

CEDAR CREEK TOWNSHIP LAKES AND RIVER LAND ANALYSIS											
FRONT FOOT LAKES AND RIVERS ANALYSIS											
DATES ANALYZED APRIL 1, 2021 - MARCH 31, 2023											
Parcel Number	Sales . prop class	Address	Sale Date	Sale Price	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars /Acre	Total Acres
08-870-000-0046-00	401	4084 WILSON BEACH RD	06/04/21	\$305,000	\$41,209	64.2	165.0	0.19	\$642	\$218,037	0.19
08-011-100-0001-15	401	6685 RYERSON RD	12/22/21	\$418,000	\$106,434	169.7	400.0	6.33	\$627	\$16,814	6.33
08-006-400-0037-00	401	4020 CROCKER RD	06/21/22	\$324,900	\$50,668	249.9	283.3	2.01	\$203	\$25,208	2.01
08-185-000-0019-00	401	5835 MAPLE ST	03/04/22	\$300,000	\$37,124	107.3	320.0	0.44	\$346	\$84,181	0.44
Totals:				\$624,900	\$235,435	591.1		8.97	\$398	\$26,247	2.45
4 sales used. Lake frontage \$398 for 2024											
08-185-000-0136-00	401	5870 BEECH ST	10/15/21	\$145,000	\$17,740	250.0	503.4	1.87	\$71	\$9,471	1.84
08-171-000-1028-00	401	6265 16TH ST	07/15/21	\$169,900	\$4,859	120.0	200.0	0.55	\$40	\$8,819	0.55
08-171-000-1014-00	401	6351 16TH ST	10/18/22	\$145,000	\$11,836	160.0	200.0	0.74	\$74	\$16,103	0.74
3 sales used. Back lots frontage \$65 for 2024					\$34,435	530.0		3.16	\$65	\$10,901	
08-725-000-0001-00	402	BEAN RD	07/15/22	\$8,000	\$8,000	132.2	932.0	1.61	\$61	\$4,984	1.61
08-725-000-0002-00	402	BEAN RD	09/08/22	\$6,000	\$6,000	134.0	958.0	1.65	\$45	\$3,639	1.65
08-725-000-0003-00	401	BEAN RD	08/13/21	\$15,000	\$3,094	135.0	972.0	1.67	\$23	\$1,848	1.67
					\$9,094	269.0			\$34		
3 sales used. Lots frontage \$34 for 2024											
LAKE LOTS PER FRONT FOOT \$398											
BACK LOTS PER FRONT FOOT \$65											
Muskegon River 725 River's Bend. 720 Riveria											
FRONT FOOT \$34											