHORES LLC	KOSTER DIANE L	-
70-18-29-107-010	3669 SHORESIDE CT (PVT)	06/16/22	\$351,900	2.50	\$140,760	JAMESTOWN SHORES LLC	LAMOTHE PHILIP-MELISSA	-
70-18-29-100-040	1462 JAMESTOWN SHORES CT (	01/05/23	\$354,900	2.40	\$147,875	JAMESTOWN SHORES LLC	BISHOP ROBERT-KARRIE	-
70-18-29-107-002	3776 PERRY ST	08/09/22	\$359,900	3.20	\$112,469	JAMESTOWN SHORES LLC	KAMPS TITUS-CHARLYNN	-
70-18-29-100-039	1509 JAMESTOWN SHORES CT (	10/20/22	\$549,700	6.20	\$88,661	JAMESTOWN SHORES LLC	CURRIE BENJAMIN-STEPHANII	3 PARCELS IN SALE

Parcel Number	Street Address	Sale Date	Sale Price	Net Acreage	\$/Acre	Grantor	Grantee	Comments
70-18-35-412-001	219 OTTOGAN HILLS CT (PVT)	11/16/22	\$150,000	2.00	\$75,000	OTTOGAN HILLS LLC	SZUBELAK PIERSON	-
70-18-35-412-002	233 OTTOGAN HILLS CT (PVT)	01/11/23	\$145,000	2.00	\$72,500	OTTOGAN HILLS LLC	MG PROPERTIES LLC	-
70-18-35-412-003	275 OTTOGAN HILLS CT (PVT)	11/14/22	\$155,000	2.00	\$77,500	OTTOGAN HILLS LLC	TKZ INVESTMENTS LLC	-
70-18-35-412-004	317 OTTOGAN HILLS CT (PVT)	11/14/22	\$170,000	2.00	\$85,000	OTTOGAN HILLS LLC	RUDRANGI AJIT-KANYAKUMAF	-
70-18-35-412-006	381 OTTOGAN HILLS CT (PVT)	03/29/24	\$170,000	2.00	\$85,000	FANNON TODD-JILL	SOUSLEY RICK	-
70-18-35-412-006	381 OTTOGAN HILLS CT (PVT)	02/22/24	\$162,500	2.00	\$81,250	OTTOGAN HILLS LLC	FANNON TODD-JILL	-
70-18-35-412-010	312 OTTOGAN HILLS CT (PVT)	02/22/24	\$162,500	2.00	\$81,250	OTTOGAN HILLS LLC	FANNON TODD-JILL	-
70-18-35-412-010	312 OTTOGAN HILLS CT (PVT)	04/25/24	\$189,000	2.00	\$94,500	FANNON TODD-JILL	MG PROPERTY LLC	-
70-18-35-412-011	264 OTTOGAN HILLS CT (PVT)	11/21/22	\$150,000	2.00	\$75,000	OTTOGAN HILLS LLC	MESMAN TYLER-LINARES MAR	-
70-18-35-412-012	228 OTTOGAN HILLS CT (PVT)	02/02/23	\$145,000	2.00	\$72,500	OTTOGAN HILLS LLC	MG PROPERTY LLC	-
70-18-35-412-013	204 OTTOGAN HILLS CT (PVT)	11/15/22	\$150,000	2.00	\$75,000	OTTOGAN HILLS LLC	VAN DYKE SARAH	-
70-18-35-400-019	172 OTTOGAN HILLS CT (PVT)	07/12/23	\$155,000	2.30	\$67,391	OTTOGAN HILLS LLC	VANSPRONSEN GARY-CARAL	-
70-18-35-412-009	366 OTTOGAN HILLS CT (PVT)	11/16/22	\$225,000	6.20	\$36,290	OTTOGAN HILLS LLC	WERTH CHRISTOPHER J-MEL	-
70-18-35-412-008	402 OTTOGAN HILLS CT (PVT)	11/08/22	\$225,000	6.40	\$35,156	OTTOGAN HILLS LLC	VIERZEN TOM-KELLY	-
70-18-35-412-007	409 OTTOGAN HILLS CT (PVT)	11/11/22	\$235,000	10.80	\$21,759	OTTOGAN HILLS LLC	MACHIELA BRIAN S-PAIGE	PART IS STORMWATER RETENT
70-18-35-412-007	409 OTTOGAN HILLS CT (PVT)	11/27/23	\$267,000	10.80	\$24,722	MACHIELA BRIAN S-PAIGE	RUTHVEN ANDREW-NICOLE	-
70-18-35-412-005	345 OTTOGAN HILLS CT (PVT)	10/26/23	\$170,000	2.60	\$65,385	OTTOGAN HILLS LLC	SOUSLEY RICK-MARY	-
70-18-35-400-020	126 OTTOGAN HILLS CT (PVT)	03/04/24	\$155,000	2.90	\$53,448	OTTOGAN HILLS LLC	TERPSTRA COREY-BRENDA	-

Parcel Number	Street Address	Sale Date	Sale Price	Net Acreage	\$/Acre	Grantor	Grantee	Comments
70-18-12-200-010	3803 COSTEN CT (PVT)	04/29/22	\$235,000	2.26	\$103,982	STEPHENSON ARDITH	SMITH ADAM-ANGELA	-

RES05 - Condos: Spring Meadows, Trillium, Waterton, Oakmere

Parcel Number	Street Address	Sale Date	Sale Price	Net Acreage	\$/Acre	Grantor	Grantee	Comments
70-18-09-165-037	3614 BUCKINGHAM LN	04/19/24	\$85,000	2.00	\$42,500	SPRING MEADOWS TOWN	SHIPP HOME BUILDERS LLC	HOA - 4 LOTS IN SALE

Trillium Condos

Parcel Number	Street Address	Sale Date	Sale Price	Net Acreage	\$/Acre	Grantor	Grantee	Comments
70-18-03-138-029	4651 RARE BLOOM DR	10/18/23	\$104,160	SUBD LOT	SUBD LOT	SIGNATURE LAND DEVEL	EASTBROOK HOMES INC	AFFILIATED GROUP, GOOD PR
70-18-03-138-011	4694 RARE BLOOM DR	09/18/23	\$87,420	SUBD LOT	SUBD LOT	SIGNATURE LAND DEVEL	EASTBROOK HOMES INC	AFFILIATED PARTY TRANSF
70-18-03-138-057	2062 FLOWERING DR	09/20/22	\$86,490	SUBD LOT	SUBD LOT	SIGNATURE LAND DEVEL	EASTBROOK HOMES INC	RELATED PARTIES
70-18-03-138-051	2061 FLOWERING DR	04/19/24	\$87,420	SUBD LOT	SUBD LOT	SIGNATURE LAND DEVEL	EASTBROOK HOMES INC	RELATED, MARKET

70-18-03-138-007	2153 PERENNIAL DR	11/21/22	\$49,290	SUBD LOT	SUBD LOT	SIGNATURE LAND DEVEL	EASTBROOK HOMES INC	-
70-18-03-138-008	2147 PERENNIAL DR	11/21/22	\$49,290	SUBD LOT	SUBD LOT	SIGNATURE LAND DEVEL	EASTBROOK HOMES INC	-
70-18-03-138-016	4636 RARE BLOOM DR	06/15/22	\$61,380	SUBD LOT	SUBD LOT	SIGNATURE LAND DEVEL	EASTBROOK HOMES INC	-
70-18-03-138-017	4634 RARE BLOOM DR	06/15/22	\$57,660	SUBD LOT	SUBD LOT	SIGNATURE LAND DEVEL	EASTBROOK HOMES INC	-
70-18-03-138-045	2123 FLOWERING DR	06/15/22	\$55,800	SUBD LOT	SUBD LOT	SIGNATURE LAND DEVEL	EASTBROOK HOMES INC	-
70-18-03-138-046	2117 FLOWERING DR	06/15/22	\$52,080	SUBD LOT	SUBD LOT	SIGNATURE LAND DEVEL	EASTBROOK HOMES INC	-
70-18-03-138-053	2043 FLOWERING DR	07/18/22	\$93,000	SUBD LOT	SUBD LOT	SIGNATURE LAND DEVEL	EASTBROOK HOMES INC	-
70-18-03-138-054	2045 FLOWERING DR	08/04/22	\$96,000	SUBD LOT	SUBD LOT	EASTBROOK HOMES INC	STERKEN STEVEN-CHRISTINE	-
70-18-03-138-054	2045 FLOWERING DR	06/15/22	\$89,280	SUBD LOT	SUBD LOT	SIGNATURE LAND DEVEL	EASTBROOK HOMES INC	-
				stand alone				\$91,967
				side-by-side				\$54,250

*time adjust these per all from 2022

Waterton Village Condos

Parcel Number	Street Address	Sale Date	Sale Price	Net Acreage	\$/Acre	Grantor	Grantee	Comments
70-18-10-138-011	3802 HIGHBURY DR (PVT)	05/07/24	\$55,460	SUBD LOT	SUBD LOT	WATERTON INVESTORS LI	INTERRA HOMES LLC	DEV TO DEV
70-18-10-138-005	3789 HIGHBURY DR (PVT)	08/15/23	\$54,990	SUBD LOT	SUBD LOT	WATERTON INVESTORS LI	INTERRA HOMES LLC	-
70-18-10-138-006	3783 HIGHBURY DR (PVT)	08/15/23	\$51,230	SUBD LOT	SUBD LOT	WATERTON INVESTORS LI	INTERRA HOMES LLC	-
70-18-10-138-007	3782 HIGHBURY DR (PVT)	08/15/23	\$51,230	SUBD LOT	SUBD LOT	WATERTON INVESTORS LI	INTERRA HOMES LLC	-
70-18-10-138-008	3786 HIGHBURY DR (PVT)	08/15/23	\$53,580	SUBD LOT	SUBD LOT	WATERTON INVESTORS LI	INTERRA HOMES LLC	-
70-18-10-138-009	3790 HIGHBURY DR (PVT)	05/07/24	\$55,930	SUBD LOT	SUBD LOT	WATERTON INVESTORS LI	INTERRA HOMES LLC	-
70-18-10-138-010	3796 HIGHBURY DR (PVT)	05/07/24	\$49,820	SUBD LOT	SUBD LOT	WATERTON INVESTORS LI	INTERRA HOMES LLC	-
			\$53,177					

Waterton Village Condo Outliers - Multit-lot (PTA didn't identify that, but it is assumed)

70-18-10-138-012	3812 HIGHBURY DR (PVT)	02/07/24	\$168,260	SUBD LOT	SUBD LOT	WATERTON INVESTORS LI	INTERRA HOMES LLC	2 LOTS? PTA DIDNT SAY
70-18-10-138-013	3818 HIGHBURY DR (PVT)	02/07/24	\$168,260	SUBD LOT	SUBD LOT	WATERTON INVESTORS LI	INTERRA HOMES LLC	2 LOTS? PTA DIDNT SAY
		if 2:	\$84,130					
		if 3:	\$56,087					

Waterton Pointe Condos

Parcel Number	Street Address	Sale Date	Sale Price	Net Acreage	\$/Acre	Grantor	Grantee	Comments
70-18-10-157-001	3779 LEENHEER DR (PVT)	06/28/23	\$59,220	SUBD LOT	SUBD LOT	WATERTON INVESTORS LI	JTB HOMES LLC	-
70-18-10-157-002	3773 LEENHEER DR (PVT)	06/26/23	\$56,870	SUBD LOT	SUBD LOT	WATERTON INVESTORS LI	JTB HOMES LLC	-
70-18-10-157-007	3728 LEENHEER DR (PVT)	12/19/23	\$66,270	SUBD LOT	SUBD LOT	WATERTON INVESTORS LI	JTB HOMES LLC	-
70-18-10-157-008	3734 LEENHEER DR (PVT)	12/19/23	\$58,280	SUBD LOT	SUBD LOT	WATERTON INVESTORS LI	JTB HOMES LLC	-
70-18-10-157-009	3740 LEENHEER DR (PVT)	12/19/23	\$66,270	SUBD LOT	SUBD LOT	WATERTON INVESTORS LI	JTB HOMES LLC	-
			\$61,382					

RES06 - Spring Meadows, Jamestown Estates, Rolling Meadows

Parcel Number	Street Address	Sale Date	Sale Price	Actual Front	\$/FF	Grantor	Grantee	Comments
70-18-03-346-005	2040 ORLOV DR	07/28/23	\$69,000	83.0	\$831	WESTVIEW CAPITAL LLC	BELSTRA LEAH	-
70-18-03-346-001	2092 ORLOV DR	04/11/23	\$69,000	89.2	\$774	WESTVIEW CAPITAL LLC	ADAMS LUCAS-CECILIA	-
70-18-03-345-001	2101 ORLOV DR	02/08/24	\$69,000	85.2	\$810	WESTVIEW CAPITAL LLC	DAMASKA ALEX-ABIGAIL	-
70-18-03-345-011	2015 ORLOV DR	02/17/23	\$69,000	76.8	\$899	WESTVIEW CAPITAL LLC	ANSCHUTZ CORBIN	-
70-18-03-345-006	2039 ORLOV DR	06/28/23	\$69,000	84.0	\$821	WESTVIEW CAPITAL LLC	LANNING LOUIS-KATIE	-
70-18-03-345-007	2033 ORLOV DR	04/06/23	\$69,000	84.0	\$821	WESTVIEW CAPITAL LLC	OCONNOR KAYLEE - NATTE RI	-
70-18-03-412-002	1999 ORLOV DR	07/05/23	\$69,000	98.9	\$698	WESTVIEW CAPITAL LLC	BOWER BRANDON-STONE DE	-
70-18-03-412-003	1989 ORLOV DR	02/02/24	\$69,000	96.0	\$719	WESTVIEW CAPITAL LLC	POIKEY NICHOLAS-EMILY	-
70-18-03-333-008	1920 MORGAN RUN	11/16/22	\$69,000	80.0	\$863	WESTVIEW CAPITAL LLC	HESS JEREMY-SARAH	-
70-18-03-345-012	2011 ORLOV DR	07/07/23	\$69,000	92.9	\$743	WESTVIEW CAPITAL LLC	VANDENTOP SETH-CALLIE	-
70-18-03-412-001	2005 ORLOV DR	04/19/23	\$69,000	92.8	\$744	WESTVIEW CAPITAL LLC	GOLOMBESKI KEVIN-KAYLA	-
70-18-03-332-002	1989 MORGAN RUN	11/07/23	\$69,000	265.9	\$260	WESTVIEW CAPITAL LLC	HUEY TRISTIN-JASON	-
70-18-03-100-054	1907 MORGAN RUN	10/26/23	\$69,000	88.7	\$778	WESTVIEW CAPITAL LLC	LEARY RYAN	-
70-18-03-333-005	1974 MORGAN RUN	03/22/23	\$69,000	67.9	\$1,016	WESTVIEW CAPITAL LLC	COMPAGNER JACOB-MEGAN	-
70-18-03-333-003	2004 MORGAN RUN	03/16/23	\$69,000	-		WESTVIEW CAPITAL LLC	WELLS EMILY-AMAYA CORBIN	-

All Allen Edwin sales to end users

RES07 - Jamesfield, Greentree, Country Acres, Riley Crossings, Spring Grove Farms, Happy Hollow, JoJo, Spring Grove Village, Watert

Parcel Number	Street Address	Sale Date	Sale Price	Actual Front	\$/FF	Grantor	Grantee	Comments
70-18-04-440-003	4243 SPRINGLINE DR	05/24/22	\$76,000	0.0		DAJ DEVELOPMENT LLC	INTERRA HOMES LLC	-
70-18-04-441-008	4178 SPRINGLINE DR	06/15/22	\$73,000	0.0		DAJ DEVELOPMENT LLC	INTERRA HOMES LLC	-
70-18-04-488-002	2489 SPRINGDEW CT	02/26/24	\$73,790	0.0		DAJ DEVELOPMENT LLC	INTERRA HOMES LLC	-
70-18-04-488-003	2501 SPRINGDEW CT	01/29/24	\$75,200	0.0		DAJ DEVELOPMENT LLC	JTB HOMES LLC	-
70-18-04-488-004	2513 SPRINGDEW CT	05/07/24	\$76,610	0.0		DAJ DEVELOPMENT LLC	INTERRA HOMES LLC	-
70-18-04-488-005	2525 SPRINGDEW CT	05/07/24	\$77,550	0.0		DAJ DEVELOPMENT LLC	INTERRA HOMES LLC	-
70-18-04-488-006	2539 SPRINGDEW CT	04/24/24	\$79,900	0.0		DAJ DEVELOPMENT LLC	INTERRA HOMES LLC	-
70-18-04-488-007	2551 SPRINGDEW CT	02/26/24	\$81,780	0.0		DAJ DEVELOPMENT LLC	JTB HOMES LLC	-
70-18-04-488-008	2557 SPRINGDEW CT	07/02/24	\$85,540	0.0		DAJ DEVELOPMENT LLC	JTB HOMES LLC	-
70-18-04-488-012	2542 SPRINGDEW CT	02/26/24	\$65,330	0.0		DAJ DEVELOPMENT LLC	INTERRA HOMES LLC	-
70-18-04-488-013	2530 SPRINGDEW CT	01/29/24	\$65,330	0.0		DAJ DEVELOPMENT LLC	INTERRA HOMES LLC	-
70-18-04-488-015	2506 SPRINGDEW CT	05/07/24	\$63,920	0.0		DAJ DEVELOPMENT LLC	INTERRA HOMES LLC	-
	Spring Grove Farms		\$74,496	SITE VALUE				
70-18-10-121-002	3814 WATERTON DR	01/26/24	\$65,518	0.0		WATERTON INVESTORS LI	INTERRA HOMES LLC	DEV TO DEV TRANSF
70-18-10-121-003	3808 WATERTON DR	02/28/24	\$86,010	0.0		WATERTON INVESTORS LI	INTERRA HOMES LLC	-
70-18-10-188-005	3693 WATERTON DR	06/26/23	\$95,880	0.0		WATERTON INVESTORS LI	JTB HOMES LLC	DEV TO BLDR
70-18-10-188-006	3681 WATERTON DR	11/15/23	\$106,220	0.0		WATERTON INVESTORS LI	JTB HOMES LLC	-
70-18-10-188-009	3645 WATERTON DR	06/26/23	\$96,820	0.0		WATERTON INVESTORS LI	JTB HOMES LLC	-
70-18-10-194-004	3738 WATERTON DR	12/05/23	\$113,552	0.0		WATERTON INVESTORS LI	INTERRA HOMES LLC	DEV TO BLDR
	Waterton Station		\$94,000	SITE VALUE				
70-18-10-489-004	3238 ROCAWAY DR	04/08/22	\$100,000	0.0		KOETJE BUILDERS & DEVE	EASTBROOK HOMES INC	-
70-18-10-488-001	3279 ROCAWAY DR	04/29/22	\$97,000	0.0		KOETJE BUILDERS & DEVE	JTB HOMES LLC	-
70-18-10-488-002	3261 ROCAWAY DR	05/17/22	\$100,000	0.0		KOETJE BUILDERS & DEVE	EASTBROOK HOMES INC	-
70-18-10-419-014	3430 ROCAWAY DR	05/26/22	\$115,000	0.0		KOETJE BUILDERS & DEVE	BYRON INVESTMENTS LLC	-
70-18-10-420-006	3359 ROCAWAY DR	05/31/22	\$100,000	0.0		KOETJE BUILDERS & DEVE	T.BOSGRAAF HOMES LLC	-
70-18-10-420-001	1865 RED BARN RD	06/23/22	\$92,000	0.0		KOETJE BUILDERS & DEVE	EASTBROOK HOMES INC	-
70-18-10-488-002	3261 ROCAWAY DR	06/28/22	\$103,000	0.0		EASTBROOK HOMES INC	HOUSE-VEREEKE ERIC J-THER	-
70-18-10-420-005	3375 ROCAWAY DR	06/29/22	\$100,000	0.0		KOETJE BUILDERS & DEVE	BYRON INVESTMENTS LLC	-
70-18-10-413-004	1904 RED BARN RD	07/07/22	\$95,000	0.0		KOETJE BUILDERS & DEVE	EASTBROOK HOMES INC	-
70-18-10-420-009	3317 ROCAWAY DR	07/28/22	\$95,000	0.0		KOETJE BUILDERS & DEVE	T. BOSGRAAF HOMES LLC	-
70-18-10-488-003	3249 ROCAWAY DR	09/20/22	\$100,000	0.0		KOETJE BUILDERS & DEVE	T. BOSGRAAF HOMES LLC	-
70-18-10-413-004	1904 RED BARN RD	10/04/22	\$118,000	0.0		EASTBROOK HOMES INC	PFUFF KENDRA	-
70-18-10-489-001	3284 ROCAWAY DR	10/21/22	\$97,000	183.8	\$528	KOETJE BUILDERS & DEVE	EASTBROOK HOMES INC	-
70-18-10-420-008	3335 ROCAWAY DR	02/16/23	\$100,000	110.2	\$908	BYRON INVESTMENTS LLC	JTB HOMES LLC	-
70-18-10-412-005	1951 RED BARN RD	03/03/23	\$110,000	98.2	\$1,120	BOSMA HENRY-LINDA FAI	LANGERAK JON	-
70-18-10-420-005	3375 ROCAWAY DR	03/28/23	\$100,000	94.0	\$1,064	BYRON INVESTMENTS LLC	JTB HOMES LLC	-
70-18-10-419-014	3430 ROCAWAY DR	05/18/23	\$115,000	93.0	\$1,237	BYRON INVESTMENTS LLC	JTB HOMES LLC	-
70-18-10-412-003	3473 RED BARN CT	06/13/23	\$110,000	97.1	\$1,133	BOSMA HENRY-LINDA FAI	LANGERAK JONATHAN-LISA TF	-
70-18-10-419-001	3474 RED BARN CT	09/20/23	\$115,000	99.1	\$1,161	BOSMA HENRY-LINDA FAI	EAGLE CREEK HOMES LLC	-
70-18-10-483-007	1616 ROUND BARN DR	11/21/23	\$118,000	0.0		KOETJE BUILDERS & DEVE	JTB HOMES LLC	-
70-18-10-482-003	1675 ROUND BARN DR	12/01/23	\$125,000	0.0		KOETJE BUILDERS & DEVE	JTB HOMES LLC	-
70-18-10-457-007	1818 ROUND BARN DR	12/28/23	\$140,000	0.0		KOETJE BUILDERS & DEVE	EASTBROOK HOMES INC	VACANT LAND
70-18-10-458-001	1859 ROUND BARN DR	12/28/23	\$125,000	0.0		KOETJE BUILDERS & DEVE	T BOSGRAAF HOMES LLC	VACANT LAND
70-18-10-482-005	1647 ROUND BARN DR	12/28/23	\$122,000	0.0		KOETJE BUILDERS & DEVE	EASTBROOK HOMES INC	VACANT LAND
70-18-10-483-005	1648 ROUND BARN DR	12/28/23	\$122,000	0.0		KOETJE BUILDERS & DEVE	T BOSGRAAF HOMES LLC	VACANT LAND
70-18-10-457-012	1784 ROUND BARN DR	01/29/24	\$125,000	0.0		KOETJE BUILDERS & DEVE	JTB HOMES LLC	-
70-18-10-457-006	1826 ROUND BARN DR	02/22/24	\$135,000	0.0		KOETJE BUILDERS & DEVE	JTB HOMES LLC	-

70-18-10-457-009	1804 ROUND BARN DR	02/27/24	\$135,000	0.0	KOETJE BUILDERS & DEVE	T BOSGRAAF HOMES LLC	-
70-18-10-482-002	1693 ROUND BARN DR	03/19/24	\$122,000	0.0	KOETJE BUILDERS & DEVE	JTB HOMES LLC	-
70-18-10-457-004	1840 ROUND BARN DR	04/04/24	\$135,000	0.0	KOETJE BUILDERS & DEVE	EASTBROOK HOMES INC	-
70-18-10-457-002	1852 ROUND BARN DR	04/24/24	\$130,000	0.0	KOETJE BUILDERS & DEVE	T BOSGRAAF HOMES LLC	-
70-18-10-457-001	1858 ROUND BARN DR	05/23/24	\$130,000	0.0	KOETJE BUILDERS & DEVE	JTB HOMES LLC	-
70-18-10-482-001	1709 ROUND BARN DR	06/13/24	\$122,000	0.0	KOETJE BUILDERS & DEVE	JTB HOMES LLC	-
70-18-10-483-003	1678 ROUND BARN DR	06/27/24	\$122,000	0.0	KOETJE BUILDERS & DEVE	T.BOSGRAAF HOMES, LLC	-
70-18-10-458-004	1841 ROUND BARN DR	07/09/24	\$127,000	0.0	KOETJE BUILDERS & DEVE	EASTBROOK HOMES INC	-
Spring Grove Village		Avg of all	\$114,200		SITE VALUE		
		Avg of 2022	\$100,923				
		Avg of 2023	\$116,833				
		Avg of 2024	\$128,300				