

# IND03/IND70 Vacant Land

Size Range	Allegan	Ottawa**	Alg/Ott	IND03 ALG IND LAND	Min Acres	Max Acres	Sum of Land Residuals	Sum of acres	Indicated Per acre Value	Number of sales					
Small, 0-4 acres	50	4	Alg/Ott	Small size	0	4	333,755	6.2	\$53,805	2					
Medium, 4-12 acres	67	7	Alg/Ott	Medium size	4	12	2,087,769	41.7	\$50,041	7					
Large, 12-25 acres	33	3	Alg/Ott	Large size	12	25	1,990,000	42.9	\$46,377	3					
Huge, 25+ acres	16	1	Alg/Ott	X-Large size (Ag Rates)	25	120	2,936,000	70.7	\$41,557	1					
Total Sales in Table: 13							Sums >> \$11,915,500	\$0	0.00%	\$0	\$7,347,524	\$7,347,524	869.23	161.48	1.15

	(ALG)	(OTT)
	2025	2024
	\$53,800	\$ 52,800
	\$ 50,000	\$ 44,400
	\$ 46,000	\$ 40,000
	\$ 42,000	\$ 13,000
	Red = Used (Rounded)	

\*\*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.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land Table	Effec. Front	Net Acre Area	Dollars/SqFt	Old Acre Rate	\$/acre rate as residual	New lot value	Actual Front	Liber/Page	Other Parcels in Sale
05-001-031-11	1263 146TH AVE	1/29/2022	\$190,000	WD	Arm's Length	\$190,000	\$0	-	\$0	\$190,000	\$190,000	Large Size	150.00	12.56	0.35	\$ 15,131.00	\$ 15,131	190,000	150	4726/674	NO
70-18-08-200-036	CENTRAL PKWY	6/9/2022	\$1,000,000	WD	Arm's Length	\$1,000,000	\$0	-	\$0	\$1,000,000	\$1,000,000	Large Size	0.00	18.16	1.26	\$ 55,066.08	\$ 55,066	1,000,000	N/A	N/A	NO
53-02-17-100-035	50 W 64TH ST	5/10/2022	\$800,000	WD	Arm's Length	\$800,000	\$0	-	\$0	\$800,000	\$800,000	Large Size	0.00	12.19	1.51	\$ 65,616.80	\$ 65,617	800,000	N/A	4761/696	NO
70-16-08-300-064	Greenly & Windquest	10/11/2022	\$425,000	WD	Arm's Length	\$425,000	\$0	-	\$0	\$425,000	\$425,000	Medium Size	0.00	4.95	1.97	\$ 85,858.59	\$ 85,859	425,000	N/A	N/A	NO
70-16-36-200-028	Black River Ct	5/31/2022	\$187,500	WD	Arm's Length	\$187,500	\$0	-	\$0	\$187,500	\$187,500	Medium Size	0.00	5.32	0.81	\$ 35,244.36	\$ 35,244	187,500	N/A	N/A	NO
05-160-009-01	WALNUT DALE DR	4/29/2022	\$142,500	WD	Arm's Length	\$142,500	\$0	-	\$0	\$142,500	\$142,500	Medium Size	369.25	6.54	0.50	\$ 21,795.66	\$ 21,796	142,500	369	4757/80	NO
53-02-17-200-025	96 E 64TH ST	2/27/2023	\$250,000	WD	Arm's Length	\$250,000	\$0	-	\$0	\$250,000	\$250,000	Medium Size	349.98	4.77	1.20	\$ 52,377.96	\$ 52,378	250,000	350	4839/41	NO
53-02-09-100-047	1373 LINCOLN AVE	4/12/2022	\$2,400,000	WD	Arm's Length	\$2,400,000	\$0	-	\$0	\$357,769	\$357,769	Medium Size	0.00	7.50	1.10	\$ 47,702.59	\$ 47,703	357,769	N/A	4750/501	NO
53-02-17-200-025	96 E 64TH ST	2/27/2023	\$250,000	WD	Arm's Length	\$250,000	\$0	-	\$0	\$250,000	\$250,000	Medium Size	0.00	4.77	1.20	\$ 52,377.96	\$ 52,378	250,000	N/A	4839/41	NO
53-02-17-200-026	1770 AEROVIEW AVE	6/23/2022	\$475,000	WD	Arm's Length	\$475,000	\$0	-	\$0	\$475,000	\$475,000	Medium Size	0.00	7.87	1.39	\$ 60,378.80	\$ 60,379	475,000	N/A	4777/768	NO
53-02-03-303-010	741 WAVERLY CT	6/27/2022	\$2,350,000	WD	Arm's Length	\$2,350,000	\$0	-	\$0	\$170,952	\$170,952	Small Size	0.00	2.30	1.71	\$ 74,326.86	\$ 74,327	170,952	N/A	4775/86	NO
53-02-17-100-034	60 W 64TH ST	4/1/2022	\$509,500	WD	Arm's Length	\$509,500	\$0	-	\$0	\$162,803	\$162,803	Small Size	0.00	3.90	0.96	\$ 41,712.29	\$ 41,712	162,803	N/A	4751/481	NO
70-16-04-200-018	124th Ave	5/12/2023	\$2,936,000	WD	Arm's Length	\$2,936,000	\$0	-	\$0	\$2,936,000	\$2,936,000	X-Large size (Ag Rates)	0.00	70.65	0.95	\$ 41,556.97	\$ 41,557	2,936,000	N/A	N/A	NO

Table IND70 (SQFT) Vacant Land				Sum of Land Residuals	Sum of SqFt	Indicated Per acre Value	Number of sales
Size Range	Allegan	Ottawa**	Ottawa	IND70 IND LAND			
Small, 0-4 acres	50	4	Ottawa SF	Low Ind Sf	980,000	227,383	\$4.31
Medium, 4-12 acres	67	7	Ottawa SF	Mid-Lo Ind SF	2,105,000	394,654	\$5.33
Large, 12-25 acres	33	3	Ottawa SF	Mid Ind SF	175,000	27,443	\$6.38
Huge, 25+ acres	16	1	Ottawa SF	Mid-Hi Ind SF	2,062,500	264,409	\$7.80
			Ottawa SF	Hi Ind SF	182,000	17,424	\$10.45

2025	2024
\$ 4.50	\$ 3.00
\$ 5.50	\$ 4.00
\$ 6.50	\$ 5.00
\$ 7.50	\$ 6.00
\$ 10.50	\$ 10.80

\*\*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.

Total Sales in Table: 10 Sums >> \$5,504,500 \$0 0.00% \$0 \$5,504,500 \$5,504,500 931,313 21.38

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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
70-16-09-400-028	Riley & 120th	11/28/2022	\$370,000	WD	Arm's Length	\$370,000	\$0	-	\$0	\$370,000	\$ 370,000	Low Ind Sf	90,169.20	2.07	4.10	\$ 178,744	\$ 178,744	370,000
70-16-05-400-012	4095 128th Ave	11/21/2023	\$325,000	WD	Arm's Length	\$325,000	\$0	-	\$0	\$325,000	\$ 325,000	Low Ind Sf	76,230.00	1.75	4.26	\$ 185,714	\$ 185,714	325,000
70-16-21-400-006	674 E Lakewood	5/24/2022	\$285,000	WD	Arm's Length	\$285,000	\$0	-	\$0	\$285,000	\$ 285,000	Low Ind Sf	60,984.00	1.40	4.67	\$ 203,571	\$ 203,571	285,000
70-03-28-352-001	715 Robbins St	10/5/2022	\$2,105,000	WD	Arm's Length	\$2,105,000	\$0	-	\$0	\$2,105,000	\$ 2,105,000	Mid-Lo Ind SF	394,653.60	9.06	5.33	\$ 232,340	\$ 232,340	2,105,000
70-03-28-152-019	Waverly	6/21/2022	\$175,000	WD	Arm's Length	\$175,000	\$0	-	\$0	\$175,000	\$ 175,000	Mid Ind SF	27,442.80	0.63	6.38	\$ 277,778	\$ 277,778	175,000
70-16-16-200-065	N Wellness Dr	2/22/2024	\$335,000	WD	Arm's Length	\$335,000	\$0	-	\$0	\$335,000	\$ 335,000	Mid-Hi Ind SF	46,173.60	1.06	7.26	\$ 316,038	\$ 316,038	335,000
70-16-28-298-029	Coolidge Ave	5/31/2023	\$115,000	WD	Arm's Length	\$115,000	\$0	-	\$0	\$115,000	\$ 115,000	Mid-Hi Ind SF	15,681.60	0.36	7.33	\$ 319,444	\$ 319,444	115,000
70-16-09-100-017	US31 & Greenly	6/24/2022	\$1,612,500	WD	Arm's Length	\$1,612,500	\$0	-	\$0	\$1,612,500	\$ 1,612,500	Mid-Hi Ind SF	202,554.00	4.65	7.96	\$ 346,774	\$ 346,774	1,612,500
70-16-28-328-002	410 E 8th Street	11/3/2023	\$85,000	WD	Arm's Length	\$85,000	\$0	-	\$0	\$85,000	\$ 85,000	Hi Ind SF	8,712.00	0.20	9.76	\$ 425,000	\$ 425,000	85,000
70-16-28-328-003	414 E 8th St	2/28/2023	\$97,000	WD	Arm's Length	\$97,000	\$0	-	\$0	\$97,000	\$ 97,000	Hi Ind SF	8,712.00	0.20	11.13	\$ 485,000	\$ 485,000	97,000