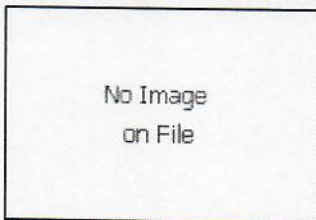


4

Neighborhoods Used: RES - RESIDENTIAL, AG - AGRICULTURAL

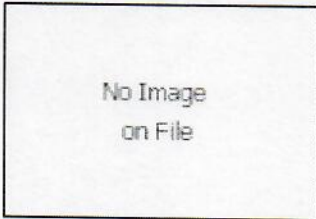
5300 N BUNN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 006 400 012 06 6 3	03/15/2023 RES	401	144,900	12,550
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	71	132,350	117,128
				E.C.F. 1.130



2940 MAUCK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 013 400 003 13 6 3	03/09/2023 RES	401	335,000	37,582
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	57	285,997	238,979
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	11421	9543	1.197	



3911 N SAND LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 018 100 010 18 6 3	03/01/2023 RES	401	394,900	54,630
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	LOG	94	250,749	218,235
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	89521	77914	1.149	



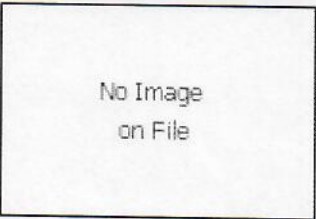
4190 FITZPATRICK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 018 400 014 18 6 3	02/13/2023 RES	401	300,000	64,952
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	80	235,048	194,465
				E.C.F. 1.209



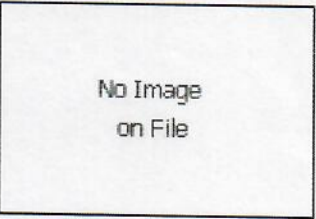
4300 BECK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 009 300 010 09 6 3	01/03/2023 RES	401	380,000	126,836
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	96	241,843	263,190
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	11321	12321	0.919	



4364 BECK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 009 300 004 09 6 3	12/05/2022 RES	401	135,000	11,569
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	58	123,431	150,797
				E.C.F. 0.819



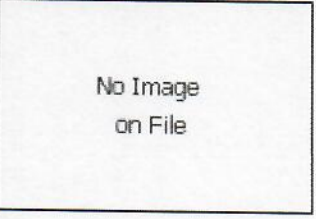
3840 BEAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 008 300 012 08 6 3	09/07/2022 RES	401	260,000	30,350
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	1 STORY	53	160,567	71,276
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	69083	30666	2.253	



3052 GENESEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 032 200 005 32 5 3	08/08/2022 RES	401	139,000	18,210
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	69	120,790	128,837
				E.C.F. 0.938





Neighborhoods Used: RES - RESIDENTIAL, AG - AGRICULTURAL

2060 MAUCK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 013 300 004	13 6 3 07/07/2022 RES	401	341,000	54,630
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	84	286,370	312,766
Agricultural Buildings:			E.C.F.	0.916
			ResidualValue	12454
			CostByManual	11081
			E.C.F.	1.124



3600 JONESVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 032 300 008	32 5 3 03/10/2022 RES	401	320,000	30,133
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	79	277,413	246,845
Agricultural Buildings:			E.C.F.	1.124
			ResidualValue	12454
			CostByManual	11081
			E.C.F.	1.124



4900 JONESVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 031 300 007	31 5 3 01/28/2022 RES	401	310,000	85,891
Agricultural Buildings:			E.C.F.	2.666
			ResidualValue	224109
			CostByManual	84074
			E.C.F.	2.666



4380 W CHICAGO RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 006 400 004	06 6 3 10/01/2021 RES	401	207,155	15,175
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	63	191,980	137,759
Agricultural Buildings:			E.C.F.	1.394
			ResidualValue	12454
			CostByManual	11081
			E.C.F.	1.124



1001 E MOORE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 014 400 007	14 6 3 06/29/2021 RES	401	265,000	31,032
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	63	212,654	182,307
Agricultural Buildings:			E.C.F.	1.166
			ResidualValue	21314
			CostByManual	18272
			E.C.F.	1.166



6440 N BUNN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 031 400 007	31 5 3 06/29/2021 RES	401	280,000	85,195
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	53	169,764	208,650
Agricultural Buildings:			E.C.F.	0.814
			ResidualValue	25041
			CostByManual	30778
			E.C.F.	0.814



6511 HALF MOON LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 036 300 001	36 5 3 05/27/2021 RES	401	176,000	17,785
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	53	150,441	186,887
Agricultural Buildings:			E.C.F.	0.805
			ResidualValue	7774
			CostByManual	9658
			E.C.F.	0.805



2769 TAYLOR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 016 300 005	16 6 3 05/13/2021 RES	401	110,050	26,980
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Home	1 STORY	61	83,070	88,143
Agricultural Buildings:			E.C.F.	0.942
			ResidualValue	12454
			CostByManual	11081
			E.C.F.	1.124





Neighborhoods Used: RES - RESIDENTIAL, AG - AGRICULTURAL

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1.25 STORY, 1.5 STORY, 1.75 STORY, 2 STORY, BI LEVEL, LOG, MOBILE, MODULAR, TRI LEVEL.

Total Single Family Costs by Manual : 2,586,845
Total Mobile Home Costs by Manual : 159,419
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 284,306
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1.25 STORY, 1.5 STORY, 1.75 STORY, 2 STORY, BI LEVEL, LOG, MOBILE, MODULAR, TRI LEVEL.

Total Single Family Sale Residual Values : 2,678,830
Total Mobile Home Sale Residual Values : 243,637
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 472,038
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 4 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values include 16, 14, 17.70, 21.98, 1.021, 10.24, 16.48, 1.019.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1.25 STORY, 1.5 STORY, 1.75 STORY, 2 STORY, BI LEVEL, LOG, MOBILE, MODULAR, TRI LEVEL.

Single Family E.C.F. : 1.036 (13)
Mobile Home E.C.F. : 1.528 (2)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.660 (9)
Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :

Neighborhoods Used: RES - RESIDENTIAL, AG - AGRICULTURAL

---

Show Costs and Residuals: X  
Use Infl. Adj. Sale Prices:

Neighborhood(s): RES - RESIDENTIAL, AG - AGRICULTURAL

---

Max # of Res. Buildings: 300

Minimum E.C.F. (Residential): 0.80  
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 300

Minimum E.C.F. (Agricultural): 0.30  
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 300

Minimum E.C.F. (Commercial): 0.30  
Maximum E.C.F. (Commercial): 3.00



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/29/2023 8:25 AM

<b>Parcel:</b>	06 006 400 004 06 6 3	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	LAWLESS, ASHLEY N & ELIZABETH C	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	4380 W CHICAGO RD JONESVILLE, MI 49250	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1808/105	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	06 FAYETTE TWP
<b>Public Impr.:</b>	None	<b>MAP #</b>	21 DESC-M 10-04
<b>Topography:</b>	None	<b>School:</b>	30030 JONESVILLE COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	RES RESIDENTIAL

## Mailing Address:

LAWLESS, ASHLEY N & ELIZABETH C  
408 UPSON LN  
BATTLE CREEK MI 49017

## Most Recent Sale Information

Sold on 10/01/2021 for 207,155 by MERICA, WALTER L/BARTLEY, KAREN R.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1808/105

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	85,700	<b>2024 Taxable:</b>	43,552	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	72,300	<b>2023 Taxable:</b>	43,552	<b>Acreage:</b>	2.50
<b>Zoning:</b>		<b>Land Value:</b>	13,100	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1956  
Occupancy: Single Family  
Class: C  
Style: 1 STORY  
Exterior: Wood Siding  
% Good (Physical): 63  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,345  
Ground Area: 1,124  
Garage Area: 528  
Basement Area: 884  
Basement Walls:  
Estimated TCV: 158,285

# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/29/2023 8:25 AM

**Parcel:** 06 006 400 012 06 6 3  
**Owner's Name:** HOUSER, MELISSA  
**Property Address:** 5300 N BUNN RD  
JONESVILLE, MI 49250  
**Liber/Page:** 1846/0103 **Created:** //  
**Split:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 06 FAYETTE TWP  
**MAP #:** 20 N/A 10-27  
**School:** 30030 JONESVILLE COMMUNITY SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

## Mailing Address:

HOUSER, MELISSA  
5300 N BUNN RD  
JONESVILLE MI 49250

## Most Recent Sale Information

Sold on 03/15/2023 for 144,900 by CABLE, CINDY L.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1846/0103

## Most Recent Permit Information

Permit PM07-0081 on 03/15/2007 for \$0 category MECHANICAL.

## Physical Property Characteristics

<b>2024 S.E.V.:</b> 73,200	<b>2024 Taxable:</b> 73,200	<b>Lot Dimensions:</b>
<b>2023 S.E.V.:</b> 62,500	<b>2023 Taxable:</b> 44,212	<b>Acreage:</b> 0.81
<b>Zoning:</b>	<b>Land Value:</b> 4,244	<b>Frontage:</b> 0.0
<b>ARE:</b> 100.000	<b>Land Impr. Value:</b> 7,633	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: C+5  
Style: 1 STORY  
Exterior: Wood Siding  
% Good (Physical): 71  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 842  
Ground Area: 842  
Garage Area: 856  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 134,580



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/29/2023 8:25 AM

<b>Parcel:</b>	06 008 300 012 08 6 3	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SPENCER, SARAH	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	3840 BEAN RD JONESVILLE, MI 49250	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1834/0806	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	06 FAYETTE TWP
<b>Public Impr.:</b>	None	<b>MAP #</b>	18 N/A 03-28
<b>Topography:</b>	None	<b>School:</b>	30030 JONESVILLE COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	RES RESIDENTIAL

**Mailing Address:**  
SPENCER, SARAH  
3840 BEAN RD  
JONESVILLE MI 49250

## Most Recent Sale Information

Sold on 09/07/2022 for 260,000 by POTES, ERIC & EMILY K.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1834/0806

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	71,200	<b>2024 Taxable:</b>	58,600	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	58,600	<b>2023 Taxable:</b>	58,600	<b>Acreage:</b>	5.00
<b>Zoning:</b>		<b>Land Value:</b>	26,200	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2001  
Occupancy: Mobile Home  
Class: Average  
Style: 1 STORY  
Exterior: Wood Siding  
% Good (Physical): 53  
Heating System: Wall Furnace  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,836  
Ground Area: 1,836  
Garage Area: 552  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 81,896

# of Agricultural Buildings: 1  
Estimated TCV: 34,346  
Cmts:



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/29/2023 8:25 AM

<b>Parcel:</b>	06 009 300 004 09 6 3	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BAKER, CALEB	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	4364 BECK RD JONESVILLE, MI 49250	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1840/0899	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	06 FAYETTE TWP
<b>Public Impr.:</b>	None	<b>MAP #</b>	20 N/A 10-12
<b>Topography:</b>	None	<b>School:</b>	30030 JONESVILLE COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	RES RESIDENTIAL

**Mailing Address:**  
BAKER, CALEB  
4364 BECK RD  
JONESVILLE MI 49250

## Most Recent Sale Information

Sold on 12/05/2022 for 135,000 by SHRIVER, CLAYTON E & BETTY L.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1840/0899

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	92,000	<b>2024 Taxable:</b>	78,600	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	78,600	<b>2023 Taxable:</b>	78,600	<b>Acreage:</b>	1.00
<b>Zoning:</b>		<b>Land Value:</b>	5,240	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	5,499	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1958  
Occupancy: Single Family  
Class: C+10  
Style: 1 STORY  
Exterior: Wood Siding  
% Good (Physical): 58  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,040  
Ground Area: 1,040  
Garage Area: 520  
Basement Area: 1,040  
Basement Walls:  
Estimated TCV: 173,266

# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/29/2023 8:25 AM

<b>Parcel:</b>	06 009 300 010 09 6 3	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	LAIRD, KARA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	4385 BECK RD JONESVILLE, MI 49250	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1841/1237	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	06 FAYETTE TWP
<b>Public Impr.:</b>	None	<b>MAP #</b>	18 DESC-M N/A 09-28
<b>Topography:</b>	None	<b>School:</b>	30030 JONESVILLE COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	RES RESIDENTIAL

## Mailing Address:

LAIRD, KARA  
4385 BECK RD  
JONESVILLE MI 49250

## Most Recent Sale Information

Sold on 01/03/2023 for 380,000 by BUTCHER, KENNETH & LINDA FAMILY TR.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1841/1237

## Most Recent Permit Information

Permit PB20-0050 on 02/07/2020 for \$291,000 category NEW BUILDING.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	213,200	<b>2024 Taxable:</b>	213,200	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	174,600	<b>2023 Taxable:</b>	136,313	<b>Acreage:</b>	20.00
<b>Zoning:</b>		<b>Land Value:</b>	104,800	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	5,436	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2020  
Occupancy: Single Family  
Class: C  
Style: 1 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 96  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,768  
Ground Area: 1,768  
Garage Area: 676  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 302,405

# of Agricultural Buildings: 2  
Estimated TCV: 13,800  
Cmts:



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/29/2023 8:25 AM

<b>Parcel:</b>	06 013 300 004 13 6 3	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	STOCKDALE, CALVIN J & KATHERYN J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	2060 MAUCK RD HILLSDALE, MI 49242	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	1831/0754	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	06 FAYETTE TWP
<b>Public Impr.:</b>	None	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	30020 HILLSDALE COMM PUBLIC SCHS
<b>Mailing Address:</b>		<b>Neighborhood:</b>	RES RESIDENTIAL

STOCKDALE, CALVIN J & KATHERYN J  
2060 MAUCK RD  
HILLSDALE MI 49242

## Most Recent Sale Information

Sold on 07/07/2022 for 341,000 by SIGNOR, TERESA A.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1831/0754

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	203,300	<b>2024 Taxable:</b>	169,800	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	169,800	<b>2023 Taxable:</b>	169,800	<b>Acreage:</b>	10.00
<b>Zoning:</b>		<b>Land Value:</b>	47,160	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2005  
Occupancy: Single Family  
Class: C  
Style: 1 STORY  
Exterior: Wood Siding  
% Good (Physical): 84  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,390  
Ground Area: 2,390  
Garage Area: 784  
Basement Area: 2,016  
Basement Walls:  
Estimated TCV: 359,368

# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/29/2023 8:25 AM

**Parcel:** 06 013 400 003 13 6 3  
**Owner's Name:** JORDAN, JARED & HANNAH  
**Property Address:** 2940 MAUCK RD  
HILLSDALE, MI 49242  
**Liber/Page:** 1845/0613      **Created:** //  
**Split:** //      **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 06 FAYETTE TWP  
**MAP #**  
**School:** 30020 HILLSDALE COMM PUBLIC SCHS  
**Neighborhood:** RES RESIDENTIAL

## Mailing Address:

JORDAN, JARED & HANNAH  
2940 MAUCK RD  
HILLSDALE MI 49242

## Most Recent Sale Information

Sold on 03/09/2023 for 335,000 by DAWSON, MATTHEW T & TINA M.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1845/0613

## Most Recent Permit Information

Permit PE10-0189 on 06/08/2010 for \$0 category ELECTRICAL.

## Physical Property Characteristics

<b>2024 S.E.V.:</b> 159,400	<b>2024 Taxable:</b> 159,400	<b>Lot Dimensions:</b>
<b>2023 S.E.V.:</b> 134,900	<b>2023 Taxable:</b> 76,060	<b>Acreage:</b> 5.00
<b>Zoning:</b>	<b>Land Value:</b> 26,200	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> 7,232	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 1973

Occupancy: Single Family

Class: C+10

Style: 2 STORY

Exterior: Wood Siding

% Good (Physical): 57

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 2,512

Ground Area: 1,628

Garage Area: 480

Basement Area: 1,628

Basement Walls:

Estimated TCV: 274,587

# of Agricultural Buildings: 1

Estimated TCV: 10,688

Cmts:



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/29/2023 8:25 AM

<b>Parcel:</b>	06 014 400 007 14 6 3	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	STARKS, JOHNNNA M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1611 E MOORE RD HILLSDALE, MI 49242	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1799/803	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	01/06/1997	<b>Gov. Unit:</b>	06 FAYETTE TWP
<b>Public Impr.:</b>	None	<b>MAP #</b>	21 N/A 06-30
<b>Topography:</b>	None	<b>School:</b>	30020 HILLSDALE COMM PUBLIC SCHS
		<b>Neighborhood:</b>	RES RESIDENTIAL

**Mailing Address:**  
STARKS, JOHNNNA M  
1611 E MOORE RD  
HILLSDALE MI 49242

## Most Recent Sale Information

Sold on 06/29/2021 for 265,000 by LYON, TONYA C.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1799/803

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	128,400	<b>2024 Taxable:</b>	45,862	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	108,100	<b>2023 Taxable:</b>	45,862	<b>Acreage:</b>	5.00
<b>Zoning:</b>		<b>Land Value:</b>	26,200	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	682	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: C

Style: 2 STORY

Exterior: Wood Siding

% Good (Physical): 63

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,920

Ground Area: 960

Garage Area: 440

Basement Area: 960

Basement Walls:

Estimated TCV: 209,471

# of Agricultural Buildings: 2

Estimated TCV: 20,464

Cmts:

# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/29/2023 8:25 AM

<b>Parcel:</b>	06 016 300 005 16 6 3	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	STOLL, LEVI & VICTORIA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	2769 TAYLOR RD HILLSDALE, MI 49242	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1796/74	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	06 FAYETTE TWP
<b>Public Impr.:</b>	None	<b>MAP #</b>	21 DESC-M N/A 05-24
<b>Topography:</b>	None	<b>School:</b>	30020 HILLSDALE COMM PUBLIC SCHS
		<b>Neighborhood:</b>	RES RESIDENTIAL

## Mailing Address:

STOLL, LEVI & VICTORIA  
2769 TAYLOR RD  
HILLSDALE MI 49242

## Most Recent Sale Information

Sold on 05/13/2021 for 110,050 by GOW, MATTHEW LEE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1796/74

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	64,100	<b>2024 Taxable:</b>	27,195	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	49,800	<b>2023 Taxable:</b>	27,195	<b>Acreage:</b>	0.63
<b>Zoning:</b>		<b>Land Value:</b>	26,980	<b>Frontage:</b>	215.8
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	127.1

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2001  
Occupancy: Mobile Home  
Class: Very Good  
Style: 1 STORY  
Exterior: Wood Siding  
% Good (Physical): 61  
Heating System: Wall Furnace  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,296  
Ground Area: 1,296  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 101,276



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/29/2023 8:25 AM

**Parcel:** 06 018 100 010 18 6 3  
**Owner's Name:** KANE, MICHAEL S & BROOKE E  
**Property Address:** 3911 N SAND LAKE RD  
ALLEN, MI 49227  
**Liber/Page:** 1846/0168  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 06 FAYETTE TWP  
**MAP #:** 19 N/A 05-31  
**School:** 30030 JONESVILLE COMMUNITY SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

## Mailing Address:

KANE, MICHAEL S & BROOKE E  
3911 N SAND LAKE RD  
ALLEN MI 49227

## Most Recent Sale Information

Sold on 03/01/2023 for 394,900 by FOSTER, JOSHUA & AMBER.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1846/0168

## Most Recent Permit Information

Permit PB20-0391 on 07/16/2020 for \$0 category RENEWAL.

## Physical Property Characteristics

<b>2024 S.E.V.:</b> 192,600	<b>2024 Taxable:</b> 192,600	<b>Lot Dimensions:</b>
<b>2023 S.E.V.:</b> 160,800	<b>2023 Taxable:</b> 144,766	<b>Acreage:</b> 10.00
<b>Zoning:</b>	<b>Land Value:</b> 47,160	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> 0	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2018  
Occupancy: Single Family  
Class: C  
Style: LOG  
Exterior:  
% Good (Physical): 94  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,800  
Ground Area: 1,200  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 250,752

# of Agricultural Buildings: 1  
Estimated TCV: 87,263  
Cmts:

# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/29/2023 8:25 AM

<b>Parcel:</b>	06 018 400 014 18 6 3	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	JOHNSON, GEORGE E	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	4190 FITZPATRICK RD HILLSDALE, MI 49242	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1844/0053	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	08/13/1997	<b>Gov. Unit:</b>	06 FAYETTE TWP
<b>Public Impr.:</b>	None	<b>MAP #</b>	19 N/A 09-30
<b>Topography:</b>	None	<b>School:</b>	30030 JONESVILLE COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	RES RESIDENTIAL

## Mailing Address:

JOHNSON, GEORGE E  
4190 FITZPATRICK RD  
HILLSDALE MI 49242

## Most Recent Sale Information

Sold on 02/13/2023 for 300,000 by WERTZ, CODY ALLEN.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1844/0053

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	140,000	<b>2024 Taxable:</b>	140,000	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	0	<b>2023 Taxable:</b>	0	<b>Acreage:</b>	10.00
<b>Zoning:</b>		<b>Land Value:</b>	52,400	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	4,252	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1997  
Occupancy: Single Family  
Class: C+10  
Style: 1 STORY  
Exterior: Wood Siding  
% Good (Physical): 80  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,152  
Ground Area: 1,152  
Garage Area: 624  
Basement Area: 1,152  
Basement Walls:  
Estimated TCV: 223,440



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/29/2023 8:25 AM

<b>Parcel:</b>	06 031 300 007 31 5 3	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GODFREY, WALLACE J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	4900 JONESVILLE RD JONESVILLE, MI 49250	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1818/0419	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	06 FAYETTE TWP
<b>Public Impr.:</b>	None	<b>MAP #</b>	16 N/A 05-16
<b>Topography:</b>	None	<b>School:</b>	30030 JONESVILLE COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	RES RESIDENTIAL

## Mailing Address:

GODFREY, WALLACE J  
4900 JONESVILLE RD  
JONESVILLE MI 49250

## Most Recent Sale Information

Sold on 01/28/2022 for 310,000 by PRATT, TODD E & RITA.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1818/0419

## Most Recent Permit Information

Permit 2022-8111 on 12/14/2022 for \$0 category DEMO.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	84,200	<b>2024 Taxable:</b>	54,304	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	67,300	<b>2023 Taxable:</b>	54,304	<b>Acreage:</b>	15.38
<b>Zoning:</b>		<b>Land Value:</b>	74,146	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

# of Agricultural Buildings: 7  
Estimated TCV: 94,163  
Cmts:

# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/29/2023 8:25 AM

<b>Parcel:</b>	06 031 400 007 31 5 3	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HARRINGTON, LARYSSA Q & CHASE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6440 N BUNN RD JONESVILLE, MI 49250	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1800/208	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	06 FAYETTE TWP
<b>Public Impr.:</b>	None	<b>MAP #</b>	21 DESC-M N/A 07-06
<b>Topography:</b>	None	<b>School:</b>	30030 JONESVILLE COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	RES RESIDENTIAL

**Mailing Address:**  
HARRINGTON, LARYSSA Q & CHASE  
6440 N BUNN RD  
JONESVILLE MI 49250

## Most Recent Sale Information

Sold on 06/29/2021 for 280,000 by DWATER, KAREN S.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1800/208

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	174,000	<b>2024 Taxable:</b>	105,010	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	143,700	<b>2023 Taxable:</b>	105,010	<b>Acreage:</b>	16.30
<b>Zoning:</b>		<b>Land Value:</b>	73,874	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD

Style: 2 STORY

Exterior: Wood Siding

% Good (Physical): 53

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 2,936

Ground Area: 1,468

Garage Area: 720

Basement Area: 1,468

Basement Walls:

Estimated TCV: 239,739

# of Agricultural Buildings: 5

Estimated TCV: 34,471

Cmts:



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/29/2023 8:25 AM

<b>Parcel:</b>	06 032 200 005 32 5 3	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CONDE, RONALD JR & DEBORAH KAY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	3052 GENESEE RD JONESVILLE, MI 49250	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1856/0893	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	06 FAYETTE TWP
<b>Public Impr.:</b>	Gravel Road, Electric, Gas	<b>MAP #</b>	13 N/A 08-29
<b>Topography:</b>	Rolling, Low	<b>School:</b>	30030 JONESVILLE COMMUNITY SCHOOLS
<b>Mailing Address:</b>		<b>Neighborhood:</b>	RES RESIDENTIAL

CONDE, RONALD JR & DEBORAH KAY  
3052 GENESEE RD  
JONESVILLE MI 49250

## Most Recent Sale Information

Sold on 08/21/2023 for 179,000 by SMITH DONALD & SUSAN.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1856/0893

## Most Recent Permit Information

Permit PB04-0538 on 09/17/2004 for \$45,274 category NEW BUILDING.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	81,900	<b>2024 Taxable:</b>	81,900	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	68,800	<b>2023 Taxable:</b>	68,800	<b>Acreage:</b>	3.00
<b>Zoning:</b>	R-1	<b>Land Value:</b>	15,720	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1993  
Occupancy: Single Family  
Class: C-5  
Style: MODULAR  
Exterior: Wood Siding  
% Good (Physical): 69  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,176  
Ground Area: 1,176  
Garage Area: 576  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 148,034



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/29/2023 8:25 AM

<b>Parcel:</b>	06 032 300 008 32 5 3	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HERTER, BRUCE & DAVENPORT JANIS K	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	3600 JONESVILLE RD JONESVILLE, MI 49250	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1822/0448	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	06 FAYETTE TWP
<b>Public Impr.:</b>	None	<b>MAP #</b>	21 N/A 01-15
<b>Topography:</b>	None	<b>School:</b>	30030 JONESVILLE COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	RES RESIDENTIAL

## Mailing Address:

HERTER, BRUCE & DAVENPORT JANIS K  
3600 JONESVILLE RD  
JONESVILLE MI 49250

## Most Recent Sale Information

Sold on 03/10/2022 for 320,000 by MCDOWELL, CORY N & JOAN E.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1822/0448

## Most Recent Permit Information

Permit 2022-0001 on 06/08/2022 for \$0 category NEW HOUSE.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	161,100	<b>2024 Taxable:</b>	135,500	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	135,500	<b>2023 Taxable:</b>	135,500	<b>Acreage:</b>	5.01
<b>Zoning:</b>	R-1	<b>Land Value:</b>	25,414	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	693	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1880  
Occupancy: Single Family  
Class: CD  
Style: 2 STORY  
Exterior: Vinyl  
% Good (Physical): 79  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,518  
Ground Area: 1,501  
Garage Area: 672  
Basement Area: 1,501  
Basement Walls:  
Estimated TCV: 283,625

# of Agricultural Buildings: 1  
Estimated TCV: 12,411  
Cmts:



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/29/2023 8:27 AM

<b>Parcel:</b>	06 036 300 001 36 5 3	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CLARK, CHRISTOPHER F JR & JULIANN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6511 HALF MOON LAKE RD JONESVILLE, MI 49250	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	1797/881	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	06 FAYETTE TWP
<b>Public Impr.:</b>	None	<b>MAP #:</b>	21 N/A 10-15
<b>Topography:</b>	None	<b>School:</b>	30030 JONESVILLE COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	RES RESIDENTIAL
<b>Active:</b>	Active		
<b>Mailing Address:</b>	CLARK, CHRISTOPHER F JR & JULIANN M 6511 HALF MOON LAKE RD JONESVILLE MI 49250		

## Most Recent Sale Information

Sold on 05/27/2021 for 176,000 by HOUSEKNECHT, WILLIAM E ESTATE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1797/881

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	120,500	<b>2024 Taxable:</b>	98,490	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	102,100	<b>2023 Taxable:</b>	98,490	<b>Acreage:</b>	2.93
<b>Zoning:</b>		<b>Land Value:</b>	15,353	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: C+10

Style: 1 STORY

Exterior: Wood Siding

% Good (Physical): 53

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,856

Ground Area: 1,856

Garage Area: 528

Basement Area: 1,856

Basement Walls:

Estimated TCV: 214,733

# of Agricultural Buildings: 1

Estimated TCV: 10,816

Cmts:



Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asgmt.	Asd/Adj. Sale
06 006 400 004 06 6 3	4380 W CHICAGO RD	10/01/21	\$207,155	WD	03-ARM'S LENGTH	\$207,155	\$78,100	37.70
06 006 400 012 06 6 3	5300 N BUNN RD	03/15/23	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$66,800	46.10
06 008 300 012 08 6 3	3840 BEAN RD	09/07/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$64,100	24.65
06 009 300 010 09 6 3	4385 BECK RD	01/03/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$198,000	52.11
06 013 300 004 13 6 3	2060 MAUCK RD	07/07/22	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$186,100	54.57
06 013 400 003 13 6 3	2940 MAUCK RD	03/09/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$145,600	43.46
06 014 400 007 14 6 3	1611 E MOORE RD	06/29/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$117,300	44.26
06 016 300 005 16 6 3	2769 TAYLOR RD	05/13/21	\$110,050	WD	03-ARM'S LENGTH	\$110,050	\$57,600	52.34
06 018 100 010 18 6 3	3911 N SAND LAKE RD	03/01/23	\$394,900	WD	03-ARM'S LENGTH	\$394,900	\$175,900	44.54
06 018 400 014 18 6 3	4190 FITZPATRICK RD	02/13/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$129,400	43.13
06 031 300 007 31 5 3	4900 JONESVILLE RD	01/28/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$79,100	25.52
06 031 400 007 31 5 3	6440 N BUNN RD	06/29/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$160,700	57.39
06 032 200 005 32 5 3	3052 GENESEE RD	08/08/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$74,800	53.81
06 032 300 008 32 5 3	3600 JONESVILLE RD	03/10/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$146,800	45.88
06 036 300 001 36 5 3	6511 HALF MOON LAKE RD	05/27/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$109,600	62.27
<b>Totals:</b>			<b>\$3,963,005</b>			<b>\$3,963,005</b>	<b>\$1,789,900</b>	<b>45.17</b>
							<b>Std. Dev. =&gt;</b>	<b>10.59</b>

Due to no improved 101 Agricultural sales, sales in the Residential ECF neighborhood analysis were utilized. These sales best represent the 101 class with a variety of styles of homes.  
2024 101 ECF Utilized: 1.166.



Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$156,232	\$13,100	\$194,055	\$137,759	1.409	1,345	\$144.28	RES	140.8652
\$133,573	\$11,877	\$133,023	\$117,128	1.136	842	\$157.98	RES	113.5706
\$128,142	\$26,200	\$233,800	\$101,942	2.293	1,836	\$127.34	RES	229.3461
\$396,011	\$110,236	\$269,764	\$275,511	0.979	1,768	\$152.58	RES	97.9142
\$372,124	\$47,160	\$293,840	\$312,766	0.939	2,390	\$122.95	RES	93.9488
\$291,274	\$33,432	\$301,568	\$248,522	1.213	2,512	\$120.05	RES	121.3447
\$234,571	\$26,882	\$238,118	\$200,579	1.187	1,920	\$124.02	RES	118.7153
\$115,123	\$26,980	\$83,070	\$88,143	0.942	1,296	\$64.10	RES	94.2446
\$351,820	\$47,160	\$347,740	\$296,149	1.174	1,800	\$193.19	RES	117.4207
\$258,701	\$56,652	\$243,348	\$194,465	1.251	1,152	\$211.24	RES	125.1373
\$158,218	\$74,146	\$235,854	\$84,072	2.805	0		RES	280.5381
\$321,439	\$73,874	\$206,126	\$239,428	0.861	2,936	\$70.21	RES	86.0911
\$149,582	\$15,720	\$123,280	\$128,837	0.957	1,176	\$104.83	RES	95.6865
\$293,660	\$26,107	\$293,893	\$257,926	1.139	2,518	\$116.72	RES	113.9447
\$219,186	\$15,353	\$160,647	\$196,544	0.817	1,856	\$86.56	RES	45.6312
<b>\$3,579,656</b>		<b>\$3,358,126</b>	<b>\$2,879,771</b>			<b>\$128.29</b>		<b>10.7560</b>
E.C.F. =>				<b>1.166</b>	Std. Deviation=>		<b>0.55097151</b>	
Ave. E.C.F. =>				<b>1.274</b>	Ave. Variance=>		<b>124.9599</b> Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
1 STORY	\$13,100	RESIDENTIAL	401	63
1 STORY	\$4,244	RESIDENTIAL	401	71
1 STORY	\$26,200	RESIDENTIAL	401	53
1 STORY	\$104,800	RESIDENTIAL	401	96
1 STORY	\$47,160	RESIDENTIAL	401	84
2 STORY	\$26,200	RESIDENTIAL	401	57
2 STORY	\$26,200	RESIDENTIAL	401	63
1 STORY	\$26,980	RESIDENTIAL	401	61
LOG	\$47,160	RESIDENTIAL	401	94
1 STORY	\$52,400	RESIDENTIAL	401	80
	\$74,146	RESIDENTIAL	401	0
2 STORY	\$73,874	RESIDENTIAL	401	53
MODULAR	\$15,720	RESIDENTIAL	401	69
2 STORY	\$25,414	RESIDENTIAL	401	79
1 STORY	\$15,353	RESIDENTIAL	401	53

98.110207



Fayette Township Agricultural Land Analysis

Sale Date	Parcel Number	# of Pct's	LibertPage	Sale Price	Ver	PA	Bldg Value/PP	Land Residual	Total Acres	Tillable Acres	Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total	ROW Acres	Comments
1/20/23	05 017 100 015 17 6 4	1	1842/1048	\$ 52,000	pl	260	-	\$ 52,000	10.21	0.00	\$ -	-	9.80	\$ 5,306	\$ 52,000	0.41	Wood Lot
9/8/21	01 023 400 002 23 5 4	1	1808/686	\$ 66,000	pl	X	-	\$ 66,000	18.15	4.50	\$ 4,948	\$ 21,816	11.24	\$ 3,931	\$ 44,184	2.41	Herring #145, no road, pa2607
9/26/22	06 012 200 008 12 5 3	1	1796/370	\$ 83,000	pl	X	-	\$ 83,000	23.78	0.00	\$ -	-	22.84	\$ 3,634	\$ 83,000	0.94	
5/19/21	02 015 100 004 15 5 3	1	1796/787	\$ 118,900	pl	X	-	\$ 118,900	24.00	10.00	\$ 6,587	\$ 66,871	13.49	\$ 3,931	\$ 53,029	0.51	
11/8/21	02 012 300 010 12 5 3	2	1811/1095	\$ 115,000	pl	X	-	\$ 115,000	25.18	24.57	\$ 14,251	\$ 115,000	0.00	\$ -	\$ -	0.61	pa260 some non-hill
9/28/22	07 032 400 011 32 5 3	1	1837/667	\$ 148,000	pl	X	-	\$ 148,000	28.82	14.25	\$ 6,491	\$ 92,484	14.12	\$ 3,931	\$ 55,506	0.45	
2/10/23	01 013 200 009 13 5 4	1	1844/1041	\$ 119,206	pl	X	-	\$ 119,206	31.19	29.94	\$ 3,981	\$ 119,206	0.00	\$ -	\$ -	1.25	some non-hill
2/14/22	01 033 400 003 33 5 4	1	1818/1271	\$ 132,000	pl	X	-	\$ 132,000	36.01	25.25	\$ 3,760	\$ 94,831	9.43	\$ 3,931	\$ 37,089	1.33	
8/20/21	07 031 300 003 31 5 3	1	1804/1134	\$ 159,000	pl	X	-	\$ 159,000	37.50	0.00	\$ -	\$ 62,535	36.53	\$ 4,966	\$ 184,500	0.57	Old Barn
10/27/21	05 020 400 003 20 5 4	1	1810/1083	\$ 150,000	pl	X	-	\$ 150,000	37.95	14.04	\$ 4,454	\$ 67,535	22.25	\$ 3,931	\$ 87,465	1.66	
3/30/22	05 004 400 004 04 5 4	1	1822/901	\$ 172,000	pl	X	-	\$ 172,000	39.10	21.92	\$ 6,094	\$ 140,582	8.00	\$ 3,931	\$ 31,448	3.18	Soap Creek, JL Co #147
5/6/22	05 004 400 008 04 5 4	1	1828/911	\$ 172,000	pl	X	-	\$ 172,000	39.10	21.92	\$ 6,094	\$ 140,582	8.00	\$ 3,931	\$ 31,448	3.18	Soap Creek, JL Co #147
2/10/23	02 006 400 006 02 5 3	1	1844/1043	\$ 200,569	pl	X	-	\$ 200,569	40.00	38.02	\$ 5,275	\$ 200,569	0.00	\$ -	\$ -	1.99	
6/3/21	02 029 400 028 29 5 3	1	1797/521	\$ 141,750	pl	X	-	\$ 141,750	40.10	39.14	\$ 3,622	\$ 141,750	0.00	\$ -	\$ -	0.35	pa260 some non-hill
9/27/21	02 030 200 008 30 5 3	1	1807/717	\$ 200,000	pl	X	-	\$ 200,000	40.52	40.02	\$ 4,998	\$ 200,000	0.00	\$ -	\$ -	1.36	pa260 some non-hill
4/7/21	05 008 200 011 08 5 4	1	1793/259	\$ 335,000	pl	X	-	\$ 335,000	65.49	0.00	\$ -	\$ 130,485	65.14	\$ 3,224	\$ 210,000	0.45	
4/13/21	02 003 400 011 03 5 3	1	1792/1056	\$ 210,000	pl	X	-	\$ 210,000	69.91	27.50	\$ 4,744	\$ 280,000	38.04	\$ 3,931	\$ 149,535	2.83	pa260 some non-hill
3/28/22	03 026 200 006 35 5 4	1	1822/640	\$ 280,000	pl	X	-	\$ 280,000	69.91	67.08	\$ 4,174	\$ 237,449	21.00	\$ -	\$ 82,551	1.00	pa260
5/15/21	07 021 300 005 21 5 3	1	1796/446	\$ 320,000	pl	X	-	\$ 320,000	80.00	58.00	\$ 4,994	\$ 495,000	0.00	\$ -	\$ -	0.99	pa260 some non-hill, OB's
8/11/21	05 034 100 001 34 5 4	2	1809/608	\$ 485,000	pl	X	-	\$ 485,000	95.96	82.35	\$ 6,360	\$ 379,640	0.00	\$ -	\$ -	1.71	pa260 some non-hill
7/22/21	01 035 400 003 04 5 4	2	1841/1109	\$ 384,640	pl	X	-	\$ 384,640	100.87	99.16	\$ 6,051	\$ 600,000	0.00	\$ -	\$ -	0.99	pa260 some non-hill
12/1/22	01 013 100 006 13 5 4	2	1821/325	\$ 600,000	pl	X	-	\$ 600,000	208.64	198.51	\$ 4,594	\$ 475,908	44.52	\$ 3,931	\$ 175,008	3.61	
3/21/22	01 027 200 003 27 5 4	2	1822/221	\$ 650,916	pl	X	-	\$ 650,916	235.40	198.75	\$ 4,594	\$ 437,248	324.80	\$ 3,931	\$ 127,674	3.85	
									Total AVE/Acre =	\$ 4,298	Includes ROW Acres						

Average Analysis

Sale Count	24
Ave Acres/Sale	54.81
Ave ABS DEV/Acres	29.21
C.O.D.	0.5329

Tillable Analysis

Sale Count	20
Ave Tillable	4.594
Ave ABS DEV Tillable	852
C.O.D.	0.1854

Non-Tillable Analysis

Sale Count	14
Ave Non-Tillable	\$ 3,931
Ave ABS DEV Non-Tillable	\$ 245
C.O.D.	0.0628

Total assessable acres	1,277.55	\$ 5,653,992
Total sale price of all sales	\$ 4,425	\$ 4,425
Value/Assessable Acre	Use \$ 4,420	

Due to lack of variant land sales variant land sales from surrounding