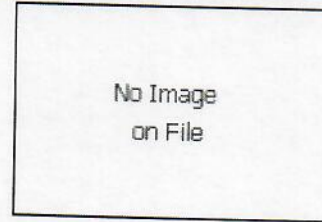


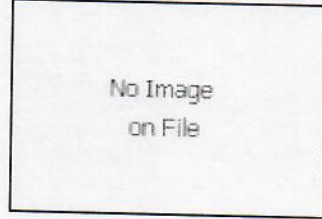
8

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 11,424
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 71 133,476 117,128 1.140



2940 MAUCK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06 013 400 003 13 6 3 03/09/2023 RES 401 335,000 30,632
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 57 292,681 238,979 1.225
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 11687 9543 1.225



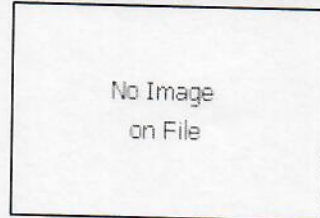
3911 N SAND LAKE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06 018 100 010 18 6 3 03/01/2023 RES 401 394,900 42,120
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family LOG 94 259,967 218,235 1.191
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 92813 77913 1.191



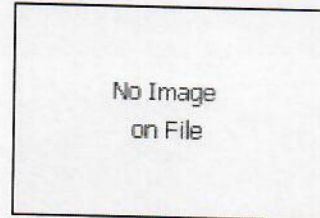
4190 FITZPATRICK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06 018 400 014 18 6 3 02/13/2023 RES 401 300,000 51,052
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 80 248,948 194,465 1.280



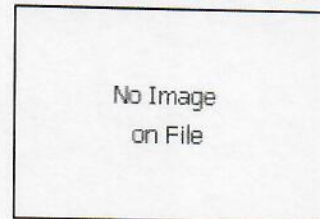
4 BECK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06 009 300 010 09 6 3 01/03/2023 RES 401 380,000 99,036
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 96 268,399 263,190 1.020
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 12565 12321 1.020



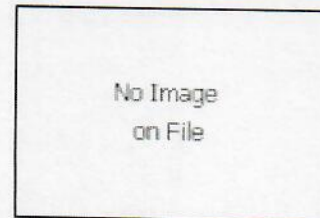
4364 BECK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06 009 300 004 09 6 3 12/05/2022 RES 401 135,000 10,179
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 58 124,821 150,797 0.828



3052 GENESEE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06 032 200 005 32 5 3 08/08/2022 RES 401 139,000 14,040
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MODULAR 69 124,960 128,837 0.970



2060 MAUCK RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06 013 300 004 13 6 3 07/07/2022 RES 401 341,000 42,120
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 84 298,880 312,766 0.956



Neighborhoods Used: RES - RESIDENTIAL, AG - AGRICULTURAL

3600 JONESVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 032 300 008 32 5 3	03/10/2022 RES	401	320,000	23,391
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	79	283,866	246,845
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	12743	11081	1.150	



4900 JONESVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 031 300 007 31 5 3	01/28/2022 RES	401	310,000	66,222
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	243778	84073	2.900	



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	11,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	63	195,455	137,759
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				1.419



1611 E MOORE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 014 400 007 14 6 3	06/29/2021 RES	401	265,000	24,082
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	63	218,971	182,307
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	21947	18272	1.201	



6 N BUNN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 031 400 007 31 5 3	06/29/2021 RES	401	280,000	66,235
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	53	186,285	208,650
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	27480	30779	0.893	



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	13,712
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	53	154,313	186,887
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	7975	9658	0.826	



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
Mobile Home	1 STORY	61	83,070	88,143
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				0.942



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 : 88,143
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 253,640
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 : 2,791,022
Total Mobile Home Sale Residual Values : 83,070
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 430,988
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. Rows include After Application of E.C.F.s.

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. : 1.079 (13)
Mobile Home E.C.F. : 0.942 (1)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.699 (8)
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): 2.30

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

11/03/2023 1:58 PM

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

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 72,300

2023 Taxable: 43,552

Acreage: 2.50

Zoning:

Land Value: Tentative

Frontage: 0.0

ARE: 100.000

Land Impr. Value: Tentative

Average Depth: 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: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/03/2023 1:58 PM

Parcel:	06 006 400 012 06 6 3	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HOUSER, MELISSA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5300 N BUNN RD JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1846/0103	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #	20 N/A 10-27
Topography:	None	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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	62,500	2023 Taxable:	44,212	Acreage:	0.81
Zoning:		Land Value:	Tentative	Frontage:	0.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	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: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/03/2023 1:58 PM

Parcel: 06 009 300 004 09 6 3
Owner's Name: BAKER, CALEB
Property Address: 4364 BECK RD
JONESVILLE, MI 49250

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 10-12
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: RES RESIDENTIAL

Liber/Page: 1840/0899
Split: / /
Created: / /
Active: Active

Public Impr.: None
Topography: None

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

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 78,600

2023 Taxable: 78,600

Acreage: 1.00

Zoning:

Land Value: Tentative

Frontage: 0.0

AREA: 100.000

Land Impr. Value: Tentative

Average Depth: 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: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/03/2023 1:58 PM

Parcel: 06 009 300 010 09 6 3
Owner's Name: LAIRD, KARA
Property Address: 4385 BECK RD
JONESVILLE, MI 49250

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 06 FAYETTE TWP
MAP #: 18 DESC-M N/A 09-28
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: RES RESIDENTIAL

Liber/Page: 1841/1237
Split: / /
Created: / /
Active: Active
Public Impr.: None
Topography: None

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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	174,600	2023 Taxable:	136,313	Acreage:	20.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	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: Tentative

of Agricultural Buildings: 2
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/03/2023 1:58 PM

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

Mailing Address:

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

Most Recent Permit Information

None Found

Liber/Page: 1831/0754

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	169,800	2023 Taxable:	169,800	Acreage:	10.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	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: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/03/2023 1:58 PM

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
Split: // **Created:** //
Public Impr.: None **Active:** Active
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

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 134,900	2023 Taxable: 76,060	Acreage: 5.00
Zoning:	Land Value: Tentative	Frontage: 0.0
ARE: 100.000	Land Impr. Value: Tentative	Average Depth: 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: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/03/2023 1:58 PM

Parcel: 06 014 400 007 14 6 3
Owner's Name: STARKS, JOHNNNA M
Property Address: 1611 E MOORE RD
HILLSDALE, MI 49242

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 06 FAYETTE TWP
MAP #: 21 N/A 06-30
School: 30020 HILLSDALE COMM PUBLIC SCHS
Neighborhood: RES RESIDENTIAL

Liber/Page: 1799/803
Split: 01/06/1997
Created: 01/06/1997
Active: Active
Public Impr.: None
Topography: None

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

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 108,100

2023 Taxable: 45,862

Acreage: 5.00

Zoning:

Land Value: Tentative

Frontage: 0.0

AREA: 100.000

Land Impr. Value: Tentative

Average Depth: 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: Tentative

of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/03/2023 1:58 PM

Parcel: 06 016 300 005 16 6 3
Owner's Name: STOLL, LEVI & VICTORIA
Property Address: 2769 TAYLOR RD
HILLSDALE, MI 49242
Liber/Page: 1796/74
Split: / /
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 #: 21 DESC-M N/A 05-24
School: 30020 HILLSDALE COMM PUBLIC SCHS
Neighborhood: 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

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 49,800

2023 Taxable: 27,195

Acreage: 0.63

Zoning:

Land Value: Tentative

Frontage: 215.8

ARE: 0.000

Land Impr. Value: Tentative

Average Depth: 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: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/03/2023 1:58 PM

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: / /
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

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 160,800	2023 Taxable: 144,766	Acreage: 10.00
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 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: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/03/2023 1:58 PM

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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	0	2023 Taxable:	0	Acreage:	10.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	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: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/03/2023 1:58 PM

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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	143,700	2023 Taxable:	105,010	Acreage:	16.30
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	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: Tentative

of Agricultural Buildings: 5

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/03/2023 1:58 PM

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

Mailing Address:

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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	68,800	2023 Taxable:	68,800	Acreage:	3.00
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	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: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/03/2023 1:58 PM

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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	135,500	2023 Taxable:	135,500	Acreage:	5.01
Zoning:	R-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	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: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/03/2023 1:58 PM

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

Mailing Address:

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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	102,100	2023 Taxable:	98,490	Acreage:	2.93
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	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: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Fayette Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale
06 036 300 001 36 5 3	6511 HALF MOON LAKE RD	05/27/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$121,400	68.98
06 009 300 004 09 6 3	4364 BECK RD	12/05/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$93,000	68.89
06 031 400 007 31 5 3	6440 N BUNN RD	06/29/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$172,700	61.68
06 016 300 005 16 6 3	2769 TAYLOR RD	05/13/21	\$110,050	WD	03-ARM'S LENGTH	\$110,050	\$64,900	58.97
06 013 300 004 13 6 3	2060 MAUCK RD	07/07/22	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$203,400	59.65
06 032 200 005 32 5 3	3052 GENESEE RD	08/08/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$82,100	59.06
06 009 300 010 09 6 3	4385 BECK RD	01/03/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$210,100	55.29
06 006 400 012 06 6 3	5300 N BUNN RD	03/15/23	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$74,000	51.07
06 032 300 008 32 5 3	3600 JONESVILLE RD	03/10/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$162,100	50.66
06 018 100 010 18 6 3	3911 N SAND LAKE RD	03/01/23	\$394,900	WD	03-ARM'S LENGTH	\$394,900	\$193,700	49.05
06 014 400 007 14 6 3	1611 E MOORE RD	06/29/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$129,000	48.68
06 013 400 003 13 6 3	2940 MAUCK RD	03/09/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$160,200	47.82
06 018 400 014 18 6 3	4190 FITZPATRICK RD	02/13/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$138,900	46.30
06 006 400 004 06 6 3	4380 W CHICAGO RD	10/01/21	\$207,155	WD	03-ARM'S LENGTH	\$207,155	\$86,200	41.61
Totals:			\$3,528,005			\$3,528,005	\$1,891,700	53.62
								8.33

Sale. Ratio => 53.62
 Std. Dev. => 8.33

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$242,883	\$13,712	\$162,288	\$196,545	0.826	1,856	\$87.44	RES	11.6738
\$186,008	\$10,179	\$124,821	\$150,797	0.828	1,040	\$120.02	RES	82.7743
\$345,409	\$66,235	\$213,765	\$239,429	0.893	2,936	\$72.81	RES	29.8415
\$129,755	\$26,980	\$83,070	\$88,143	0.942	1,296	\$64.10	RES	94.2443
\$406,805	\$42,120	\$298,880	\$312,766	0.956	2,390	\$125.05	RES	95.5603
\$164,264	\$14,040	\$124,960	\$128,837	0.970	1,176	\$106.26	RES	25.4804
\$420,282	\$99,036	\$280,964	\$275,511	1.020	1,768	\$158.92	RES	101.9792
\$147,995	\$11,424	\$133,476	\$117,128	1.140	842	\$158.52	RES	113.9576
\$324,133	\$23,391	\$296,609	\$257,926	1.150	2,518	\$117.80	RES	26.8842
\$387,429	\$42,120	\$352,780	\$296,148	1.191	1,800	\$195.99	RES	119.1227
\$257,957	\$24,082	\$240,918	\$200,579	1.201	1,920	\$125.48	RES	120.1113
\$320,409	\$30,632	\$304,368	\$248,522	1.225	2,512	\$121.17	RES	122.4711
\$277,798	\$51,052	\$248,948	\$194,465	1.280	1,152	\$216.10	RES	128.0170
\$172,327	\$11,700	\$195,455	\$137,759	1.419	1,345	\$145.32	RES	141.8818
\$3,783,454		\$3,061,302	\$2,844,555			\$129.64		0.1940
			E.C.F. =>	1.076		Std. Deviation=>	0.18066358	
			Ave. E.C.F. =>	1.074		Ave. Variance=>	86.7143	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1 STORY	\$13,712	RESIDENTIAL	401	53
1 STORY	\$4,680	RESIDENTIAL	401	58
2 STORY	\$66,235	RESIDENTIAL	401	53
1 STORY	\$26,980	RESIDENTIAL	401	61
1 STORY	\$42,120	RESIDENTIAL	401	84
MODULAR	\$14,040	RESIDENTIAL	401	69
1 STORY	\$93,600	RESIDENTIAL	401	96
1 STORY	\$3,791	RESIDENTIAL	401	71
2 STORY	\$22,698	RESIDENTIAL	401	79
LOG	\$42,120	RESIDENTIAL	401	94
2 STORY	\$23,400	RESIDENTIAL	401	63
2 STORY	\$23,400	RESIDENTIAL	401	57
1 STORY	\$46,800	RESIDENTIAL	401	80
1 STORY	\$11,700	RESIDENTIAL	401	63

80.72021024

Fayette Township Residential Land Analysis

Sale Date	Parcel Number	# of Pcts	Libers/Page	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
5/18/22	08 035 100 011 35 5 3	1	1828/1170	\$ 36,000			-	\$ 36,000	4.02	4.02	\$ 8,955	\$ 36,000	0.00	\$ -	\$ -	0.00	US-12 East of Jonesville
7/13/21	06 017 200 015 17 6 3	1	1800/992	\$ 45,000			-	\$ 45,000	7.06	0.00	\$ -	\$ -	6.88	\$ 6,541	\$ 45,000	0.18	
3/8/22	06 017 200 015 17 6 3	1	1821/94	\$ 49,500			-	\$ 49,500	7.60	0.00	\$ -	\$ -	6.88	\$ 7,195	\$ 49,500	0.18	
4/7/21	06 032 100 023 32 5 3	1	1792/98	\$ 23,000		X	-	\$ 23,000	8.55	0.00	\$ -	\$ 23,000	0.00	\$ -	\$ -	1.24	pa260
5/5/22	06 032 100 020 32 5 3	1	1825/156	\$ 45,000			-	\$ 45,000	8.55	0.00	\$ -	\$ -	8.55	\$ 5,263	\$ 45,000	0.00	AdJ to campground
9/26/22	06 012 200 008 12 6 3	1	1836/370	\$ 83,000			-	\$ 83,000	23.78	10.38	\$ 5,694	\$ 59,000	45.15	\$ 4,928	\$ 83,000	0.94	
Sale Count =		6		\$ 281,500				\$ 281,500	58.07	10.38	\$ 5,694	\$ 59,000	45.15	\$ 4,928	\$ 222,500	2.34	
									4.848								

Total AVE/Acre = \$ 4,848 ← Includes ROW Acres

Acreage Analysis	
Sale Count	6
Ave Acres/Sale	9.68
Ave ABS DEV Acres	2.35
C.O.D.	0.2428

Tillable Analysis	
Sale Count	2
Ave Tillable	\$ 5,694
Ave ABS DEV Tillable	\$ 2,669
C.O.D.	0.4596
Use \$ -5,690	

Non-Tillable Analysis	
Sale Count	3
Ave Non-Tillable	\$ 4,928
Ave ABS DEV Non-Tillable	\$ 1,405
C.O.D.	0.2851
Use \$ -4,920	

Total assessable acres		Total sale price of all sales		Value/Assessable Acre	
55.53	\$ 281,500	\$ 5,069	55.53	\$ 5,069	55.53
Use					

Sale Count		Ave \$/Acre		Ave ABS DEV \$/Acre	
6	\$ 5,069	1.522	0.3002		
C.O.D.					

Known = #REF!