

SqFt IND Vacant Land

Size Range	Allegan	Ottawa**
Small, 0-4 acres	50	4
Medium, 4-12 acres	67	7
Large, 12-25 acres	33	3
Huge, 25+ acres	16	1

Ottawa	IND70 IND LAND				
Ottaw SF	Low Ind SF	1,445,500	691,732.8	\$2.57	8
Ottaw SF	Mid-Lo Ind SF	2,340,000	690,600.2	\$3.49	9
Ottaw SF	Mid Ind SF	5,366,000	1,006,279.6	\$4.35	12
Ottaw SF	Mid-Hi Ind SF	4,681,000	729,499.3	\$5.14	8
Ottaw SF	Hi Ind SF	2,484,900	316,419.8	\$8.69	5

Ottawa County has some ind. land priced per acre using these rates and some priced per sq. ft. The land priced per sq. ft. is priced that way due to greater diversity of uses putting more demand on all land. This land is priced on a separate sheet.

Ottawa Co. acreage industrial land is priced at the same rate as Allegan Co. The tax rates are similar enough to not affect price.

Sales prior to the sales period are adjusted 1.3% per month to 3/31/2020 per regional repeat and paired sales. The sale

Former IND71 OTT IND (SF) Pricing

Lo	\$	2.55
Lo-Mid	\$	3.35
Mid	\$	4.15
Mid-Hi	\$	4.95
Hi	\$	8.35

Total Sales in Table	42	Sums >>	\$16,317,400	\$0	0.00%	\$0	\$0	\$0	\$0	\$0	3,434,532	78.85	188.67
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Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land Table	Sq Footage	Net Acre Area	Dollars/SqFt	Old Acre Rate	\$/acre rate as residual	New lot value
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Low Ind SF

70-16-25-474-004	17 Black River Dr	10/25/2021	\$375,000	Vacant	\$375,000						Low Ind SF	161,608	3.71	\$2.32			
70-16-24-400-087	201 Royal Prk Dr	4/30/2021	\$210,000	Vacant	\$210,000						Low Ind SF	82,764	1.90	\$2.54			
70-05-27-220-005	Conran Dr	12/17/2021	\$147,500	Vacant	\$147,500						Low Ind SF	50,530	1.16	\$2.92			
70-16-24-400-087	201 Royal Prk Dr	4/30/2021	\$210,000	Vacant	\$210,000						Low Ind SF	82,764	1.90	\$2.54			
70-05-27-220-005	Conran Dr	12/17/2021	\$147,500	Vacant	\$147,500						Low Ind SF	50,530	1.16	\$2.92			
70-12-18-300-027	7351 West Olive Rd	11/30/2020	\$53,000	Vacant	\$53,000						Low Ind SF	16,553	0.38	\$3.20			
70-03-28-112-002	815 Verhoeks	8/5/2021	\$110,000	Vacant	\$110,000						Low Ind SF	34,412	0.79	\$3.20			
70-16-34-100-015	16th St	5/11/2021	\$192,500	Vacant	\$192,500						Low Ind SF	212,573	4.88	\$0.91			

Mid-Lo Ind SF

70-16-24-400-087	201 Royal Prk Dr	4/30/2021	\$210,000	Vacant	\$210,000						Mid-Lo Ind SF	82,764	1.90	\$2.54			
70-05-27-220-005	Conran Dr	12/17/2021	\$147,500	Vacant	\$147,500						Mid-Lo Ind SF	50,530	1.16	\$2.92			
09-008-017-90	LINCOLN RD	11/2/2020	\$362,500	Vacant	\$362,500						Mid-Lo Ind SF	122,839	2.82	\$2.95			
01-035-037-11	1234 LINCOLN RD	4/26/2021	\$415,000	Vacant	\$415,000						Mid-Lo Ind SF	135,646	3.11	\$3.06			
70-03-28-112-002	815 Verhoeks	8/5/2021	\$110,000	Vacant	\$110,000						Mid-Lo Ind SF	34,412	0.79	\$3.20			
70-18-09-100-021	3830 32nd Ave	12/30/2020	\$475,000	Vacant	\$475,000						Mid-Lo Ind SF	119,354	2.74	\$3.98			
70-16-20-151-033	River St	7/9/2020	\$35,000	Vacant	\$35,000						Mid-Lo Ind SF	8,276	0.19	\$4.23			
70-16-20-151-033	River St	7/9/2020	\$35,000	Vacant	\$35,000						Mid-Lo Ind SF	8,276	0.19	\$4.23			
70-18-08-231-001	3974 Central Parkway	5/18/2021	\$550,000	Vacant	\$550,000						Mid-Lo Ind SF	128,502	2.95	\$4.28			

Mid Ind SF

70-14-22-200-043	DeWent Dr	1/30/2020	\$190,000	Vacant	\$190,000						Mid Ind SF	41,818	0.96	\$4.54			
70-17-18-399-027	333 E Main	9/30/2021	\$78,000	Vacant	\$78,000						Mid Ind SF	16,988	0.39	\$4.59			
13-216-031-00	4713 ARGON CT	11/12/2021	\$2,100,000	Vacant	\$2,100,000						Mid Ind SF	165,354	3.80	\$4.84			
70-10-24-392-001	L Mich/Sessions	12/20/2021	\$375,000	Vacant	\$375,000						Mid Ind SF	72,310	1.66	\$5.19			
01-035-037-20	1226 LINCOLN RD	8/12/2020	\$150,000	Vacant	\$150,000						Mid Ind SF	104,108	2.39	\$5.26			
53-02-03-200-007	821 PRODUCTIONS PL	12/30/2021	\$800,000	Vacant	\$800,000						Mid Ind SF	130,724	3.00	\$6.12			
70-05-27-220-005	Conran Dr	12/17/2021	\$147,500	Vacant	\$147,500						Mid Ind SF	50,530	1.16	\$2.92			
09-008-017-90	LINCOLN RD	11/2/2020	\$362,500	Vacant	\$362,500						Mid Ind SF	122,839	2.82	\$2.95			
01-035-037-11	1234 LINCOLN RD	4/26/2021	\$415,000	Vacant	\$415,000						Mid Ind SF	135,646	3.11	\$3.06			
70-03-28-112-002	815 Verhoeks	8/5/2021	\$110,000	Vacant	\$110,000						Mid Ind SF	34,412	0.79	\$3.20			
70-10-24-392-002	Sessions Dr.	10/9/2020	\$200,000	Vacant	\$200,000						Mid Ind SF	61,855	1.42	\$3.23			
70-18-08-200-039	3915 32nd Ave	6/15/2021	\$438,000	Vacant	\$438,000						Mid Ind SF	69,696	1.60	\$6.28			

Mid-Hi Ind SF

70-18-08-231-001	3974 Central Parkway	5/18/2021	\$550,000	Vacant	\$550,000
70-14-22-200-043	DeWent Dr	1/30/2020	\$190,000	Vacant	\$190,000
70-17-18-399-027	333 E Main	9/30/2021	\$78,000	Vacant	\$78,000
13-216-031-00	4713 ARGON CT	11/12/2021	\$2,100,000	Vacant	\$2,100,000
70-10-24-392-001	L Mich/Sessions	12/20/2021	\$375,000	Vacant	\$375,000
01-035-037-20	1226 LINCOLN RD	8/12/2020	\$150,000	Vacant	\$150,000
53-02-03-200-007	821 PRODUCTIONS PL	12/30/2021	\$800,000	Vacant	\$800,000
70-18-08-200-039	3915 32nd Ave	6/15/2021	\$438,000	Vacant	\$438,000

Hi Ind SF

70-03-20-278-016	N Harbor Dr	5/14/2021	\$1,500,000	Vacant	\$1,500,000
51-205-031-10	134 WATER ST	10/30/2020	\$75,000	Vacant	\$75,000
70-17-20-200-028	84th Ave	11/28/2021	\$315,000	Vacant	\$315,000
23-022-012-10	1677 116TH AVE	3/1/2021	\$525,000	Vacant	\$525,000
70-16-32-103-025	Washington	6/26/2020	\$69,900	Vacant	\$69,900

Mid-Hi Ind SF	128,502	2.95	\$4.28
Mid-Hi Ind SF	41,818	0.96	\$4.54
Mid-Hi Ind SF	16,988	0.39	\$4.59
Mid-Hi Ind SF	165,354	3.80	\$4.84
Mid-Hi Ind SF	72,310	1.66	\$5.19
Mid-Hi Ind SF	104,108	2.39	\$5.26
Mid-Hi Ind SF	130,724	3.00	\$6.12
Mid-Hi Ind SF	69,696	1.60	\$6.28

Hi Ind SF	205,168	4.71	\$7.31
Hi Ind SF	8,712	0.20	\$8.61
Hi Ind SF	36,590	0.84	\$8.61
Hi Ind SF	58,980	1.35	\$8.90
Hi Ind SF	6,970	0.16	\$10.03