

**Agricultural Land**

**Standard 90** Some Sales are outside of Robinson Township

Valuation Method	Parcel Number	Address	Mult Parcel	Class	Date of Sale	Neighbor	Sale Price	Adj Sale Price	Acres	\$ Per Acre	Location	Comments
Vacant	70-08-21-400-004	11161 120TH AVE		102	05/12/23	Farm	\$525,000	\$350,000	20.00	\$17,500	Robinson	Standard 90
Vacant	70-08-21-400-027	RICH ST		102	05/12/23	Farm	\$525,000	\$175,000	10.09	\$17,344	Robinson	Standard 90
Vacant	70-08-22-300-002	11775 LAKE MICHIGAN DR		102	09/23/22	Farm	\$195,000	\$195,000	20.00	\$9,750	Robinson	Standard 90
Vacant	70-08-28-100-013	WINANS ST		102	08/28/23	Farm	\$410,000	\$100,000	10.10	\$9,901	Robinson	Standard 90
Vacant	70-08-28-100-014	WINANS ST		102	08/28/23	Farm	\$410,000	\$40,000	4.00	\$10,000	Robinson	Standard 90
Vacant	70-08-28-100-015	WINANS ST		102	08/28/23	Farm	\$410,000	\$20,000	2.00	\$10,000	Robinson	Standard 90
Vacant	70-08-28-100-016	WINANS ST		102	08/28/23	Farm	\$410,000	\$20,000	2.00	\$10,000	Robinson	Standard 90
Vacant	70-08-28-100-017	WINANS ST		102	08/28/23	Farm	\$410,000	\$20,000	2.00	\$10,000	Robinson	Standard 90
Vacant	70-08-28-100-018	128TH AVE		102	08/28/23	Farm	\$410,000	\$100,000	10.04	\$9,960	Robinson	Standard 90
Vacant	70-12-34-200-015	116th ave		102	8/25/2021	Farm	\$290,000	\$290,000	38.67	\$7,500	Olive	Standard 90
Vacant	70-12-34-100-009	116th ave		102	7/30/2021	Farm	\$193,450	\$193,450	26.50	\$7,300	Olive	Standard 90
Vacant	70-08-28-100-019	128TH AVE		102	08/28/23	Farm	\$400,000	\$110,000	11.11	\$9,901	Robinson	Standard 90
Vacant	70-12-34-200-015	116th ave		102	8/25/2021	Farm	\$290,000	\$290,000	38.67	\$7,500	Olive	Standard 90
							<b>\$1,903,450</b>		<b>195.18</b>	<b>\$9,752</b>		
									<b>Used \$9700</b>			

**Standard 70**

Valuation Method	Parcel Number	Address	Mult Parcel	Class	Date of Sale	Neighbor	Sale Price	Adj Sale Price	Acres	\$ Per Acre	Location	Comments
Vacant	70-12-12-200-012	NA		102	12/22/2021	Farm	\$260	\$260,000	40.87	\$6,362	Olive	Standard 70
Vacant	70-12-10-100-003	116th Ave		102	5/6/2022	Farm	\$200,000	\$200,000	19.50	\$10,256	Olive	Standard 70
Vacant	70-08-35-100-009	112TH AVE		102	04/21/22	Farm	\$234,000	\$234,000	35.34	\$6,621	Robinson	Standard 70
Vacant	70-12-35-100-011	108th Ave		102	3/16/2022	Farm	\$280,000	\$280,000	22.60	\$12,389	Olive	Standard 70
Vacant	70-12-27-400-006	112th Ave		102	10/9/2023	Farm	\$680,000	\$680,000	73.91	\$9,200	Olive	Standard 70
							<b>\$1,654,000</b>		<b>192.22</b>	<b>\$8,605</b>		
									<b>Used \$8600</b>			

Res-A Residential Land  
Grandfather/Small  
0-2.5 Acres

Valuation Method	Parcel Number	Address	Multi Parcels	Class	Date of Sale	Sale Price	Adj Sale Price	Acres	\$ Per Acre	Location	Comments
Vacant	70-08-20-200-029	BUCHANAN ST		402	6/14/2023	\$105,000	35,000	1.01	\$34,653	Robinson	
Vacant	70-08-02-200-062	14037 ANNISSA LN		401	8/18/2023	\$79,000	79,000	1.23	\$64,228	Robinson	
Vacant	70-08-02-200-066	14040 ANNISSA LN		401	8/18/2023	\$86,000	86,000	1.66	\$51,807	Robinson	
Vacant	70-08-26-100-025	LAKE MICHIGAN DR		402	7/28/2022	\$94,900	94,900	1.80	\$52,722	Robinson	
Vacant	70-08-08-100-036	FERRIS ST		402	6/9/2023	\$85,000	85,000	1.90	\$44,737	Robinson	
Vacant	70-08-20-200-024	12870 BUCHANAN ST		401	6/14/2023	\$105,000	70,000	2.00	\$35,000	Robinson	
Vacant	70-08-02-300-066	SADIES TRL		402	4/6/2022	\$60,000	60,000	2.01	\$29,851	Robinson	
Vacant	70-08-07-400-063	12845 136TH AVE		402	8/23/2023	\$92,000	92,000	2.05	\$44,878	Robinson	
Vacant	70-08-15-300-057	11949 ASCEND DR		401	9/11/2023	\$85,000	85,000	2.10	\$40,476	Robinson	
Vacant	70-08-19-300-070	RICHLAND CT		402	4/24/2022	\$425,000	69,000	2.25	\$30,667	Robinson	
Vacant	70-08-21-400-014	RICH ST		402	10/23/2023	\$70,000	70,000	2.25	\$31,111	Robinson	
Vacant	70-08-16-300-039	12767 BUCHANAN ST		401	6/16/2022	\$330,000	85,000	2.28	\$37,281	Robinson	
Vacant	70-08-26-100-031	WORLEY DAM RD		401	10/5/2023	\$135,000	135,000	2.29	\$58,952	Robinson	
Vacant	70-08-01-200-028	NORTH CEDAR DR	Yes	402	5/15/2023	\$885,000	105,500	2.36	\$44,703	Robinson	
Vacant	70-08-01-200-028	NORTH CEDAR DR	Yes	402	7/28/2022	\$550,000	116,100	2.36	\$49,195	Robinson	

**1,267,500**  
**29.55**  
**1.97** Average Acreage  
Used \$42,900.

2.51-5 acres

Vacant	70-08-03-400-033	13656 SUNNY LN		401	10/31/2023	\$86,000	86,000	2.53	\$33,992	Robinson	
Vacant	70-08-05-200-050	14025 128TH AVE		401	8/8/2022	\$91,500	91,500	2.61	\$35,057	Robinson	
Vacant	70-08-01-100-057	NORTH CEDAR DR	Yes	402	5/15/2023	\$885,000	129,000	2.89	\$44,637	Robinson	
Vacant	70-08-05-200-049	MAAS LN		402	8/28/2022	\$90,000	90,000	2.90	\$31,088	Robinson	
Vacant	70-08-20-200-073	11849 MOREL RD		402	10/20/2022	\$70,000	70,000	2.90	\$24,138	Robinson	
Vacant	70-08-07-400-062	136TH AVE		402	7/20/2023	\$100,000	100,000	3.06	\$32,680	Robinson	
Vacant	70-08-01-100-056	NORTH CEDAR DR	Yes	402	5/15/2023	\$885,000	150,500	3.37	\$44,659	Robinson	
Vacant	70-08-16-300-044	RABBIT TRL		402	3/22/2024	\$120,000	120,000	3.81	\$31,496	Robinson	
Vacant	70-08-16-300-047	RABBIT TRL		402	9/29/2023	\$110,000	110,000	3.81	\$28,871	Robinson	
Vacant	70-08-05-200-044	12893 MAAS LN		401	6/27/2022	\$127,400	127,400	4.02	\$31,692	Robinson	
Vacant	70-08-07-400-061	136TH AVE		402	7/12/2023	\$115,000	115,000	4.31	\$26,682	Robinson	
Vacant	70-08-15-300-052	12167 OAKRIDGE CT		402	7/15/2022	\$125,000	125,000	4.53	\$27,594	Robinson	
Vacant	70-08-14-200-019	104TH AVE		402	12/27/2023	\$105,000	105,000	4.68	\$22,436	Robinson	
Vacant	70-08-36-300-022	104TH AVE		402	5/20/2022	\$75,000	75,000	5.00	\$15,000	Robinson	

**1,494,400**  
**50.42**  
**3.60** Average Acreage

5.01-10 acres

Vacant	70-08-16-200-039	12436 124TH AVE		402	12/7/2022	\$105,000	105,000	5.03	\$20,875	Robinson	
Vacant	70-08-25-400-060	9956 PEACEFUL PINES DR		402	6/3/2022	\$98,000	98,000	7.00	\$14,000	Robinson	
Vacant	70-08-01-200-029	NORTH CEDAR DR	Yes	402	7/28/2022	\$550,000	200,000	5.93	\$33,738	Robinson	
Vacant	70-08-36-400-042	9733 AMBER ROSE DR PRVT		402	2/20/2023	\$195,000	195,000	7.84	\$24,872	Robinson	
Vacant	70-08-10-100-020	11816 JOHNSON ST		402	11/21/2023	\$175,000	175,000	10.00	\$17,500	Robinson	

**773,000**  
**35.80**  
**7.1596** Average Acreage

10+ acres

Vacant	70-08-14-200-014	10711 STUMP ST		402	4/3/2023	\$185,000	185,000	10.33	\$17,909	Robinson	
Vacant	70-08-14-200-013	STUMP ST		402	3/28/2023	\$175,000	175,000	10.36	\$16,892	Robinson	
Vacant	70-08-09-300-067	13158 128TH AVE		402	9/26/2023	\$255,000	255,000	14.31	\$17,820	Robinson	
Vacant	70-08-34-400-017	LUCE ST		402	10/6/2023	\$250,000	250,000	20.00	\$12,500	Robinson	

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Vacant	70-08-16-300-042	12126 128TH AVE	402	6/16/2022	\$330,000	245,000	24.71	\$9,915	Robinson
						1,110,000	79.71	\$13,925	
							15.94	Average Acreage	

Used Acreage Table A

Acres	Total Price
1	\$68,000
1.5	\$76,900
2	\$85,800
2.5	\$96,450
3	\$107,100
4	\$118,500
5	\$130,600
7	\$151,000
10	\$174,300
15	\$208,900
20	\$250,000
25	\$305,000
30	\$357,000
40	\$464,000
50	\$565,000
100	\$1,100,000

All Vacant/Overall \$ per Acre

Valuation Method	Parcel Number	Address	Multiple Parcel	Class	Date of Sale	Sale Price	Adj Sale Price	Acres	\$ Per Acre	Location	Comments
Vacant	70-08-02-300-066	SADIES TRL		402	4/6/2022	\$60,000	60,000	2.01	\$29,851	Robinson	
Vacant	70-08-19-300-070	RICHLAND CT		402	4/24/2022	\$425,000	69,000	2.25	\$30,667	Robinson	
Vacant	70-08-36-300-022	104TH AVE		402	5/20/2022	\$75,000	75,000	5.00	\$15,000	Robinson	
Vacant	70-08-36-300-021	104TH AVE		402	5/20/2022	\$238,800	238,800	32.40	\$7,370	Robinson	
Vacant	70-08-25-400-060	9956 PEACEFUL PINES DR		401	6/3/2022	\$98,000	98,000	17.00	\$5,765	Robinson	
Vacant	70-08-16-300-039	12767 BUCHANAN ST		401	6/16/2022	\$330,000	85,000	2.28	\$37,281	Robinson	
Vacant	70-08-16-300-042	12126 128TH AVE		401	6/16/2022	\$330,000	245,000	24.71	\$9,915	Robinson	
Vacant	70-08-05-200-044	12893 MAAS LN		401	6/27/2022	\$127,400	127,400	4.02	\$31,692	Robinson	
Vacant	70-08-15-300-052	12167 OAKRIDGE CT		402	7/15/2022	\$125,000	125,000	4.53	\$27,594	Robinson	
Vacant	70-08-26-100-025	LAKE MICHIGAN DR		402	7/28/2022	\$94,900	94,900	1.80	\$52,722	Robinson	
Vacant	70-08-01-200-028	NORTH CEDAR DR	Yes	402	7/28/2022	\$550,000	116,100	2.36	\$49,195	Robinson	
Vacant	70-08-01-200-029	NORTH CEDAR DR	Yes	402	7/28/2022	\$550,000	291,700	5.93	\$49,207	Robinson	
Vacant	70-08-05-200-050	14025 128TH AVE		401	8/8/2022	\$91,500	91,500	2.61	\$35,057	Robinson	
Vacant	70-08-05-200-049	MAAS LN		402	8/28/2022	\$90,000	90,000	2.90	\$31,088	Robinson	
Vacant	70-08-01-100-056	NORTH CEDAR DR		402	9/24/2022	\$35,000	35,000	3.37	\$10,386	Robinson	
Vacant	70-08-25-200-060	96th Ave		402	10/17/2022	\$95,000	95,000	2.30	\$41,304	Robinson	
Vacant	70-08-20-200-073	11849 MOREL RD		402	10/20/2022	\$70,000	70,000	2.90	\$24,138	Robinson	
Vacant	70-08-16-200-039	12436 124TH AVE		401	12/7/2022	\$105,000	105,000	5.03	\$20,875	Robinson	
Vacant	70-08-10-200-032	13231 112th Ave		402	2/27/2023	\$104,000	104,000	2.50	\$41,600	Robinson	
Vacant	70-08-36-400-042	9733 AMBER ROSE DR PRVT		401	2/20/2023	\$195,000	195,000	7.84	\$24,872	Robinson	
Vacant	70-08-14-200-013	STUMP ST		402	3/28/2023	\$175,000	175,000	10.36	\$16,892	Robinson	
Vacant	70-08-14-200-014	10711 STUMP ST		401	4/3/2023	\$185,000	185,000	10.33	\$17,909	Robinson	
Vacant	70-08-01-200-028	NORTH CEDAR DR	Yes	402	5/15/2023	\$885,000	105,500	2.36	\$44,703	Robinson	
Vacant	70-08-01-100-057	NORTH CEDAR DR	Yes	402	5/15/2023	\$885,000	129,000	2.89	\$44,637	Robinson	
Vacant	70-08-01-100-056	NORTH CEDAR DR	Yes	402	5/15/2023	\$885,000	150,500	3.37	\$44,659	Robinson	

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Vacant	70-08-01-200-029	NORTH CEDAR DR	Yes	402	5/15/2023	\$885,000	500,000	5.93	\$84,345	Robinson
Vacant	70-08-08-100-036	FERRIS ST		402	6/9/2023	\$85,000	85,000	1.90	\$44,737	Robinson
Vacant	70-08-20-200-029	BUCHANAN ST		402	6/14/2023	\$105,000	35,000	1.01	\$34,653	Robinson
Vacant	70-08-20-200-024	12870 BUCHANAN ST		401	6/14/2023	\$105,000	70,000	2.00	\$35,000	Robinson
Vacant	70-08-07-400-061	136TH AVE		402	7/12/2023	\$115,000	115,000	4.31	\$26,682	Robinson
Vacant	70-08-07-400-062	136TH AVE		402	7/20/2023	\$100,000	100,000	3.06	\$32,680	Robinson
Vacant	70-08-02-200-062	14037 ANNISSA LN		401	8/18/2023	\$79,000	79,000	1.23	\$64,228	Robinson
Vacant	70-08-02-200-066	14040 ANNISSA LN		401	8/18/2023	\$86,000	86,000	1.66	\$51,807	Robinson
Vacant	70-08-07-400-063	12845 136TH AVE		402	8/23/2023	\$92,000	92,000	2.05	\$44,878	Robinson
Vacant	70-08-15-300-057	11949 ASCEND DR		401	9/11/2023	\$85,000	85,000	2.10	\$40,476	Robinson
Vacant	70-08-09-300-067	13158 128TH AVE		401	9/26/2023	\$255,000	255,000	14.31	\$17,820	Robinson
Vacant	70-08-16-300-047	RABBIT TRL		402	9/29/2023	\$110,000	110,000	3.81	\$28,871	Robinson
Vacant	70-08-26-100-031	WORLEY DAM RD		401	10/5/2023	\$135,000	135,000	2.29	\$58,952	Robinson
Vacant	70-08-34-400-017	LUCE ST		402	10/6/2023	\$250,000	250,000	20.00	\$12,500	Robinson
Vacant	70-08-21-400-014	RICH ST		402	10/23/2023	\$70,000	70,000	2.25	\$31,111	Robinson
Vacant	70-08-01-100-019	NORTH CEDAR DR		402	2/28/2024	\$302,500	30,000	0.50	\$60,000	Robinson
Vacant	70-08-03-400-033	13656 SUNNY LN		401	10/31/2023	\$86,000	86,000	2.53	\$33,992	Robinson
Vacant	70-08-10-100-020	11816 JOHNSON ST		401	11/21/2023	\$175,000	175,000	10.00	\$17,500	Robinson
Vacant	70-08-14-200-019	104TH AVE		402	12/27/2023	\$105,000	105,000	4.68	\$22,436	Robinson
Vacant	70-04-33-450-004	12171 NORTH CEDAR DR		402	1/5/2024	\$42,500	42,500	0.90	\$47,486	Robinson
Vacant	70-08-16-300-044	RABBIT TRL		402	3/22/2024	\$120,000	120,000	3.81	\$31,496	Robinson
							<b>5,781,900</b>	<b>253.37</b>	<b>\$22,820</b>	
								<b>5.51</b>	<b>Average Acreage</b>	

**Res-S/Subdivisions Land**

*Uses Sales Outside of Robinson Township*

**Woodlands**

Method	Parcel Numer	Address	Sales Date	Sale Price	Improvements	Land Value	Lots	Lot Value	Township	Class
Abstraction	70-08-07-101-002	13553 OAKFIELD LN	6/27/2023	\$400,000	\$338,710	\$61,290	1	\$61,290	Robinson	401
Abstraction	70-08-07-103-007	14273 BRIARFIELD LN	11/2/2023	\$342,500	\$264,510	\$77,990	1	\$77,990	Robinson	401
Abstraction	70-08-07-104-008	13570 KILLDEER TRL	7/7/2023	\$420,000	\$351,251	\$68,749	1	\$68,749	Robinson	401
						\$208,029	3	\$69,343	Robinson	
								<b>Used \$69,500.</b>		

**Basswood & Ablees Cove**

Method	Parcel Numer	Address	Sales Date	Sale Price	Improvements	Land Value	Lots	Lot Value	Township	Class
Abstraction	70-08-06-307-010	13811 Devonshire	10/3/23	548000	\$462,924	85,076	1	\$85,076	Robinson	401
Vacant	70-07-12-476-074	Windway Dr	11/4/2023	\$81,000		\$81,000	1	\$81,000	Grand Haven	402
Vacant	70-07-12-476-059	Windway Dr	2/8/2023	\$88,000		\$88,000	1	\$88,000	Grand Haven	402
Vacant	70-07-12-476-053	Windway Dr	3/2/2022	\$88,000		\$88,000	1	\$88,000	Grand Haven	402
Vacant	70-07-12-476-112	Pine Glen Dr	12/2/2022	\$99,000		\$99,000	1	\$99,000	Grand Haven	402
Vacant	70-07-12-476-102	Pine Glen Dr	5/10/2023	\$90,000		\$90,000	1	\$90,000	Grand Haven	402
						<b>\$531,076</b>	<b>6</b>	<b>\$88,513</b>		
								<b>Used \$88,500</b>		

**Village Land**

Method	Parcel Numer	Address	Sales Date	Sale Price	Improvements	Land Value	Lots	Lot Value	Township	Class	Comments
Vacant	70-08-22-131-011	0 Barnard St	7/2/22	\$35,000	\$0	\$35,000	1	\$35,000	Robinson	402	
Abstraction	70-08-22-127-018	11895 Barnard St	2/28/2022	269000	\$208,223	\$60,777	1	\$60,777	Robinson	401	
Abstraction	70-08-22-127-023	11926 Barnard St	2/28/2022	233000	\$171,511	\$61,489	1	\$61,489	Robinson	401	
						<b>\$157,266</b>	<b>3</b>	<b>\$52,422</b>			

**From Res-A Small/Grandfathered**

Valuation Method	Parcel Number	Address	Multi Parcels	Class	Date of Sale	Sale Price	Adj Sale Price	Acres	\$ Per Acre	Location	Comments
Vacant	70-08-20-200-029	BUCHANAN ST		402	6/14/2023	\$105,000	35,000	1.01	\$34,653	Robinson	
Vacant	70-08-02-200-062	14037 ANNISSA LN		401	8/18/2023	\$79,000	79,000	1.23	\$64,228	Robinson	
Vacant	70-08-02-200-066	14040 ANNISSA LN		401	8/18/2023	\$86,000	86,000	1.66	\$51,807	Robinson	
Vacant	70-08-26-100-025	LAKE MICHIGAN DR		402	7/28/2022	\$94,900	94,900	1.80	\$52,722	Robinson	
Vacant	70-08-08-100-036	FERRIS ST		402	6/9/2023	\$85,000	85,000	1.90	\$44,737	Robinson	
Vacant	70-08-20-200-024	12870 BUCHANAN ST		401	6/14/2023	\$105,000	70,000	2.00	\$35,000	Robinson	
Vacant	70-08-02-300-066	SADIES TRL		402	4/6/2022	\$60,000	60,000	2.01	\$29,851	Robinson	
Vacant	70-08-07-400-063	12845 136TH AVE		402	8/23/2023	\$92,000	92,000	2.05	\$44,878	Robinson	
Vacant	70-08-15-300-057	11949 ASCEND DR		401	9/11/2023	\$85,000	85,000	2.10	\$40,476	Robinson	
Vacant	70-08-19-300-070	RICHLAND CT		402	4/24/2022	\$425,000	69,000	2.25	\$30,667	Robinson	
Vacant	70-08-21-400-014	RICH ST		402	10/23/2023	\$70,000	70,000	2.25	\$31,111	Robinson	
Vacant	70-08-16-300-039	12767 BUCHANAN ST		401	6/16/2022	\$330,000	85,000	2.28	\$37,281	Robinson	
Vacant	70-08-26-100-031	WORLEY DAM RD		401	10/5/2023	\$135,000	135,000	2.29	\$58,952	Robinson	
Vacant	70-08-01-200-028	NORTH CEDAR DR	Yes	402	5/15/2023	\$885,000	105,500	2.36	\$44,703	Robinson	
Vacant	70-08-01-200-028	NORTH CEDAR DR	Yes	402	7/28/2022	\$550,000	116,100	2.36	\$49,195	Robinson	
							<b>1,267,500</b>	<b>29.55</b>	<b>\$42,893</b>		

**Used \$45,000**

Abstraction prices are to high  
 Round small/Grandfathered price  
 was rounded up to \$45,000

**Water Influence**

**River**

Method	Parcel Number	Address	Sales Date	Sale Price	Improvements	Land Value	FF	\$per FF	Class	Township	Comments
Vacant	70-08-01-200-029	NORTH CEDAR DR	5/15/2023	\$885,000	\$0	\$500,000	315.00	\$1,587	402	Robinson	
Vacant	70-08-01-200-029	NORTH CEDAR DR	5/15/2023	\$885,000	\$0	\$500,000	390	\$1,282	402	Robinson	
Abstraction	70-08-01-100-042	10397 North Cedar Dr	5/25/2022	\$275,000	\$99,966	\$175,034	98.00	\$1,786	401	Robinson	
vacant	70-04-35-100-003	North Cedar Dr	4/12/2024	\$100,000	\$0	\$100,000	706	\$142	402	robinson	No Market Adjustment
Abstraction	70-08-06-100-009	14205 Green st	2/9/2024	\$875,000	\$512,998	\$362,002	107	\$3,383	401	robinson	
						<b>\$1,637,036</b>	<b>1,616.00</b>	<b>\$1,013</b>			
								<b>Used \$1013</b>			

**Bayou**

Method	Parcel Number	Address	Sales Date	Sale Price	Improvements	Land Value	FF	\$per FF	Class	Township	Comments
Vacant	70-08-06-326-012	14221 Osner Dr	11/10/2020	\$179,900	\$0	\$179,900	112.00	\$1,606	402	Robinson	10% Market Adjustment
Abstraction	70-08-06-326-010	Osner Dr	11/2/2020	\$159,900	\$0	\$159,900	112.00	\$1,428	402	Robinson	10% Market Adjustment
Abstraction	70-08-06-426-009	13674 Pine Ct	8/30/2022	\$488,000	\$157,870	\$330,130	100.00	\$3,301	401	Robinson	
Abstraction	70-08-06-200-019	14161 138th Ave	2/24/2022	\$340,000	\$94,421	\$245,579	110.00	\$2,233	401	Robinson	
Abstraction	70-08-06-426-021	13869 136th Ave	4/26/2024	730000	\$415,003	\$314,997	105	\$3,000	401	Robinson	
						<b>\$1,230,506</b>	<b>539.00</b>	<b>\$2,283</b>			
								<b>Used \$2285</b>			

**Low flooding/waterfront**

Method	Parcel Number	Address	Sales Date	Sale Price	Improvements	Land Value	FF	\$per FF	Class	Township	Comments
Abstraction	70-04-34-251-002	11579 Van Lopik	3/10/2023	78000	\$47,071	\$30,929	101	\$306	402	Robinson	
Abstraction	70-04-34-180-005	11739 VAN LOPIK AVE	11/10/2022	\$305,000	\$222,210	\$82,790	100	\$828	402	Robinson	
Abstraction	70-04-34-252-004	11550 VAN LOPIK AVE	7/1/2022	\$195,000	148,012	\$46,988	100	\$470	402	Robinson	
Vacant	70-04-32-400-003	North Cedar Dr	5/21/2024	60000	1/0/1900	\$60,000	200	\$300.00	\$402	Robinson	No Market Adjustment
						<b>\$220,707</b>	<b>501</b>	<b>\$440.53</b>			
								<b>Used \$440</b>			

**Access Low**

Method	Parcel Number	Address	Sales Date	Sale Price	Improvements	Land Value	FF	\$per FF	Class	Township	Comments
Abstraction	70-04-34-251-002	11579 Van Lopik	3/10/2023	78000	\$47,071	\$30,929	101	\$306	402	Robinson	
Abstraction	70-04-34-180-005	11739 VAN LOPIK AVE	11/10/2022	\$305,000	\$222,210	\$82,790	100	\$828	402	Robinson	
Abstraction	70-04-34-252-004	11550 VAN LOPIK AVE	7/1/2022	\$195,000	148,012	\$46,988	100	\$470	402	Robinson	
Vacant	70-04-32-400-003	North Cedar Dr	5/21/2024	60000	1/0/1900	\$60,000	200	\$300.00	\$402	Robinson	No Market Adjustment
						<b>\$220,707</b>	<b>501</b>	<b>\$440.53</b>			
								<b>Used 260</b>			
								<b>Reduce 40%/Swamp/limited access</b>			

**Commercial Land**

*Considered sales from outside Robinson Township  
not enough sales activity locally*

**Prime**

Method	Parcel Number	Address	Multiple Parcel	Class	Date of Sale	Sale Price	Adjusted Sale \$	Acres	\$ Per Acre	Comments	Unit
Vacant	70-04-22-200-016	Cleveland St		202	8/16/2023	\$185,000	\$185,000	1.49	\$124,161	Prime	Crockery
Vacant	70-09-25-200-068	48th Ave		202	8/9/2022	\$460,000	\$460,000	2.61	\$176,245	Prime	Allendale
Vacant	70-09-25-200-076	52nd Ave		202	5/13/2023	\$215,000	\$215,000	1.66	\$129,518	Prime	Allendale
Vacant	70-03-09-300-074	Lake Michigan Dr		202	2/29/2024	\$255,000	\$255,000	3.09	\$82,524	Prime	Ferryburg City
							<b>\$1,115,000</b>	<b>8.85</b>	<b>\$125,989</b>		
									<b>Used \$126,000</b>		

**Standard**

Vacant	70-08-01-100-019	North Cedars Dr	yes	202	2/28/2024	\$30,000	\$30,000	0.5	\$60,000	Standard	Robinson
Vacant	70-09-25-200-013	10955 48th Ave		202	3/7/2024	\$200,000	\$200,000	2.67	\$74,906	Standard	Allendale
Vacant	70-04-22-200-025	112th Ave		202	5/26/2022	\$350,000	\$350,000	8.8	\$39,773	Standard	Crockery
Vacant	70-17-16-100-013	80th Ave		202	5/11/2022	\$735,000	\$735,000	22.08	\$33,288	Standard	Zeeland
Vacant	70-17-09-300-024	Bohi Rd		202	1/17/2023	\$100,000	\$100,000	2.16	\$46,296	Standard	Zeeland
							<b>\$1,415,000</b>	<b>36.21</b>	<b>\$39,078</b>		
									<b>Used \$39,100.</b>		



**Industrial Land**  
*Considered sales from outside Robinson Township*  
*not enough sales activity locally*

**Prime**

Method	Parcel Number	Address	Multiple Parcel	Class	Date of Sale	Sale Price	Adjusted Sale \$	Acres	\$ Per Acre	Comments	Unit
Vacant	70-12-32-100-024	VanBuren St		302	12/6/2021	\$150,000	\$150,000	7.61	\$19,711		Olive
Vacant	70-03-27-315-011	924 Beechtree St		302	2/7/2023	\$280,000	\$280,000	8.64	\$32,407		GH City
Vacant	70-17-17-101-029	800 e Riley St		302	1/6/2023	\$575,000	\$575,000	11.13	\$51,662		Zeeland City
Vacant	70-04-34-200-003	11650 118th Ave	Yes	302	4/12/2024	\$2,000,000	\$640,000	40.62	\$15,756	No Market Adj	Robinson
Vacant	70-04-34-100-009	13500 118th Ave	Yes	302	4/12/2024	\$2,000,000	\$255,000	16.88	\$15,107	No Market Adj	Robinson
Vacant	70-04-34-200-004	11645 118th Ave	Yes	302	4/12/2024	\$2,000,000	\$145,000	12.78	\$11,346	No Market Adj	Robinson
Vacant	70-04-34-300-003	116650 North Cedar Dr	Yes	302	4/12/2024	\$2,000,000	\$250,000	31.25	\$8,000	No Market Adj	Robinson
Vacant	70-04-34-400-001	12090 North Cedar Dr	Yes	302	4/12/2024	\$2,000,000	\$110,000	15.80	\$6,962	No Market Adj	Robinson
Vacant	70-04-34-400-003	North Cedar Dr	Yes	302	4/12/2024	\$2,000,000	\$600,000	38.50	\$15,584	No Market Adj	Robinson
							<b>\$3,005,000</b>	<b>183.21</b>	<b>\$16,402</b>		
									<b>Used \$16,400</b>		

**Standard**

Method	Parcel Number	Address	Multiple Parcel	Class	Date of Sale	Sale Price	Adjusted Sale \$	Acres	\$ Per Acre	Comments	Unit
Vacant	70-04-34-200-003	11650 118th Ave	Yes	302	4/12/2024	\$2,000,000	\$640,000	40.00	\$16,000	No Market Adj	Robinson
Vacant	70-04-34-100-009	13500 118th Ave	Yes	302	4/12/2024	\$2,000,000	\$255,000	16.88	\$15,107	No Market Adj	Robinson
Vacant	70-04-34-200-004	11645 118th Ave	Yes	302	4/12/2024	\$2,000,000	\$145,000	12.78	\$11,346	No Market Adj	Robinson
Vacant	70-04-34-300-003	116650 North Cedar Dr	Yes	302	4/12/2024	\$2,000,000	\$250,000	31.25	\$8,000	No Market Adj	Robinson
Vacant	70-04-34-400-001	12090 North Cedar Dr	Yes	302	4/12/2024	\$2,000,000	\$110,000	15.80	\$6,962	No Market Adj	Robinson
Vacant	70-04-34-400-003	North Cedar Dr	Yes	302	4/12/2024	\$2,000,000	\$600,000	38.50	\$15,584	No Market Adj	Robinson
							<b>\$2,000,000</b>	<b>155</b>	<b>\$12,886</b>		
									<b>Used 12,900</b>		

**Mining Influence**

Method	Parcel Number	Address	Multiple Parcel	Class	Date of Sale	Sale Price	Adjusted Sale \$	Acres	\$ Per Acre	Comments	Unit
Vacant	70-16-05-200-001	New Holland St		302	3/31/2023	\$937,500	\$937,500	27.53	\$34,054		Holland Twp
Vacant	70-10-19-100-024	4569 Pingree St		302	1/16/2024	\$200,000	\$200,000	5.08	\$39,370		Allendale
Vacant	70-14-28-300-040	0 Chicago Dr		302	9/22/2022	\$83,000	\$83,000	2.52	\$32,937		Hudsonville City
Vacant	70-04-34-200-003	11650 118th Ave	Yes	302	4/12/2024	\$2,000,000	\$640,000	40.62	\$15,756	No Market Adj	Robinson
Vacant	70-04-34-100-009	13500 118th Ave	Yes	302	4/12/2024	\$2,000,000	\$255,000	16.88	\$15,107	No Market Adj	Robinson
Vacant	70-04-34-200-004	11645 118th Ave	Yes	302	4/12/2024	\$2,000,000	\$145,000	12.78	\$11,346	No Market Adj	Robinson
Vacant	70-04-34-300-003	116650 North Cedar Dr	Yes	302	4/12/2024	\$2,000,000	\$250,000	31.25	\$8,000	No Market Adj	Robinson
Vacant	70-04-34-400-001	12090 North Cedar Dr	Yes	302	4/12/2024	\$2,000,000	\$110,000	15.80	\$6,962	No Market Adj	Robinson
Vacant	70-04-34-400-003	North Cedar Dr	Yes	302	4/12/2024	\$2,000,000	\$600,000	38.50	\$15,584	No Market Adj	Robinson
Vacant	70-04-35-300-008	11060 North Cedar Dr	yes	302	2/1/2022	\$191,500	\$214,480	40.00	\$5,362	12% Market Adj	Robinson
Vacant	70-08-02-100-001	10975 Sleeper Sr	yes	302	2/1/2022	\$191,500	\$214,480	40.00	\$5,362	12% Market Adj	Robinson
Vacant	70-08-03-200-001	11445 Sleeper St	yes	302	2/1/2022	\$191,500	\$214,480	40.00	\$5,362	12% Market Adj	Robinson
Vacant	70-08-03-200-012	11200 Sleeper St	yes	302	2/1/2022	\$287,300	\$321,776	60.00	\$5,363	12% Market Adj	Robinson
Vacant	70-04-34-400-004	North Cedar Dr	yes	302	2/1/2022	\$1,374,000	\$577,024	107.90	\$5,348	12% Market Adj	Robinson
							<b>\$4,762,740</b>	<b>479</b>	<b>\$9,946</b>		
									<b>Used 10,000</b>		