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Commercial ECF Analysis Fayette

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
06 009 300 023 09 6 3	4130 BECK RD	08/11/21	\$250,000	WD	03-ARMT'S LENGTH	\$250,000	\$115,100	46.04
06 032 100 022 32 5 3	3590 JONESVILLE RD	03/09/22	\$346,235	WD	03-ARMT'S LENGTH	\$346,235	\$165,200	47.71
Totals:						\$596,235	\$280,300	
							Sale. Ratio =>	47.01
							Std. Dev. =>	1.18

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$230,241	\$21,828	\$228,172	\$313,076	0.729	2,760	\$82.67	200	2.2648
\$320,549	\$188,500	\$157,735	\$203,765	0.774	1,360	\$115.98	200	2.2648
\$550,790		\$385,907	\$516,841			\$99.33		
				E.C.F. =>	0.747	Std. Deviation=>		0.0320286
				Ave. E.C.F. =>	0.751	Ave. Variance=>		2.2648
						Coefficient of Var=>		0.4790

Building Style	Land Value	Land Table	Property Class	Building Depr.
1.5 STORY	\$10,000	COMMERCIAL	201	83
MOBILE	\$188,500	COMMERCIAL	201	47

3.013841565

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/29/2023 10:03 AM

Parcel: 06 009 300 023 09 6 3
Owner's Name: C&A POINT PROPERTIES LLC
Property Address: 4130 BECK RD
JONESVILLE, MI 49250
Liber/Page: 1803/1024
Split: // **Created:** //
Public Impr.: None **Active:** Active
Topography: None

Current Class: 201.COMMERCIAL-IMPROVED
Previous Class: 201.COMMERCIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 06 FAYETTE TWP
MAP #: 21 N/A 08-12
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: 200 COMMERCIAL

Mailing Address:

C&A POINT PROPERTIES LLC
219 WASHINGTON ST
LITCHFIELD MI 49252

Most Recent Sale Information

Sold on 08/11/2021 for 250,000 by POINT PROPERTIES LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1803/1024

Most Recent Permit Information

Permit PB21-0895 on 12/03/2021 for \$7,680 category POLE BARN.

Physical Property Characteristics

2024 S.E.V.: 125,800

2024 Taxable: 90,034

Lot Dimensions:

2023 S.E.V.: 107,800

2023 Taxable: 90,034

Acreage: 1.00

Financing:

Land Value: 6,000

Frontage: 0.0

PRE: 0.000

Land Impr. Value: 11,828

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: B
Style: 1.5 STORY
Exterior: Wood Siding
% Good (Physical): 83
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 0
Ground Area: 0
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: 33,398

of Commercial Buildings: 1
Type: Stores - Retail
Desc:
Class: C
Quality: Good
Built: 0 Remodeled: 0
Overall Building Height: 0
Floor Area: 2,760
Sale Price/Floor Area: 90.58
Estimated TCV: 200,470
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/29/2023 10:03 AM

Parcel:	06 032 100 022 32 5 3	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	WAY BACK CAMPGROUND LLC	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	3590 JONESVILLE RD JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1824/0565	Prev. Taxable Stat	TAXABLE
Split:	12/28/2001	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #	16 N/A 04-15
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	200 COMMERCIAL

Mailing Address:

WAY BACK CAMPGROUND LLC
3590 JONESVILLE RD
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 04/18/2022 for 0 by SHEELY, GERALD & KATHLEEN.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 1824/0565

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	140,000	2024 Taxable:	112,900	Lot Dimensions:	
2023 S.E.V.:	112,900	2023 Taxable:	112,900	Acreage:	18.85
Financing:	R-1	Land Value:	113,100	Frontage:	0.0
APRE:	0.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Mobile Home
Class: Good
Style: MOBILE
Exterior: Wood Siding
% Good (Physical): 47
Heating System: Wall Furnace
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 528
Ground Area: 528
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: 30,557

of Commercial Buildings: 4
Type: User-Defined
Desc: CAMP GROUND
Class: C
Quality: Good
Built: 0 Remodeled: 0
Overall Building Height: 0
Floor Area: 832
Sale Price/Floor Area: 0.00
Estimated TCV: 136,432
Cmts:

Commercial Land Analysis Fayette Township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
06 009 300 023 09 6 3	4130 BECK RD	08/11/21	\$250,000	WD	03-ARMI'S LENGTH	\$250,000	\$112,500	45.00
06 032 100 022 32 5 3	3590 JONESVILLE RD	03/09/22	\$346,235	WD	03-ARMI'S LENGTH	\$346,235	\$116,200	33.56
Totals:						\$596,235	\$228,700	
							Sale. Ratio =>	38.36
							Std. Dev. =>	8.09

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$225,041	\$29,759	\$4,800	1.00	1.00	\$29,759	\$0.68	200	1803/1024
\$222,529	\$214,186	\$90,480	18.85	18.85	\$11,363	\$0.26	200	1821/571
\$447,570	\$243,945	\$95,280	19.85	19.85				
			Average		Average			
			per Net Acre=>	12,289.42	per SqFt=>	\$0.28		

Land Table Class

COMMERCIAL 201

COMMERCIAL 201
