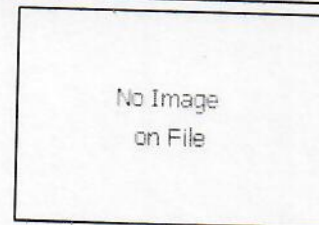


10

Neighborhoods Used: SWCH.SWEET CLOVER HILLS

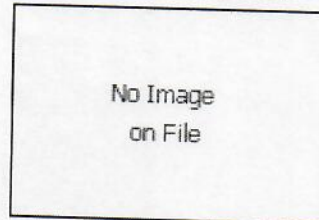
1452 RED CLOVER HILLS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 385 001 010	02/21/2023 SWCH	401	425,000	20,845
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	88	404,155	254,980	1.585
Style				
1 STORY				



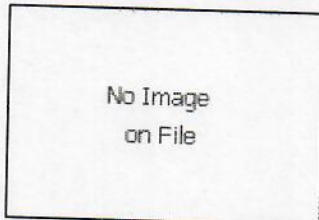
1423 PRAIRIE CLOVER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 395 001 023	01/31/2023 SWCH	401	515,000	37,302
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	79	431,062	263,643	1.635
Style				
1 STORY				
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	46636	28523	1.635	



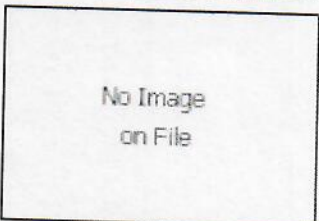
1441 RED CLOVER HILLS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 385 001 012	10/31/2022 SWCH	401	350,000	22,289
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	327,711	227,861	1.438
Style				
1.5 STORY				



6604 SWEET CLOVER HILLS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 385 001 022	07/28/2022 SWCH	401	270,000	32,615
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	237,385	278,383	0.853
Style				
1.5 STORY				



PRAIRIE CLOVER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 395 001 019	05/16/2022 SWCH	401	432,500	37,453
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	91	395,047	291,221	1.357
Style				
1 STORY				

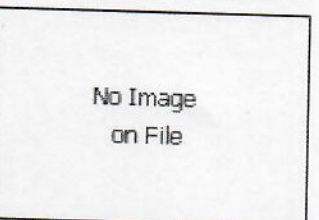
!!MULTI-PARCEL SALE!!



6536 SWEET CLOVER HILLS DR

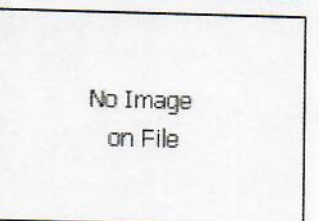
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 390 001 001	12/03/2021 SWCH	401	295,000	45,928
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	77	249,072	310,230	0.803
Style				
1 STORY				

!!MULTI-PARCEL SALE!!



1440 RED CLOVER HILLS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06 385 001 009	05/14/2021 SWCH	401	285,000	19,902
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	265,098	258,256	1.026
Style				
1 STORY				



Neighborhoods Used: SWCH.SWEET CLOVER HILLS

Single Family Computed Costs by Manual

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	291,221	254,980	832,130	61,770	51,600	0,500
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	506,244	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI LEVEL	0	0	0	0	0	0
LOG	0	0	0	0	0	0
MOBILE	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
TRI LEVEL	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,884,574  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 28,523  
 Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	395,047	404,155	945,232	61,770	51,600	0,500
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	565,096	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
BI LEVEL	0	0	0	0	0	0
LOG	0	0	0	0	0	0
MOBILE	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
TRI LEVEL	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,309,530  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 46,636  
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	6	25.03	28.42	1.052
After Application of E.C.F.s		16.95	20.48	1.037

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.357 ( 1)	1.585 ( 1)	1.136 ( 3)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
1.25 STORY	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
1.5 STORY	1.000 ( 0)	1.000 ( 0)	1.116 ( 2)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
1.75 STORY	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
2 STORY	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
BI LEVEL	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
LOG	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
MOBILE	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
MODULAR	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)
TRI LEVEL	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)	1.000 ( 0)

Single Family E.C.F. : 1.225 (7)  
 Mobile Home E.C.F. : 1.000 (0)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 1.635 (1)  
 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: SWCH.SWEET CLOVER HILLS

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): SWCH - SWEET CLOVER HILLS

Max # of Res. Buildings: 300

Minimum E.C.F. (Residential): 0.30  
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 8:41 AM

<b>Parcel:</b>	06 385 001 009	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SPRECHER, JERI HONSON LIVING TRUST	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1440 RED CLOVER HILLS DR JONESVILLE, MI 49250	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	1795/1059	<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 05-20
<b>Topography:</b>	None	<b>School:</b>	30030 JONESVILLE COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	SWCH SWEET CLOVER HILLS

## Mailing Address:

SPRECHER, JERI HONSON LIVING TRUST  
SPRECHER, JERI HONSON TRUSTEE  
1440 RED CLOVER HILLS DR  
JONESVILLE MI 49250

## Most Recent Sale Information

Sold on 05/14/2021 for 285,000 by HAYNE, CHAD G & PAULA A.

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

**Liber/Page:** 1795/1059

## Most Recent Permit Information

Permit PB20-0018 on 01/09/2020 for \$10,000 category OTHER.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	169,200	<b>2024 Taxable:</b>	82,411	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	127,200	<b>2023 Taxable:</b>	82,411	<b>Acreage:</b>	0.97
<b>Zoning:</b>		<b>Land Value:</b>	17,722	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	2,180	<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): 75  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,704  
Ground Area: 1,704  
Garage Area: 624  
Basement Area: 1,704  
Basement Walls:  
Estimated TCV: 318,430

# Real Estate Summary Sheet

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

10/29/2023 8:41 AM

**Parcel:** 06 385 001 010  
**Owner's Name:** MORGAN, BRITTANY & WILLIAM  
**Property Address:** 1452 RED CLOVER HILLS DR  
JONESVILLE, MI 49250  
**Liber/Page:** 1844/0781  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Created:** / /  
**Active:** Active

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 06 FAYETTE TWP  
**MAP #:** 10 N/A 03-15  
**School:** 30030 JONESVILLE COMMUNITY SCHOOLS  
**Neighborhood:** SWCH SWEET CLOVER HILLS

## Mailing Address:

MORGAN, BRITTANY & WILLIAM  
1452 RED CLOVER HILLS DR  
JONESVILLE MI 49250

## Most Recent Sale Information

Sold on 02/21/2023 for 425,000 by TRACHSEL, VICOTOR J.

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

**Liber/Page:** 1844/0781

## Most Recent Permit Information

Permit PM11-0186 on 05/12/2011 for \$0 category MECHANICAL.

## Physical Property Characteristics

**2024 S.E.V.:** 167,600

**2024 Taxable:** 167,600

### Lot Dimensions:

**2023 S.E.V.:** 126,000

**2023 Taxable:** 97,312

**Acreage:** 0.93

**Zoning:**

**Land Value:** 16,991

**Frontage:** 0.0

**PRE:** 100.000

**Land Impr. Value:** 3,854

**Average Depth:** 0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 2011

Occupancy: Single Family

Class: C+5

Style: 1 STORY

Exterior:

% Good (Physical): 88

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

# of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,562

Ground Area: 1,562

Garage Area: 588

Basement Area: 1,562

Basement Walls:

Estimated TCV: 314,390

# Real Estate Summary Sheet

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

10/29/2023 8:41 AM

**Parcel:** 06 385 001 012  
**Owner's Name:** VESSELLA, THOMAS J & SUSAN D  
**Property Address:** 1441 RED CLOVER HILLS DR  
JONESVILLE, MI 49250  
**Liber/Page:** 1838/0569  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Created:** / /  
**Active:** Active

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 06 FAYETTE TWP  
**MAP #:** 17 N/A 11-14  
**School:** 30030 JONESVILLE COMMUNITY SCHOOLS  
**Neighborhood:** SWCH SWEET CLOVER HILLS

## Mailing Address:

VESSELLA, THOMAS J & SUSAN D  
1441 RED CLOVER HILLS DR  
JONESVILLE MI 49250

## Most Recent Sale Information

Sold on 10/31/2022 for 350,000 by HAWKINS, GARY & KATHRYN REV TRUST.

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

**Liber/Page:** 1838/0569

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2024 S.E.V.:** 151,600

**2024 Taxable:** 114,100

### Lot Dimensions:

**2023 S.E.V.:** 114,100

**2023 Taxable:** 114,100

**Acreage:** 1.22

### Zoning:

**Land Value:** 22,289

**Frontage:** 0.0

**PRE:** 100.000

**Land Impr. Value:** 0

**Average Depth:** 0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: C+5

Style: 1.5 STORY

Exterior: Wood Siding

% Good (Physical): 75

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,664

Ground Area: 1,664

Garage Area: 484

Basement Area: 1,664

Basement Walls:

Estimated TCV: 280,953

# Real Estate Summary Sheet

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

10/29/2023 8:41 AM

**Parcel:** 06 385 001 022  
**Owner's Name:** BERNARD, KARL L & ALICE J (LE)  
**Property Address:** 6604 SWEET CLOVER HILLS DR  
JONESVILLE, MI 49250  
**Liber/Page:** 1843/1041  
**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 #:** 14 N/A 09-16  
**School:** 30030 JONESVILLE COMMUNITY SCHOOLS  
**Neighborhood:** SWCH SWEET CLOVER HILLS

## Mailing Address:

BERNARD, KARL L & ALICE J (LE)  
6604 SWEET CLOVER HILLS DR  
JONESVILLE MI 49250

## Most Recent Sale Information

Sold on 02/09/2023 for 0 by BERNARD, KARL L & ALICE J.

**Terms of Sale:** 15-LADY BIRD

**Liber/Page:** 1843/1041

## Most Recent Permit Information

Permit PB06-0467 on 08/07/2006 for \$2,520 category ADDITIONS.

## Physical Property Characteristics

**2024 S.E.V.:** 187,900

**2024 Taxable:** 142,000

### Lot Dimensions:

**2023 S.E.V.:** 142,000

**2023 Taxable:** 142,000

**Acreage:** 1.50

### Zoning:

**Land Value:** 27,405

**Frontage:** 0.0

**PRE:** 100.000

**Land Impr. Value:** 5,210

**Average Depth:** 0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: C+5

Style: 1.5 STORY

Exterior: Wood Siding

% Good (Physical): 75

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 0

Full Baths: 2 Half Baths: 1

Floor Area: 1,922

Ground Area: 1,281

Garage Area: 960

Basement Area: 1,281

Basement Walls:

Estimated TCV: 343,246



# Real Estate Summary Sheet

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

10/29/2023 8:41 AM

**Parcel:** 06 385 001 023  
**Owner's Name:** YARGER, PAUL G & CAROLYN M  
**Property Address:** 6574 SWEET CLOVER HILLS DR  
JONESVILLE, MI 49250  
**Liber/Page:** 1201/368  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Created:** / /  
**Active:** Active

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 06 FAYETTE TWP  
**MAP #:** 13 N/A 02-04  
**School:** 30030 JONESVILLE COMMUNITY SCHOOLS  
**Neighborhood:** SWCH SWEET CLOVER HILLS

## Mailing Address:

YARGER, PAUL G & CAROLYN M  
6574 SWEET CLOVER HILLS DR  
JONESVILLE MI 49250

## Most Recent Sale Information

Sold on 04/05/2005 for 30,000 by C & S LAND DEVELOPMENT INC.

**Terms of Sale:** 16-LC PAYOFF

**Liber/Page:** 1201/368

## Most Recent Permit Information

Permit PB12-0530 on 07/25/2012 for \$219,680 category BUILDING.

## Physical Property Characteristics

<b>2024 S.E.V.:</b> 205,500	<b>2024 Taxable:</b> 111,532	<b>Lot Dimensions:</b>
<b>2023 S.E.V.:</b> 153,900	<b>2023 Taxable:</b> 111,532	<b>Acreage:</b> 1.15
<b>Zoning:</b>	<b>Land Value:</b> 21,011	<b>Frontage:</b> 0.0
<b>ARE:</b> 100.000	<b>Land Impr. Value:</b> 0	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2012  
Occupancy: Single Family  
Class: C+10  
Style: 1 STORY  
Exterior:  
% Good (Physical): 89  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,168  
Ground Area: 2,168  
Garage Area: 696  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 389,910

# Real Estate Summary Sheet

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

10/29/2023 8:41 AM

**Parcel:** 06 390 001 001  
**Owner's Name:** HENRY, MARK  
**Property Address:** 6536 SWEET CLOVER HILLS DR  
JONESVILLE, MI 49250  
**Liber/Page:** 1814/60  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** Paved Road, Water, Electric  
**Topography:** Rolling

**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 12-06  
**School:** 30030 JONESVILLE COMMUNITY SCHOOLS  
**Neighborhood:** SWCH SWEET CLOVER HILLS

## Mailing Address:

HENRY, MARK  
64 RIPPON AVE  
HILLSDALE MI 49242

## Most Recent Sale Information

Sold on 12/03/2021 for 295,000 by TERRY, CAROLYN SUE ESTATE.

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

**Liber/Page:** 1814/60

## Most Recent Permit Information

Permit 2022-0032 on 01/18/2022 for \$24,253 category WINDOWS/DOORS.

## Physical Property Characteristics

<b>2024 S.E.V.:</b> 203,000	<b>2024 Taxable:</b> 130,515	<b>Lot Dimensions:</b>
<b>2023 S.E.V.:</b> 152,700	<b>2023 Taxable:</b> 130,515	<b>Acreage:</b> 1.04
<b>Zoning:</b>	<b>Land Value:</b> 19,001	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> 4,436	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2000  
Occupancy: Single Family  
Class: C+5  
Style: 1 STORY  
Exterior: Wood Siding  
% Good (Physical): 77  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,985  
Ground Area: 1,985  
Garage Area: 546  
Basement Area: 1,985  
Basement Walls:  
Estimated TCV: 382,514

# Real Estate Summary Sheet

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

10/29/2023 8:41 AM

<b>Parcel:</b>	06 395 001 019	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MALCHEFF, ADAM & JESSICA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1474 PRAIRIE CLOVER DR JONESVILLE, MI 49250	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	1826/0712	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	11/16/2001	<b>Gov. Unit:</b>	06 FAYETTE TWP
<b>Public Impr.:</b>	Paved Road, Electric	<b>MAP #:</b>	18 N/A 03-29
<b>Topography:</b>	Rolling	<b>School:</b>	30030 JONESVILLE COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	SWCH SWEET CLOVER HILLS

**Mailing Address:**  
MALCHEFF, ADAM & JESSICA  
1474 PRAIRIE CLOVER DR  
JONESVILLE MI 49250

## Most Recent Sale Information

Sold on 05/16/2022 for 432,500 by SMITH, DONALD H & SUSAN E.

**Terms of Sale:** 19-MULTI PARCEL ARM'S LENGTH

**Liber/Page:** 1826/0712

## Most Recent Permit Information

Permit PB16-05 on 06/14/2016 for \$0 category NEW BUILDING.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	190,700	<b>2024 Taxable:</b>	143,000	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	143,000	<b>2023 Taxable:</b>	143,000	<b>Acreage:</b>	1.22
<b>Zoning:</b>		<b>Land Value:</b>	22,289	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<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+5  
Style: 1 STORY  
Exterior:  
% Good (Physical): 91  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,690  
Ground Area: 1,690  
Garage Area: 1,056  
Basement Area: 1,690  
Basement Walls:  
Estimated TCV: 359,075

Sweet Clover Hills ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.
06 385 001 009	1440 RED CLOVER HILLS DR	05/14/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$169,200
06 385 001 010	1452 RED CLOVER HILLS DR	02/21/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$167,600
06 385 001 012	1441 RED CLOVER HILLS DR	10/31/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$151,600
06 385 001 022	6604 SWEET CLOVER HILLS DR	07/28/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$187,900
06 390 001 001	6536 SWEET CLOVER HILLS DR	12/03/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$214,200
06 395 001 019	1474 PRAIRIE CLOVER DR	05/16/22	\$432,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$432,500	\$198,300
06 395 001 023	1423 PRAIRIE CLOVER DR	01/31/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$195,400
<b>Totals:</b>						<b>\$2,572,500</b>	<b>\$1,284,200</b>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
59.37	\$338,332	\$19,902	\$265,098	\$258,256	1.026	1,704	\$155.57	SWCH
39.44	\$335,235	\$20,845	\$404,155	\$254,980	1.585	1,562	\$258.74	SWCH
43.31	\$303,242	\$22,289	\$327,711	\$227,861	1.438	1,664	\$196.94	SWCH
69.59	\$375,861	\$32,615	\$237,385	\$278,383	0.853	1,922	\$123.51	SWCH
72.61	\$428,442	\$45,928	\$249,072	\$310,230	0.803	1,985	\$125.48	SWCH
45.85	\$409,227	\$37,453	\$395,047	\$291,221	1.357	1,690	\$233.76	SWCH
37.94	\$390,897	\$37,302	\$477,698	\$292,166	1.635	1,852	\$257.94	SWCH
	<b>\$2,581,236</b>		<b>\$2,356,166</b>	<b>\$1,913,097</b>			<b>\$193.13</b>	
<b>49.92</b>					<b>E.C.F. =&gt; 1.232</b>			<b>Std. Deviation=&gt; 0.345103</b>
<b>14.46</b>					<b>Ave. E.C.F. =&gt; 1.242</b>			<b>Ave. Variance=&gt; 29.8615</b>

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.
21.5919	1 STORY	\$17,722		SWEET CLOVER HILLS	401	75
34.2637	1 STORY	\$16,991		SWEET CLOVER HILLS	401	88
19.5793	1.5 STORY	\$22,289		SWEET CLOVER HILLS	401	75
38.9682	1.5 STORY	\$27,405		SWEET CLOVER HILLS	401	75
43.9549	1 STORY	\$41,492	06 390 001 002	SWEET CLOVER HILLS	401	77
11.4111	1 STORY	\$37,453	06 395 001 020	SWEET CLOVER HILLS	401	91
39.2611	1 STORY	\$34,530		SWEET CLOVER HILLS	401	79
<b>1.0813</b>						

Coefficient of Var=> 24.03508269

# 2024 Fayette Township Land Value Study Residential Subdivision and Waterfront Sweet Clover Hills

Parcel Number	Date of Sale	Sale Price	Acreage	Price/Ac
395-001-011	9/2/2022	\$17,500	1.46	\$11,986
395-001-012	9/2/2022	\$17,500	1.76	\$9,943
395-001-013	11/11/2022	\$16,800	0.56	\$30,000
395-001-014	11/11/2022	\$16,800	0.42	\$40,000
395-001-015	11/11/2022	\$18,000	0.83	\$21,687
390-001-012	12/2/2022	\$19,000	0.75	\$25,333
390-001-021	7/1/2021	\$41,500	0.88	\$47,159
390-001-022	7/8/2021	\$50,000	0.84	\$59,524

Lakefront: \$91,500  
 Non Lakefront: \$105,600

Total Price: \$180,300  
 Total Acres: 15  
 Total Price Per Acres: \$12,020

Parcel Number	Date of Sale	Sale Price	Front Foot	Price Per FF
305-001-019	2/28/2022	\$21,500	75	\$286.67
380-001-001, 002	10/29/2021	\$35,000	80	\$437.50
380-001-005, 006	8/23/2023	\$10,000	198.14	\$50.47
	Total Cost:	\$66,500		
		Total Frontage:	353.14	\$188.31
Sandhaven				
340-001-005, 006, 007	9/10/2021	\$23,500	126	\$186.51