

**City of Kalamazoo Vacant Sales Listing for 2024 Assessments**  
**Assessments based on sales between April 1, 2011 through March 31, 2023**  
**This listing contains sales through February 2024 for reference purposes.**

Sale List #	Neigh.	Parcel Number	Property Address			Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Current Property Class	Other Parcels In Sale, May be more than 1
			Num	Dir	Street							
1	13	06-32-179-364	2411		BENTON	3/29/2022	\$ 82,000	WD	\$ 14,700	0.23	402	06-32-179-363
2	13	06-32-101-198	3300		KNOX	10/5/2022	\$ 6,500	WD	\$ 8,400	0.141	402	
3	13	06-32-133-309	2519		LOGAN	9/14/2023	\$ 10,500	PTA	\$ 9,700	0.184	402	
4	13	06-32-131-100	3315		MADISON	6/29/2022	\$ 145,000	CD	\$ 8,400	0.141	402	06-32-131-098
5	13	06-32-331-001	4011		MADISON	7/1/2022	\$ 109,000	WD	\$ 12,100	0.441	402	06-32-331-090 06-32-336-089
6	13	06-32-331-001	4011		MADISON	10/1/2021	\$ 99,900	WD	\$ 50,300	2.658	402	06-32-331-090 06-32-336-089
7	13	06-32-331-090	4019		MADISON	7/1/2022	\$ 109,000	WD	\$ 17,100	0.88	402	06-32-336-089 06-32-336-089
8	13	06-32-331-090	4019		MADISON	10/1/2021	\$ 99,900	WD	\$ 50,300	2.658	402	06-32-331-001 06-32-331-090
9	13	06-32-336-089	4035		MADISON	7/1/2022	\$ 109,000	WD	\$ 21,100	1.337	402	06-32-331-001 06-32-331-090
10	13	06-32-336-089	4035		MADISON	10/1/2021	\$ 99,900	WD	\$ 50,300	2.658	402	06-32-331-001
11	13	06-32-404-002	3922		OAKLAND	9/10/2021	\$ 142,000	WD	\$ 8,300	0.152	402	06-32-404-003
12	16	06-26-494-055	3020		EMERALD	9/29/2023	\$ 155,000	PTA	\$ 11,900	0.143	402	
13	16	06-35-198-289	1428		LAKEWAY	11/22/2021	\$ 204,300	WD	\$ 14,300	0.3	402	06-35-198-290
14	16	06-26-494-055	3020		EMERALD	10/1/2021	\$ 2,448	WD	\$ 11,300	0.143	402	
15	16	06-26-358-073	1031		SHERIDAN	8/1/2023	\$ 205,000	PTA	\$ 12,700	0.17	402	06-26-358-072
16	16	06-26-442-058	2124		SOUTHERN	3/23/2022	\$ 168,000	PTA	\$ 45,300	0.201	402	
17	19	06-27-484-001	2920		BURKE	9/3/2021	\$ 20,000	WD	\$ 18,300	0.712	402	

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18	19	06-26-350-100	839		MONARCH	2/14/2022	\$ 67,500	WD	\$ 38,000	5.8	402	
19	19	06-34-247-023	702		SUNNOCK	10/1/2021	\$ 9,500	OTH	\$ 9,500	0.135	402	
20	21	06-22-373-006	1712	S	PARK	10/4/2021	\$ 8,500,000	WD	\$ 7,300	0.061	402	06-22-373-008
21	21	06-22-373-008	309	W	EMERSON	10/4/2021	\$ 8,500,000	WD	\$ 7,900	0.1	402	06-22-373-003 06-22-372-011
22	21	06-22-373-003	319	W	EMERSON	10/4/2021	\$ 8,500,000	WD	\$ 8,900	0.125	402	06-22-373-013 06-22-373-008
23	21	06-22-373-001	325	W	EMERSON	10/4/2021	\$ 8,500,000	WD	\$ 9,200	0.133	402	06-22-373-003 06-22-372-011
24	21	06-22-372-002	329	W	EMERSON	10/4/2021	\$ 8,500,000	WD	\$ 7,500	0.089	402	06-22-373-013 06-22-373-008
25	21	06-27-107-007	340	W	MAPLE	10/4/2021	\$ 8,500,000	WD	\$ 12,800	0.225	402	06-22-373-003 06-22-373-008
26	21	06-27-107-004	1836		BUSHOUSE	10/4/2021	\$ 8,500,000	WD	\$ 6,000	0.115	402	06-22-373-003
27	21	06-27-128-007	1815		HIGH	7/19/2022	\$ 4,500	WD	\$ 8,300	0.096	402	
28	23	06-27-396-201	132	W	CORK	5/27/2021	\$ 10,000	WD	\$ 14,400	0.45	402	

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29	21	06-27-128-007	1815		HIGH	7/29/2021	\$ 55,000	QC	\$ 8,300	0.096	402	
30	23	06-27-377-030	119		RIDGEWOOD	8/8/2022	\$ 30,000	LC	\$ 10,700	0.219	402	
31	24	06-28-341-010	2720		CLOYSTER	1/31/2023	\$ 100,000	WD	\$ -	0.584	402	
32	24	06-30-282-048	3408		PINE GROVE	10/18/2021	\$ 40,000	WD	\$ 35,000	0.483	402	
33	24	06-29-274-002	2120		WINCHELL	8/24/2022	\$ 104,500	WD	\$ 20,100	0.429	402	
34	24	06-29-274-002	2120		WINCHELL	8/26/2021	\$ 95,900	WD	\$ 19,600	0.429	402	
35	24	06-29-274-002	2120		WINCHELL	5/25/2021	\$ 45,000	WD	\$ 19,600	0.429	402	
36	27	06-07-330-002	1837		CUMBERLAND	10/5/2022	\$ 30,000	WD	\$ 13,900	0.246	402	

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37	29	06-17-492-011	1820		GREENLAWN	2/2/2022	\$ 25,000	WD	\$ 19,200	0.143	402	
38	30	06-16-263-003	828	W	NORTH	11/24/2021	\$ 125,000	MLC	\$ 8,000	0.226	402	06-16-263-004
39	30	06-16-167-003	1447	W	NORTH	4/8/2022	\$ 11,000	WD	\$ 7,400	0.155	402	
40	32	06-10-318-021	1626	N	CHURCH	2/24/2022	\$ 51,000	WD	\$ 2,500	0.096	402	
41	32	06-15-152-094	814	N	PARK	10/25/2021	\$ 90,000	WD	\$ 2,700	0.076	402	06-15-122-091 06-15-152-093
42	32	06-15-152-194	816	N	PARK	10/25/2021	\$ 90,000	WD	\$ 3,100	0.1	402	06-15-152-094 06-15-152-093
43	32	06-15-152-093	820	N	PARK	10/25/2021	\$ 90,000	WD	\$ 3,100	0.1	402	06-15-152-094 06-15-122-091
44	32	06-15-140-040	1010	N	ROSE	9/9/2022	\$ 160,000	WD	\$ 5,100	0.268	402	
45	32	06-15-135-030	1014	N	ROSE	11/29/2022	\$ 160,000	WD	\$ -	0.202	402	
46	32	06-15-150-020	436	W	FRANK	4/14/2022	\$ 700	WD	\$ 2,200	0.075	402	
47	32	06-09-487-006	615		BOSKER	2/16/2023	\$ 58,300	WD	\$ 3,400	0.175	402	06-09-487-007
48	32	06-15-151-007	427		DREXEL	9/25/2023	\$ 7,500	PTA	\$ 2,700	0.111	402	
49	32	06-15-151-007	427		DREXEL	3/3/2023	\$ 8,000	WD	\$ 2,700	0.111	402	
50	32	06-14-174-014	1109		ENGLEMAN	7/28/2022	\$ 92,500	WD	\$ 32,700	0.4	402	06-14-174-015
51	32	06-16-241-016	701		MABEL	5/12/2023	\$ 4,300	QC	\$ 3,600	0.2	402	
52	32	06-15-275-007	734		HARRISON	11/1/2023	\$ 6,000	PTA	\$ 3,100	0.098	402	
53	32	06-15-275-108	738		HARRISON	11/1/2023	\$ 6,000	PTA	\$ 3,100	0.098	402	

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54	32	06-15-275-008	738		HARRISON	2/24/2023	\$ 157,860	WD	\$ 3,100	0.099	402	
55	32	06-15-275-108	738		HARRISON	2/24/2023	\$ 157,860	WD	\$ 3,100	0.099	402	
56	32	06-15-275-008	738		HARRISON	8/5/2021	\$ 500	WD	\$ -	0.099	402	
57	32	06-15-275-108	738		HARRISON	8/5/2021	\$ 500	WD	\$ -	0.099	402	
58	32	06-10-360-214	1409		PRINCETON	2/10/2023	\$ 2,500	QC	\$ 3,500	0.186	402	
59	32	06-10-379-029	1520	N	EDWARDS	8/11/2022	\$ 3,500	QC	\$ 2,900	0.127	402	
60	32	06-15-217-019	420		PARSONS	7/15/2022	\$ 7,000	QC	\$ 3,100	0.144	402	
61	32	06-10-318-008	1625		UNION	7/6/2023	\$ 4,000	WD	\$ 2,500	0.097	402	
62	32	06-15-258-022	721		WALBRIDGE	8/4/2021	\$ 27,500	WD	\$ 2,600	0.108	402	
63	32	06-16-233-050	533		WILLIAM	8/19/2021	\$ 48,000	WD	\$ 3,500	0.188	402	06-16-234-047
64	32	06-15-140-021	0			9/9/2022	\$ 160,000	WD	\$ 5,100	0.268	402	
65	32	06-16-282-006	0			4/25/2022	\$ 91,000	WD	\$ 800	0.085	402	06-16-282-007
66	32	06-15-182-108	131	E	NORTH	2/8/2022	\$ 2,000	QC	\$ 800	0.049	402	
67	33	06-22-118-015	311	W	WALNUT	2/24/2023	\$ 20,000	LC	\$ 10,200	0.125	402	
68	33	06-22-115-005	446	W	WALNUT	3/15/2022	\$ 165,000	WD	\$ 7,300	0.05	402	06-22-115-006
69	33	06-16-447-017	207		ALLEN	6/9/2021	\$ 195,000	WD	\$ 62,700	0.165	402	06-16-447-016
70	33	06-16-447-016	211		ALLEN	7/18/2023	\$ 698	PTA	\$ 9,000	0.071	402	

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71	33	06-16-447-016	211		ALLEN	6/9/2021	\$ 195,000	WD	\$ 62,700	0.165	402	06-16-447-017
72	33	06-21-202-103	411		BELLEVUE	10/18/2021	\$ 125,000	WD	\$ 7,600	0.077	402	06-21-202-010
73	33	06-21-202-008	414		BELLEVUE	12/20/2023	\$ 800	PTA	\$ 7,300	0.041	402	
74	33	06-22-304-008	1022	S	ROSE	9/22/2022	\$ 5,000	QC	\$ -	0.098	402	
75	33	06-22-160-007	432		RANNEY	7/20/2021	\$ 125,000	WD	\$ 10,100	0.119	402	06-22-160-006
76	34	06-26-123-106	1024	E	ALCOTT	7/13/2023	\$ 15,000	WD	\$ 5,500	0.126	402	
77	34	06-22-247-001	748	E	CROSSTOWN	6/10/2022	\$ 5,000	WD	\$ 6,300	0.133	402	
78	34	06-22-480-101	515		EGLESTON	9/16/2022	\$ 160,000	PTA	\$ 32,600	0.176	402	
79	34	06-23-364-412	1114		EGLESTON	10/31/2022	\$ 160,000	PTA	\$ 8,700	0.143	402	
80	34	06-22-293-001	742		JACKSON	7/9/2021	\$ 9,000	WD	\$ 5,400	0.117	402	
81	34	06-23-303-001	1024		LAKE	2/20/2023	\$ 350	QC	\$ 5,500	0.1	402	
82	34	06-26-206-008	1702		LAY	8/2/2021	\$ 95,000	WD	\$ 5,300	0.131	402	06-26-206-007
83	34	06-23-101-001	421		SHELDON	6/24/2021	\$ 54,500	WD	\$ 2,600	0.133	402	
84	34	06-23-344-052	1523		WASHINGTON	10/26/2022	\$ 1,000	WD	\$ 6,900	0.212	402	
85	36	06-02-394-001	1525	E	MOSEL	8/23/2021	\$ 162,000	WD	\$ -	5.955	402	06-02-470-032 06-02-470-030
86	34	06-23-319-014	1122		WASHINGTON	11/22/2021	\$ 10,000	QC	\$ 5,900	0.132	402	
87	34	06-23-351-407	916	E	STOCKBRIDGE	10/22/2021	\$ 6,000	QC	\$ 6,300	0.14	402	

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88	36	06-02-452-081	3031		COURTLANDT	7/27/2023	\$ 13,000	WD	\$ 15,000	0.44	402	
89	36	06-01-340-001	3150		MT OLIVET	11/23/2021	\$ 68,000	WD	\$ 30,500	8.819	402	06-01-347-001
90	36	06-01-347-001	3152		MT OLIVET	11/23/2021	\$ 68,000	WD	\$ 5,700	4.085	402	06-01-340-001
91	36	06-02-285-019	0			6/30/2021	\$ 65,000	WD	\$ 12,900	0.304	402	
92	37	06-31-409-023	4007		KATYDID	1/11/2024	\$ 25,000	PTA	\$ 50,500	0.711	402	
93	37	06-31-451-077	3716		SONGBIRD	10/6/2022	\$ 100,000	PTA	\$ 35,100	0.376	402	
94	EXMT	06-02-470-030	2709		VIRGINIA	8/23/2021	\$ 162,000	WD	\$ -	0.248	202	06-02-470-032 06-02-394-001
95	43	06-33-353-002	4318		LAKESIDE	8/6/2021	\$ 385,000	WD	\$ 5,400	0.42	402	06-33-358-030
96	CMVAC	06-19-112-001	4510		ARBORETUM	9/16/2022	\$ 149,000	WD	\$ -	1.041	202	
97	CMVAC	06-30-231-005	3400		STADIUM	7/15/2022	\$ 905,000	CD	\$ 294,400	11.175	202	
98	CMVAC	06-22-384-002	318	E	STOCKBRIDGE	9/15/2023	\$ 1,900,000	WD	\$ 21,800	0.829	202	06-22-379-004
99	CMVAC	06-22-145-017	615	S	ROSE	2/3/2023	\$ 255,401	PTA	\$ 37,300	0.3	202	
100	CMVAC	06-22-145-018	621	S	ROSE	2/3/2023	\$ 172,949	PTA	\$ 25,800	0.255	202	
101	CMVAC	06-22-146-002	628	S	BURDICK	2/3/2023	\$ 97,870	PTA	\$ 19,100	0.139	202	
102	CMVAC	06-22-146-044	616	S	BURDICK	2/3/2023	\$ 267,467	PTA	\$ 38,900	0.305	202	
103	CMVAC	06-19-451-001	3718	W	MICHIGAN	1/16/2023	\$ 100,000	LC	\$ 43,400	0.528	202	
104	CMVAC	06-22-219-004	592		PORTAGE	12/22/2022	\$ 180,000	PTA	\$ 14,700	0.083	202	06-22-219-003

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105	CMVAC	06-22-219-003	584		PORTAGE	12/22/2022	\$ 180,000	WD	\$ 11,600	0.052	202	06-22-219-004
106	CMVAC	06-27-238-001	1939		PORTAGE	10/14/2022	\$ 10,000	QC	\$ 16,700	0.106	202	
107	CMVAC	06-22-135-012	519	S	ROSE	7/14/2022	\$ 270,000	WD	\$ 77,100	0.453	202	
108	CMVAC	06-22-146-044	616	S	BURDICK	5/31/2022	\$ 995,400	PTA	\$ 38,900	0.305	202	06-22-146-045 06-22-146-002
109	CMVAC	06-15-300-201	454	N	WESTNEDGE	12/17/2021	\$ 50,000	WD	\$ -	0.355	202	
110	CMVAC	06-22-350-001	1501	S	WESTNEDGE	7/14/2021	\$ 45,000	WD	\$ -	0.776	202	
111	CMVAC	06-22-145-005	114	W	DUTTON	2/3/2023	\$ 97,870	PTA	\$ 14,600	0.1	202	
112	CMVAC	06-22-146-001	112	W	DUTTON	2/3/2023	\$ 77,089	PTA	\$ 11,500	0.062	202	
113	CMVAC	06-14-331-001	1236	E	MICHIGAN	11/4/2021	\$ 140,000	WD	\$ 18,300	0.182	202	06-14-309-010 06-14-330-011 06-14-331-001
114	CMVAC	06-14-309-010	1206	E	MICHIGAN	11/4/2021	\$ 140,000	WD	\$ 11,300	0.248	202	06-14-330-011
115	MULT3	06-22-114-003	209	W	CEDAR	7/9/2021	\$ 191,000	WD	\$ 60,600	0.2	202	
116	CMVAC	06-22-321-011	1316	S	PARK	7/8/2021	\$ 40,000	WD	\$ -	0.355	202	
117	CMVAC	06-16-484-010	507	W	MICHIGAN	1/22/2024	\$ 1,702,000	PTA	\$ 614,500	1.237	202	06-16-489-030 06-16-489-001 06-16-489-020
118	CMVAC	06-16-484-001	521	W	MICHIGAN	1/22/2024	\$ 2,843,000	PTA	\$ 480,500	1.035	202	06-16-488-013 06-15-310-103
119	EXMT	06-15-311-002	411	W	KALAMAZOO	8/24/2023	\$ 4,270,000	PTA	\$ -	1.6	202	06-15-310-102 06-15-310-103
120	EXMT	06-15-311-003	411	W	KALAMAZOO	8/24/2023	\$ 4,270,000	PTA	\$ -	1.6	202	06-15-310-102
121	CMVAC	06-15-355-040	466		ACADEMY	6/17/2022	\$ 329,000	PTA	\$ 20,600	0.075	202	06-15-355-140

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122	INDLG	06-34-206-001	3317	S	BURDICK	9/6/2023	\$ 165,286	PTA	\$ 2,700	1.948	302	06-34-206-002 06-34-206-003
123	INDSM	06-16-298-015	521	W	RANSOM	5/4/2023	\$ 200,000	WD	\$ 12,800	0.284	302	06-16-298-001 06-16-298-014
124	INDSM	06-16-298-014	519	W	RANSOM	5/4/2023	\$ 200,000	WD	\$ 4,300	0.142	302	06-16-298-015 06-16-298-001
125	INDSM	06-16-299-005	515	W	RANSOM	5/4/2023	\$ 200,000	WD	\$ 2,200	0.148	302	06-16-298-015 06-16-298-014
126	INDSM	06-16-299-004	513	W	RANSOM	5/4/2023	\$ 200,000	WD	\$ 1,500	0.106	302	06-16-298-015 06-16-298-014
127	IN45L	06-16-299-003	527	N	WESTNEDGE	5/4/2023	\$ 200,000	WD	\$ 1,600	0.114	302	06-16-298-015 06-16-298-014
128	INDSM	06-16-293-009	523	W	NORTH	5/4/2023	\$ 500,000	WD	\$ 8,200	0.22	302	06-16-293-001 06-14-302-003
129	CMVAC	06-14-302-002	17		MILLS	8/25/2022	\$ 18,000	WD	\$ 3,600	0.178	202	06-14-302-004
130	INDSM	06-34-235-006	3320		REDMOND	10/1/2021	\$ 18,100	OTH	\$ 18,100	0.91	302	
131	INDSM	06-34-236-007	3403		REDMOND	10/1/2021	\$ 9,100	OTH	\$ 9,100	0.46	302	
132	INDLG	06-34-240-001	3502		REDMOND	10/1/2021	\$ 26,100	OTH	\$ 26,100	1.57	302	
133	RTL	06-26-116-002	2000		RACE	9/14/2021	\$ 283,000	LC	\$ 23,300	0.911	302	06-26-116-003
134	INDSM	06-15-260-003	316	E	NORTH	8/18/2021	\$ 15,279	WD	\$ -	0.463	302	
135	INDSM	06-09-359-001	1413		RAVINE	6/25/2021	\$ 205,000	WD	\$ 25,800	1.54	302	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sorted by class, neighborhood then address  
 Sales have not been verified