

26

Neighborhoods Used: 16003.RANSOM RESIDENTIAL

12080 CRAMPTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 030 200 013 30 8 2	01/13/2023 16003	401	200,000	83,579
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	78	116,421	199,621
			E.C.F.	0.583



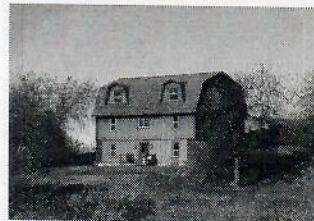
7231 SQUAWFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 002 100 010 02 8 2	09/23/2022 16003	401	169,900	67,314
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARM HOUSE	47	100,645	123,432
Agricultural Buildings:			E.C.F.	0.815
			ResidualValue	CostByManual
			1941	2380
			E.C.F.	0.815



5960 E BURT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 016 400 010 16 8 2	09/09/2022 16003	401	200,000	59,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	80	140,500	205,114
			E.C.F.	0.685



8998 S LAKE PLEASANT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 005 300 005 05 8 2	07/28/2022 16003	401	32,000	8,641
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MOBILE HOME	35	23,359	41,459
			E.C.F.	0.563



TAMARACK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 001 400 003 01 8 2	04/29/2022 16003	401	185,000	106,175
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	52	72,529	155,630
Agricultural Buildings:			E.C.F.	0.466
			ResidualValue	CostByManual
			6296	13511
			E.C.F.	0.466



5911 RANSOM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 055 001 004	03/08/2022 16003	401	45,618	4,655
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARM HOUSE	45	40,963	108,782
			E.C.F.	0.377



12580 S PITTSFORD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 025 400 004 25 8 2	02/28/2022 16003	401	205,000	19,708
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	53	168,940	172,932
Agricultural Buildings:			E.C.F.	0.977
			ResidualValue	CostByManual
			16352	16738
			E.C.F.	0.977



4481 E CAMDEN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16 029 100 012 29 8 2	11/20/2021 16003	401	370,000	132,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	231,545	298,145
Agricultural Buildings:			E.C.F.	0.777
			ResidualValue	CostByManual
			5755	7411
			E.C.F.	0.777



Neighborhoods Used: 16003.RANSOM RESIDENTIAL

6451 PLEASANT VIEW RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
16 027 300 004 27 8 2 05/04/2021 16003 401 50,000 8,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MANUFACTURED 66 38,155 107,527 0.355
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 3845 10836 0.355



8500 TAMARACK RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
16 001 300 010 01 8 2 04/15/2021 16003 401 270,000 105,310
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 77 153,933 297,176 0.518
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 10757 20767 0.518



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/28/2023 11:15 AM

Parcel:	16 001 300 010 01 8 2	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MORENO, ALI N & SARA M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8500 TAMARACK RD PITTSFORD, MI 49271	Taxable Status	TAXABLE
Liber/Page:	1792/933	Prev. Taxable Stat	TAXABLE
Split:	11/20/2017	Gov. Unit:	16 RANSOM TOWNSHIP
Public Impr.:	None	Map #	21 N/A 04-16
Topography:	None	School:	30060 PITTSFORD AREA SCHOOLS
		Neighborhood:	16003 RANSOM RESIDENTIAL

Mailing Address:

MORENO, ALI N & SARA M
8500 TAMARACK RD
PITTSFORD MI 49271

Most Recent Sale Information

Sold on 04/15/2021 for 270,000 by MILLER, ROBERT P LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1792/933

Most Recent Permit Information

Permit 96-254 on 05/22/1996 for \$136,264 category .

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	171,400	2023 Taxable:	159,915	Acreage:	15.16
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: 1996

Occupancy: Single Family

Class: C

Style: RANCH

Exterior: Vinyl

% Good (Physical): 77

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 2,247

Ground Area: 2,247

Garage Area: 624

Basement Area: 2,247

Basement Walls:

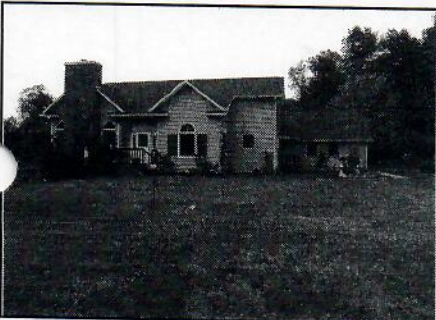
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/28/2023 11:15 AM

Parcel:	16 001 400 003 01 8 2	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PORTER, IAN & MELISSA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8820 TAMARACK RD PITTSFORD, MI 49271	Taxable Status	TAXABLE
Liber/Page:	1825/0909	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16 RANSOM TOWNSHIP
Public Impr.:	Gravel Road, Electric	Map #	19 N/A 10-30
Topography:	Level	School:	30060 PITTSFORD AREA SCHOOLS
		Neighborhood:	16003 RANSOM RESIDENTIAL

Mailing Address:

PORTER, IAN & MELISSA
8820 TAMARACK RD
PITTSFORD MI 49271

Most Recent Sale Information

Sold on 04/29/2022 for 185,000 by COOLEY, KAREN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1825/0909

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	111,900	2023 Taxable:	111,900	Acreage:	15.00
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: 1900

Occupancy: Single Family

Class: C

Style: TWO-STORY

Exterior: Alum., Vinyl

% Good (Physical): 52

Heating System: Forced Heat & Cool

Electric - Amps Service: 100

of Bedrooms: 4

Full Baths: 1 Half Baths: 1

Floor Area: 2,190

Ground Area: 1,490

Garage Area: 0

Basement Area: 700

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 4

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/28/2023 11:15 AM

Parcel: 16 002 100 010 02 8 2
Owner's Name: BAEHR JASON & HALIEGH
Property Address: 7231 SQUAWFIELD RD
PITTSFORD, MI 49271
Liber/Page: 1836/0143
Split: // **Created:** //
Public Impr.: Paved Road, Electric
Topography: High
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #:
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: 16003 RANSOM RESIDENTIAL

Mailing Address:

BAEHR JASON & HALIEGH
7231 SQUAWFIELD RD
PITTSFORD MI 49271

Most Recent Sale Information

Sold on 09/23/2022 for 169,900 by SANDERS MICHAEL, SARAH.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1836/0143

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 79,500

2023 Taxable: 49,066

Acreage: 9.24

Zoning:

PRE: 100.000

Land Value: Tentative

Frontage: 0.0

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1900

Occupancy: Single Family

Class: CD

Style: FARM HOUSE

Exterior: Asbestos

% Good (Physical): 47

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 4

Full Baths: 1 Half Baths: 0

Floor Area: 2,400

Ground Area: 1,464

Garage Area: 180

Basement Area: 1,464

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 3

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/28/2023 11:15 AM

Parcel: 16 005 300 005 05 8 2
Owner's Name: SWART, JOSHUA D
Property Address: 8998 S LAKE PLEASANT RD
HILLSDALE, MI 49242
Liber/Page: 1831/0994 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Gravel Road, Paved Road, Electric
Topography: High

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 19 N/A 05-06
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 16003 RANSOM RESIDENTIAL

Mailing Address:

SWART, JOSHUA D
8998 S LAKE PLEASANT RD
HILLSDALE MI 49242

Most Recent Sale Information

Sold on 07/28/2022 for 32,000 by COUNTRY RENTALS LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1831/0994

Most Recent Permit Information

Permit PB06-0403 on 07/18/2006 for \$22,736 category .

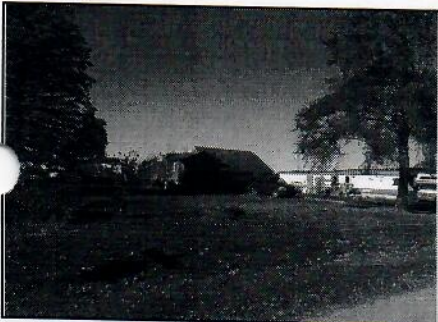
Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 17,000	2023 Taxable: 17,000	Acreage: 1.00
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 2
Year Built: 1985
Occupancy: Mobile Home
Class: Low
Style: MOBILE HOME
Exterior: Metal
% Good (Physical): 35
Heating System: Wall Furnace
Electric - Amps Service: 60
of Bedrooms: 2
Full Baths: 4 Half Baths: 0
Floor Area: 1,988
Ground Area: 1,988
Garage Area: 720
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/28/2023 11:15 AM

Parcel:	16 016 400 010 16 8 2	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SLADE, JUSTIN W & KATHLEEN A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5960 E BURT RD OSSEO, MI 49266	Taxable Status	TAXABLE
Liber/Page:	1834/1093	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16 RANSOM TOWNSHIP
Public Impr.:	Paved Road, Electric	Map #	20 DESC-M N/A 06-05
Topography:	High, Pond	School:	30060 PITTSFORD AREA SCHOOLS
		Neighborhood:	16003 RANSOM RESIDENTIAL

Mailing Address:

SLADE, JUSTIN W & KATHLEEN A
5960 E BURT RD
OSSEO MI 49266

Most Recent Sale Information

Sold on 09/09/2022 for 200,000 by O'HAVER, TRACY K & PATRICIA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1834/1093

Most Recent Permit Information

Permit 10-0248 on 06/01/2010 for \$8,000 category .

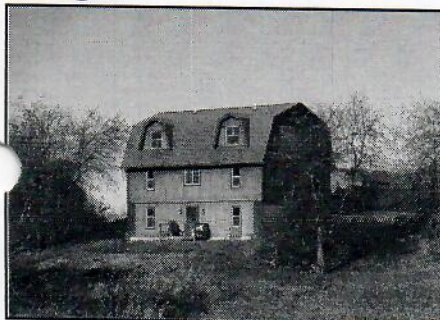
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	106,400	2023 Taxable:	106,400	Acreage:	8.50
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: 2000
Occupancy: Single Family
Class: CD
Style: TWO-STORY
Exterior: Wood Siding
% Good (Physical): 79
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,920
Ground Area: 960
Garage Area: 960
Basement Area: 960
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/28/2023 11:15 AM

Parcel:	16 025 400 004 25 8 2	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RUFENACHT, CAROL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12580 S PITTSFORD RD WALDRON, MI 49288	Taxable Status	TAXABLE
Liber/Page:	1820/0674	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16 RANSOM TOWNSHIP
Public Impr.:	Paved Road, Electric	Map #	
Topography:	Level	School:	30080 WALDRON AREA SCHOOLS
		Neighborhood:	16003 RANSOM RESIDENTIAL

Mailing Address:

RUFENACHT, CAROL
13521 BROOM RD
WALDRON MI 49288

Most Recent Sale Information

Sold on 02/28/2022 for 205,000 by RUFENACHT, CAROL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1820/0674

Most Recent Permit Information

Permit 12-0657 on 09/10/2012 for \$8,000 category .

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	85,900	2023 Taxable:	85,900	Acreage:	3.19
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1948

Occupancy: Single Family

Class: C

Style: RANCH

Exterior: Alum., Vinyl

% Good (Physical): 53

Heating System: Forced Hot Water

Electric - Amps Service: 100

of Bedrooms: 3

Full Baths: 1 Half Baths: 1

Floor Area: 1,836

Ground Area: 1,836

Garage Area: 1,056

Basement Area: 1,353

Basement Walls: Wood

Estimated TCV: Tentative

of Agricultural Buildings: 5

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/28/2023 11:15 AM

Parcel: 16 027 300 004 27 8 2
Owner's Name: MORGAN, ASHLEY
Property Address: 6451 PLEASANT VIEW RD
WALDRON, MI 49288
Liber/Page: 1812/0897
Split: / /
Public Impr.: Paved Road, Electric
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 21 N/A 05-06
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 16003 RANSOM RESIDENTIAL

Mailing Address:

MORGAN, ASHLEY
6451 PLEASANT VIEW RD
WALDRON MI 49288

Most Recent Sale Information

Sold on 11/16/2021 for 169,900 by WAGLER, JACOB G & FANNIE A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1812/0897

Most Recent Permit Information

Permit PB21-8885 on 12/02/2021 for \$0 category HSE.

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 52,000

2023 Taxable: 47,565

Acreage: 1.00

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: 1992

Occupancy: Single Family

Class: D

Style: MANUFACTURED

Exterior: Vinyl

% Good (Physical): 66

Heating System: Forced Heat & Cool

Electric - Amps Service: 100

of Bedrooms: 3

Full Baths: 2 Half Baths: 0

Floor Area: 1,456

Ground Area: 1,456

Garage Area: 0

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/28/2023 11:15 AM

Parcel: 16 029 100 012 29 8 2
Owner's Name: GALLAGHER, RYAN T & KATRINIA D
Property Address: 4481 E CAMDEN RD
OSSEO, MI 49266
Liber/Page: 1813/0350
Split: 07/10/2002
Public Impr.: Paved Road, Electric
Topography: Rolling, Pond

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 15 N/A 04-29 PER PTA
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 16003 RANSOM RESIDENTIAL

Mailing Address:

GALLAGHER, RYAN T & KATRINIA D
4481 E CAMDEN RD
OSSEO MI 49266

Most Recent Sale Information

Sold on 11/20/2021 for 370,000 by SHINHEARL, DANIEL M & ELLAMARIE J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1813/0350

Most Recent Permit Information

Permit PB03-0646 on 08/30/2002 for \$0 category .

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 177,200

2023 Taxable: 165,795

Acreage: 19.10

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: 2003

Occupancy: Single Family

Class: C

Style: RANCH

Exterior: Vinyl

% Good (Physical): 81

Heating System: Forced Heat & Cool

Electric - Amps Service: 100

of Bedrooms: 2

Full Baths: 3 Half Baths: 1

Floor Area: 2,081

Ground Area: 2,081

Garage Area: 504

Basement Area: 2,081

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 3

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/28/2023 11:15 AM

Parcel: 16 030 200 013 30 8 2
Owner's Name: HASELMAN LUCAS & DANA
Property Address: 12080 CRAMPTON RD
OSSEO, MI 49266
Liber/Page: 1842/0712
Split: / /
Public Impr.: Gravel Road, Electric
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16 RANSOM TOWNSHIP
Map #: 21 N/A 04-09
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 16003 RANSOM RESIDENTIAL

Mailing Address:

HASELMAN LUCAS & DANA
HASELMAN MARTIN & KRISANN
7229 ROAD C-7
LEIPSIC OH 45856

Most Recent Sale Information

Sold on 01/13/2023 for 175,000 by HOWELL, RITA KAY & TRENTON R.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 1842/0712

Most Recent Permit Information

Permit PB01-0472 on 06/22/2001 for \$74,828 category .

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 114,500	2023 Taxable: 100,546	Acreage: 11.70
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2001
Occupancy: Single Family
Class: C
Style: TWO-STORY
Exterior: Alum., Vinyl
% Good (Physical): 78
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,920
Ground Area: 960
Garage Area: 576
Basement Area: 480
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/28/2023 11:15 AM

Parcel:	16 055 001 004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SMITH, RONDA & CODY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5911 RANSOM RD OSSEO, MI 49266	Taxable Status	TAXABLE
Liber/Page:	1821/0055	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16 RANSOM TOWNSHIP
Public Impr.:	Gravel Road. Electric	Map #	17 DESC-M N/A 10-02
Topography:	None	School:	30060 PITTSFORD AREA SCHOOLS
		Neighborhood:	16003 RANSOM RESIDENTIAL

Mailing Address:

SMITH, RONDA & CODY
5603 RANSOM RD
OSSEO MI 49266

Most Recent Sale Information

Sold on 03/08/2022 for 45,618 by KELLER, DAVID.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1821/0055

Most Recent Permit Information

Permit PB01-0192 on 04/09/2001 for \$17,136 category .

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	40,600	2023 Taxable:	40,600	Acreage:	0.67
Zoning:		Land Value:	Tentative	Frontage:	148.5
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	195.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: CD
Style: FARM HOUSE
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,689
Ground Area: 1,068
Garage Area: 952
Basement Area: 468
Basement Walls:
Estimated TCV: Tentative

Image



Ransom Township Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
16 001 300 010 01 8 2	8500 TAMARACK RD	04/15/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000
16 001 400 003 01 8 2	8820 TAMARACK RD	04/29/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000
16 002 100 010 02 8 2	7231 SQUAWFIELD RD	09/23/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900
16 005 300 005 05 8 2	8998 S LAKE PLEASANT RD	07/28/22	\$32,000	WD	03-ARM'S LENGTH	\$32,000
16 016 400 010 16 8 2	5960 E BURT RD	09/09/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000
16 025 100 005 25 8 2	8511 E CAMDEN RD	09/03/21	\$530,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$100,127
16 025 400 004 25 8 2	12580 S PITTSFORD RD	02/28/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000
16 029 100 012 29 8 2	4481 E CAMDEN RD	11/20/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000
16 030 200 013 30 8 2	12080 CRAMPTON RD	01/13/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000
16 055 001 004	5911 RANSOM RD	03/08/22	\$45,618	WD	03-ARM'S LENGTH	\$45,618
Totals:						\$2,207,518
						\$1,777,645

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$129,400	47.93	\$315,152	\$105,310	\$164,690	\$317,942	0.518	2,247	\$73.29
\$99,600	53.84	\$217,808	\$106,175	\$78,825	\$169,141	0.466	2,190	\$35.99
\$69,500	40.91	\$150,350	\$67,314	\$102,586	\$125,812	0.815	2,400	\$42.74
\$13,700	42.81	\$36,004	\$8,641	\$23,359	\$41,459	0.563	1,988	\$11.75
\$94,300	47.15	\$223,386	\$59,500	\$140,500	\$205,114	0.685	1,920	\$73.18
\$34,100	34.06	\$74,463	\$12,000	\$88,127	\$94,641	0.931	1,344	\$65.57
\$69,100	33.71	\$144,890	\$19,708	\$185,292	\$189,670	0.977	1,836	\$100.92
\$144,200	38.97	\$334,367	\$132,700	\$237,300	\$305,556	0.777	2,081	\$114.03
\$101,600	50.80	\$215,329	\$83,579	\$116,421	\$199,621	0.583	1,920	\$60.64
\$36,000	78.92	\$76,451	\$4,655	\$40,963	\$108,782	0.377	1,689	\$24.25
\$791,500		\$1,788,200		\$1,178,063	\$1,757,738			\$60.24
Sale. Ratio =>	44.53				E.C.F. =>	0.670		Std. Deviation=>
Std. Dev. =>	13.10				Ave. E.C.F. =>	0.669		Ave. Variance=>

ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
16003	15.1243	RANCH	\$100,820		RANSOM RESIDENTIAL	401
16003	20.3198	TWO-STORY	\$103,830		RANSOM RESIDENTIAL	401
16003	14.6161	FARM HOUSE	\$66,680		RANSOM RESIDENTIAL	401
16003	10.5807	MOBILE HOME	\$8,000		RANSOM RESIDENTIAL	401
16003	1.5756	TWO-STORY	\$59,500		RANSOM RESIDENTIAL	401
16003	26.1943	FARM HOUSE	\$12,000	16 025 100 004 25 8 2	RANSOM RESIDENTIAL	401
16003	30.7690	RANCH	\$19,708		RANSOM RESIDENTIAL	401
16003	10.7387	RANCH	\$132,700		RANSOM RESIDENTIAL	401
16003	8.6020	TWO-STORY	\$82,900		RANSOM RESIDENTIAL	401
16003	29.2669	FARM HOUSE	\$4,655		RANSOM RESIDENTIAL	401
0.0986						
0.2013409						
16.7787 Coefficient of Var=>			25.07169921			

Building Depr.

77

52

47

35

80

48

53

81

78

45

Ransom Township Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
16 001 300 010 01 8 2	8500 TAMARACK RD	04/15/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000
16 001 400 003 01 8 2	8820 TAMARACK RD	04/29/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000
16 002 100 010 02 8 2	7231 SQUAWFIELD RD	09/23/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900
16 005 300 005 05 8 2	8998 S LAKE PLEASANT RD	07/28/22	\$32,000	WD	03-ARM'S LENGTH	\$32,000
16 009 400 006 09 8 2	9900 S BIRD LAKE RD	07/30/22	\$95,000	LC	03-ARM'S LENGTH	\$95,000
16 013 100 021 13 8 2	8241 PRATTVILLE RD	06/17/22	\$525,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$525,000
16 017 200 009 17 8 2	10060 PIONEER RD	05/17/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000
16 025 100 005 25 8 2	8511 E CAMDEN RD	09/03/21	\$530,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$100,127
16 025 400 004 25 8 2	12580 S PITTSFORD RD	02/28/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000
16 027 300 009 27 8 2	6311 PLEASANT VIEW RD	09/16/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000
16 029 100 012 29 8 2	4481 E CAMDEN RD	11/20/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000
16 030 200 013 30 8 2	12080 CRAMPTON RD	01/13/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000
Totals:						\$2,490,027
						\$2,919,900

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
\$129,400	47.93	\$339,455	\$11,475	\$80,930	15.16	15.16	\$757	\$0.02
\$99,600	53.84	\$220,784	\$47,511	\$83,295	15.00	15.00	\$3,167	\$0.07
\$69,500	40.91	\$156,978	\$68,742	\$55,820	9.24	9.24	\$7,440	\$0.17
\$13,700	42.81	\$33,889	\$6,111	\$8,000	1.00	1.00	\$6,111	\$0.14
\$75,400	79.37	\$169,427	\$10,573	\$85,000	15.00	15.00	\$705	\$0.02
\$161,400	30.74	\$360,627	\$219,068	\$54,695	10.00	10.00	\$21,907	\$0.50
\$59,300	35.72	\$135,423	\$44,097	\$13,520	1.83	1.83	\$24,097	\$0.55
\$34,100	34.06	\$87,618	\$24,509	\$12,000	1.50	1.50	\$16,339	\$0.38
\$69,100	33.71	\$169,003	\$53,455	\$17,458	3.19	3.19	\$16,757	\$0.38
\$40,000	23.26	\$97,632	\$103,098	\$28,730	4.86	4.86	\$21,214	\$0.49
\$144,200	38.97	\$351,189	\$125,861	\$107,050	19.10	19.10	\$6,590	\$0.15
\$101,600	50.80	\$227,026	\$39,824	\$66,850	11.70	11.70	\$3,404	\$0.08
\$997,300		\$2,349,051	\$754,324	\$613,348	107.58	107.58		
Sale. Ratio =>	40.05				Average		Average	
Std. Dev. =>	14.47				per Net Acre=>	7,011.75	per SqFt=>	\$0.16

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
16003	1792/933		RANSOM RESIDENTIAL	401
16003	1825/0909		RANSOM RESIDENTIAL	401
16003	1836/0143		RANSOM RESIDENTIAL	401
16003	1831/0994		RANSOM RESIDENTIAL	401
16003	1836/0023		RANSOM RESIDENTIAL	401
16003	1829/0268	16 013 100 020 13 8 2	RANSOM RESIDENTIAL	401
16003	1826/0847		RANSOM RESIDENTIAL	401
16003	1805/1184	16 025 100 004 25 8 2	RANSOM RESIDENTIAL	401
16003	1820/0674		RANSOM RESIDENTIAL	401
16003	1807/213		RANSOM RESIDENTIAL	401
16003	1813/0350		RANSOM RESIDENTIAL	401
16003	1842/0713		RANSOM RESIDENTIAL	401