

4

Allen Township Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
05 009 400 029 09 6 4	ALLEN RD	06/06/22	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000
05 013 200 012 13 6 4	5247 BEAN RD	09/20/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900
05 013 400 014 13 6 4	3500 N SAND LAKE RD	05/16/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000
05 018 200 017 18 6 4	3920 HOG CREEK RD	04/01/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000
05 023 100 011 23 6 4	6771 WESTON RD	09/15/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000
05 027 200 017 27 6 4	7462 ARKANSAW RD	12/01/22	\$95,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$95,000
05 027 400 027 27 6 4	1146 N EDON RD	06/17/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000
05 028 400 011 28 6 4	1211 N SOUTH ALLEN RD	10/04/23	\$162,500	WD	03-ARM'S LENGTH	\$162,500
05 029 100 008 29 6 4	9691 DARLING RD	08/10/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000
05 030 300 004 30 6 4	10800 YOUNGS RD	10/27/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000
05 033 300 023 33 6 4	1784 S SOUTH ALLEN RD	07/06/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000
05 036 300 004 36 6 4	1911 S CRONK RD	08/17/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000
Totals:						\$2,882,400

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.
\$93,700	41.64	\$272,426	\$10,035	\$214,965	\$256,864	0.837	1,632	\$131.72
\$74,700	37.37	\$170,876	\$67,134	\$132,766	\$102,512	1.295	1,178	\$112.70
\$54,400	32.00	\$156,007	\$3,819	\$166,181	\$150,383	1.105	1,125	\$147.72
\$97,300	30.41	\$281,800	\$14,941	\$305,059	\$263,695	1.157	2,008	\$151.92
\$36,300	48.40	\$73,794	\$7,839	\$67,161	\$65,173	1.031	1,344	\$49.97
\$36,200	38.11	\$108,472	\$50,841	\$44,159	\$49,625	0.890	980	\$45.06
\$81,600	39.80	\$189,410	\$34,840	\$170,160	\$152,737	1.114	1,782	\$95.49
\$78,500	48.31	\$155,476	\$15,209	\$147,291	\$138,604	1.063	1,425	\$103.36
\$123,600	43.37	\$307,709	\$63,954	\$221,046	\$240,865	0.918	1,634	\$135.28
\$89,100	54.00	\$222,129	\$13,601	\$151,399	\$206,055	0.735	2,300	\$65.83
\$246,900	29.05	\$659,577	\$157,872	\$692,128	\$495,756	1.396	3,456	\$200.27
\$50,500	38.85	\$126,415	\$6,700	\$123,300	\$118,295	1.042	960	\$128.44
\$1,062,800		\$2,724,091		\$2,435,615	\$2,240,564			\$113.98
Sale. Ratio =>	36.87				E.C.F. =>	1.087		Std. Deviation=>
Std. Dev. =>	7.61				Ave. E.C.F. =>	1.048		Ave. Variance=>

ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
SEC-R	21.1608	1 STORY	\$10,035	05 075 001 167	RESIDENTIAL	401	78
SEC-R	24.6636	1 STORY	\$67,134		RESIDENTIAL	401	76
SEC-R	5.6557	1 STORY	\$3,819		RESIDENTIAL	401	68
SEC-R	10.8373	1 STORY	\$14,941		RESIDENTIAL	401	66
SEC-R	1.7987	1 STORY	\$7,839		RESIDENTIAL	401	46
SEC-R	15.8647	1 STORY	\$50,841	05 027 200 018 27 6 4	RESIDENTIAL	401	47
SEC-R	6.5579	1 STORY	\$34,840		RESIDENTIAL	401	78
SEC-R	1.4185	1 STORY	\$15,209		RESIDENTIAL	401	70
SEC-R	13.0773	1 STORY	\$63,954		RESIDENTIAL	401	76
SEC-R	31.3743	1 3/4 STORY	\$13,601		RESIDENTIAL	401	66
SEC-R	34.7615	2 STORY	\$157,872		RESIDENTIAL	401	98
SEC-R	0.6186	1 STORY	\$6,700		RESIDENTIAL	401	66

3.8562

0.18755729

13.9824 Coefficient of Var=> 13.33573036

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:13 PM

Parcel:	05 009 400 029 09 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TEFFT, COLTEN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	ALLEN RD ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1828/410	Prev. Taxable Stat	TAXABLE
Split:	02/11/2008	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	16 DESC-G 03-17
Topography:	None	School:	12040 QUINCY COMMUNITY SCHOOL DIST
		Neighborhood:	SEC-R RESIDENTIAL
		Created:	02/04/2008
		Active:	Active

Mailing Address:

TEFFT, COLTEN
126 N RAILROAD ST
PO BOX 21
ALLEN MI 49227

Most Recent Sale Information

Sold on 06/06/2022 for 225,000 by WILLIAMS, KATHY/GAMBLE, WAYNE E JR.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH **Liber/Page:** 1828/410

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	135,400	2024 Taxable:	111,720	Acreage:	1.10
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 1
Year Built: 0	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: C	
Style: 1 STORY	
Exterior: Alum., Vinyl	
% Good (Physical): 78	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 100	
# of Bedrooms: 0	
Full Baths: 1 Half Baths: 1	
Floor Area: 1,632	
Ground Area: 1,632	
Garage Area: 1,008	
Basement Area: 1,632	
Basement Walls:	
Estimated TCV: Tentative	

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:13 PM

Parcel:	05 013 200 012 13 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SHARPE, JOSEPH	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5247 BEAN RD ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1835/961	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SEC-R RESIDENTIAL
Mailing Address:	SHARPE, JOSEPH 5247 BEAN RD ALLEN MI 49227		

Most Recent Sale Information

Sold on 09/20/2022 for 199,900 by PAYN, DAVID A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1835/961

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	85,800	2024 Taxable:	85,800	Acreage:	10.02
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: Mobile Home
Class: Average
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 76
Heating System: Forced Warm Air
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,178
Ground Area: 1,178
Garage Area: 1,280
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:13 PM

Parcel: 05 013 400 014 13 6 4
Owner's Name: FOUTY, DOUGLAS R & PAMELA K
Property Address: 3500 N SAND LAKE RD
ALLEN, MI 49227
Liber/Page: 1826/933
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: 05 ALLEN TOWNSHIP
MAP #: 17 N/A 11-03
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

FOUTY, DOUGLAS R & PAMELA K
3500 N SAND LAKE RD
ALLEN MI 49227

Most Recent Sale Information

Sold on 05/16/2022 for 170,000 by WILSON, DAVID & TANIA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1826/933

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 79,100	2024 Taxable: 65,205	Acres: 0.57
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: Alum., Vinyl
% Good (Physical): 68
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,125
Ground Area: 1,125
Garage Area: 576
Basement Area: 1,125
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:13 PM

Parcel:	05 018 200 017 18 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BINKOWSKI, NICOLE L & ARTHUR J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3920 HOG CREEK RD ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1880/0059	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	Gravel Road, Paved Road, Electric	MAP #	21 SPLIT N/A 11-02-20
Topography:	Rolling	School:	12040 QUINCY COMMUNITY SCHOOL DIST
		Neighborhood:	SEC-R RESIDENTIAL

Mailing Address:
BINKOWSKI, NICOLE L & ARTHUR J
3920 HOG CREEK RD
ALLEN MI 49227

Most Recent Sale Information

Sold on 09/27/2024 for 360,000 by LAFFER, ALLISON & JONATHAN LINDSEY.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 1880/0059

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	142,700	2024 Taxable:	118,440	Acreage:	2.59
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 3
Year Built: 0	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: CD+10	
Style: 1 STORY	
Exterior: Alum., Vinyl	
% Good (Physical): 66	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 100	
# of Bedrooms: 0	
Full Baths: 1 Half Baths: 1	
Floor Area: 2,008	
Ground Area: 1,576	
Garage Area: 1,584	
Basement Area: 810	
Basement Walls:	
Estimated TCV: Tentative	

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:13 PM

Parcel:	05 023 100 011 23 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LAIRD, CHRISTOPHER & NICHELLE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6771 WESTON RD ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1858/0160	Prev. Taxable Stat	TAXABLE
Split:	01/12/2004	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	20 N/A 06-26
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SEC-R RESIDENTIAL

Mailing Address:
LAIRD, CHRISTOPHER & NICHELLE
409 EVANS ST
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 09/15/2023 for 75,000 by BURLEW, ANTHONY E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1858/0160

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	36,800	2024 Taxable:	36,800	Acreeage:	1.17
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: Mobile Home
Class: Fair
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 46
Heating System: Forced Warm Air
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,344
Ground Area: 1,344
Garage Area: 1,344
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:13 PM

Parcel:	05 027 200 017 27 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TITUS, JAMES DONALD	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7462 ARKANSAW RD ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1840/1236	Prev. Taxable Stat	TAXABLE
Split:	08/08/2003	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	14 N/A 11-25
Topography:	None	School:	30070 READING COMMUNITY SCHOOLS
		Neighborhood:	SEC-R RESIDENTIAL

Mailing Address:
TITUS, JAMES DONALD
7179 ARKANSAW RD
ALLEN MI 49227

Most Recent Sale Information

Sold on 12/01/2022 for 95,000 by GULLEY, JOHN A ESTATE.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH **Liber/Page:** 1840/1236

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	45,000	2024 Taxable:	38,850	Acreage:	8.89
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 1
Year Built: 0	Estimated TCV: Tentative
Occupancy: Mobile Home	Cmts:
Class: Average	
Style: 1 STORY	
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: 980	
Ground Area: 980	
Garage Area: 0	
Basement Area: 0	
Basement Walls:	
Estimated TCV: Tentative	

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:13 PM

Parcel: 05 027 400 027 27 6 4

Owner's Name: WEIKEL, ANNE

Property Address: 1146 N EDON RD
ALLEN, MI 49227

Liber/Page: 1829/500

Created: //

Split: //

Active: Active

Public Impr.: Gravel Road, Paved Road, Electric
Topography: Rolling

Mailing Address:

WEIKEL, ANNE
23319 81ST ST
SALEM WI 53168

Current Class: 401.RESIDENTIAL-IMPROVED

Previous Class: 401.RESIDENTIAL-IMPROVED

Taxable Status: TAXABLE

Prev. Taxable Stat: TAXABLE

Gov. Unit: 05 ALLEN TOWNSHIP

MAP #:

School: 30070 READING COMMUNITY SCHOOLS

Neighborhood: SEC-R RESIDENTIAL

Most Recent Sale Information

Sold on 06/17/2022 for 205,000 by GORDON, ANITA & DALLAS.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1829/500

Most Recent Permit Information

Permit PB17-0839 on 11/13/2017 for \$1,000 category BUILDING.

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 96,200

2024 Taxable: 96,200

Acreage: 5.20

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: Mobile Home

Class: Good

Style: 1 STORY

Exterior: Wood Siding

% Good (Physical): 78

Heating System: Forced Warm Air

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,782

Ground Area: 1,782

Garage Area: 640

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:13 PM

Parcel: 05 028 400 011 28 6 4
Owner's Name: WATERMAN, MATTHEW
Property Address: 1211 N SOUTH ALLEN RD
ALLEN, MI 49227
Liber/Page: 1859/0822 **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: 05 ALLEN TOWNSHIP
MAP #: 10 N/A 05-04
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

WATERMAN, MATTHEW
1211 N SOUTH ALLEN RD
ALLEN MI 49227

Most Recent Sale Information

Sold on 10/04/2023 for 162,500 by BERRY, ERNEST TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1859/0822

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 79,500	2024 Taxable: 79,500	Acreeage: 2.27
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: Mobile Home
Class: Good
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 70
Heating System: Forced Warm Air
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,425
Ground Area: 1,425
Garage Area: 768
Basement Area: 1,425
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:13 PM

Parcel:	05 029 100 008 29 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	AEMISEGGER, CONNOR & MORGAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9691 DARLING RD ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1856/205	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	
Topography:	None	School:	12040 QUINCY COMMUNITY SCHOOL DIST
		Neighborhood:	SEC-R RESIDENTIAL

Mailing Address:

AEMISEGGER, CONNOR & MORGAN
9691 DARLING RD
ALLEN MI 49227

Most Recent Sale Information

Sold on 08/10/2023 for 285,000 by BEADLE, CAROL M IRREVOCABLE TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1856/205

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	154,000	2024 Taxable:	154,000	Acreage:	12.99
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
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 76
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,634
Ground Area: 1,634
Garage Area: 576
Basement Area: 1,250
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:13 PM

Parcel:	05 030 300 004 30 6 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MARSH, DANIEL & DEBRA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	10800 YOUNGS RD QUINCY, MI 49082	Taxable Status	TAXABLE
Liber/Page:	1860/0955	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	Gravel Road, Paved Road, Electric	MAP #	
Topography:	Rolling	School:	12040 QUINCY COMMUNITY SCHOOL DIST
		Neighborhood:	SEC-R RESIDENTIAL

Mailing Address:

MARSH, DANIEL & DEBRA
10240 YOUNGS RD
QUINCY MI 49082

Most Recent Sale Information

Sold on 10/27/2023 for 165,000 by TROMBLEY, LEONARD E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1860/0955

Most Recent Permit Information

Permit PB19-0351 on 06/13/2019 for \$10,000 category BUILDING.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	112,600	2024 Taxable:	112,600	Acreage:	2.03
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: 0

Occupancy: Single Family

Class: CD

Style: 1 3/4 STORY

Exterior: Alum., Vinyl

% Good (Physical): 66

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 1

Floor Area: 2,300

Ground Area: 1,616

Garage Area: 312

Basement Area: 912

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:13 PM

Parcel: 05 033 300 023 33 6 4
Owner's Name: 1784 S ALLEN LLC
Property Address: 1784 S SOUTH ALLEN RD
READING, MI 49274
Liber/Page: 1853/264 **Created:** 07/27/2010
Split: 07/27/2010 **Active:** Active
Public Impr.: Gravel Road, Paved Road, Electric
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #: 19 DESC-M 12-17
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

1784 S ALLEN LLC
C/O MILLER, ALVIN
483 QUINCY GRANGE RD
QUINCY MI 49082

Most Recent Sale Information

Sold on 07/06/2023 for 850,000 by DANIELS, JAMES E & CAROL A FAM TR.

Terms of Sale: 03-ARM'S LENGTH

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Most Recent Permit Information

Permit PE16-0105 on 03/29/2016 for \$0 category ELECTRICAL.

Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 328,600	2024 Taxable: 328,600	Acreeage: 35.88
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: 2015
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 98
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 3,456
Ground Area: 3,456
Garage Area: 0
Basement Area: 3,456
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 12:13 PM

Parcel: 05 036 300 004 36 6 4
Owner's Name: ARMBRUSTER, SCOTT F
Property Address: 1911 S CRONK RD
HILLSDALE, MI 49242
Liber/Page: 1856/375
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: 05 ALLEN TOWNSHIP
MAP #: 13 N/A 04-03
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: SEC-R RESIDENTIAL

Mailing Address:

ARMBRUSTER, SCOTT F
1911 S CRONK RD
HILLSDALE MI 49242

Most Recent Sale Information

Sold on 08/17/2023 for 130,000 by PRESSLER, PATSY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1856/375

Most Recent Permit Information

Permit PB11-0081 on 03/03/2011 for \$0 category BP RENEWAL.

Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 64,000	2024 Taxable: 64,000	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: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 66
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 960
Ground Area: 960
Garage Area: 288
Basement Area: 960
Basement Walls:
Estimated TCV: Tentative

2025 Allen Township Land Value Study Agricultural Vacant Land

Parcel Number	Date of Sale	Sale Price	Acres	Cost per Acre	Comments
05-030-300-006-30-6-4	5/15/2024	\$396,560.00	66.29	\$5,982.20	Family sale
05-004-400-008-04-6-4	3/30/2022	\$172,000.00	39.1	\$4,398.98	
05-032-300-018-32-6-4	12/8/2022	\$280,000.00	56	\$5,000.00	

Total Sale Price: \$848,560.00

Total Acres: 161.39

Price Per Acre: \$5,257.82

05-033-300-003-33-6-4	3/15/2024	\$322,000.00	40	\$8,050.00	
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