

9

Village of Allen ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
05 075 001 031	211 PRENTISS ST	11/07/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,900
05 075 001 070	140 W CHICAGO ST	12/01/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$48,300
05 075 001 081	152 W CHICAGO ST	02/28/23	\$114,750	WD	03-ARM'S LENGTH	\$114,750	\$51,600
05 075 001 145	105 W CHICAGO ST	09/01/22	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$58,200
<b>Totals:</b>						<b>\$564,750</b>	<b>\$213,000</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
40.67	\$122,644	\$11,025	\$123,975	\$131,316	0.944	1,742	\$71.17	VILL
32.20	\$101,518	\$5,228	\$144,772	\$113,282	1.278	1,976	\$73.27	VILL
44.97	\$118,609	\$6,887	\$107,863	\$131,438	0.821	1,979	\$54.50	VILL
35.27	\$134,731	\$6,408	\$158,592	\$148,522	1.068	2,692	\$58.91	VILL
	<b>\$477,502</b>		<b>\$535,202</b>	<b>\$524,559</b>			<b>\$64.46</b>	
<b>37.72</b>					<b>E.C.F. =&gt; 1.020</b>			<b>Std. Deviation=&gt; 0.1950293</b>
<b>5.67</b>					<b>Ave. E.C.F. =&gt; 1.028</b>			<b>Ave. Variance=&gt; 14.5260</b>

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
8.3533	2 STORY	\$11,025		VILLAGE	401	61
25.0348	2 STORY	\$5,228		VILLAGE	401	45
20.6987	1 1/2 STORY	\$6,887		VILLAGE	401	45
4.0172	1 3/4 STORY	\$6,408	05 075 001 146	VILLAGE	401	57
<b>0.7337</b>						

Coefficient of Var=> 14.1354889

# Real Estate Summary Sheet

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

11/23/2024 12:00 PM

<b>Parcel:</b>	05 075 001 031	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BENNETT, ZACHARY T	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	211 PRENTISS ST ALLEN, MI 49227	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1878/0384	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	07/20/2010	<b>Gov. Unit:</b>	05 ALLEN TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #</b>	11 LOT LN N/A 08-12-10
<b>Topography:</b>	None	<b>School:</b>	12040 QUINCY COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	VILL VILLAGE RESIDENTIAL
<b>Mailing Address:</b>	BENNETT, ZACHARY T 211 PRENTISS ST ALLEN MI 49227		

## Most Recent Sale Information

Sold on 08/25/2024 for 155,000 by KORSTANGE, BRADLEY & JACQUELINE.

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

**Liber/Page:** 1878/0384

## Most Recent Permit Information

Permit PE10-0153 on 05/18/2010 for \$0 category ELECTRICAL.

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	62,200	<b>2024 Taxable:</b>	62,200	<b>Acreage:</b>	0.56
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	147.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	165.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: 2 STORY  
Exterior: Vinyl  
% Good (Physical): 61  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,742  
Ground Area: 1,127  
Garage Area: 378  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

# Real Estate Summary Sheet

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

11/23/2024 12:00 PM

<b>Parcel:</b>	05 075 001 070	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	RENFRO, JOHN III	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	140 W CHICAGO ST ALLEN, MI 49227	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1862/0542	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	05 ALLEN TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #</b>	15 N/A 02-20
<b>Topography:</b>	None	<b>School:</b>	12040 QUINCY COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	VILL VILLAGE RESIDENTIAL

**Mailing Address:**  
RENFRO, JOHN III  
80 WALNUT ST  
COLDWATER MI 49036

## Most Recent Sale Information

Sold on 12/01/2023 for 150,000 by CALDWELL, MICHAEL B.

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

**Liber/Page:** 1862/0542

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	50,800	<b>2024 Taxable:</b>	50,800	<b>Acreage:</b>	0.32
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	69.7
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	200.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 45  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,976  
Ground Area: 1,144  
Garage Area: 480  
Basement Area: 832  
Basement Walls:  
Estimated TCv: Tentative

# Real Estate Summary Sheet

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

11/23/2024 12:00 PM

<b>Parcel:</b>	05 075 001 081	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	OTIS, ROGER	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	152 W CHICAGO ST ALLEN, MI 49227	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1845/16	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	05 ALLEN TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #</b>	13 N/A 04-03
<b>Topography:</b>	None	<b>School:</b>	12040 QUINCY COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	VILL VILLAGE RESIDENTIAL

**Mailing Address:**  
OTIS, ROGER  
152 W CHICAGO ST  
ALLEN MI 49227

## Most Recent Sale Information

Sold on 02/28/2023 for 114,750 by DEBOE, JOHN A.

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

**Liber/Page:** 1845/16

## Most Recent Permit Information

Permit PB16-0726 on 10/12/2016 for \$10,000 category BUILDING.

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	59,400	<b>2024 Taxable:</b>	59,400	<b>Acreeage:</b>	0.39
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	91.8
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	183.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: 1 1/2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 45  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,979  
Ground Area: 1,628  
Garage Area: 896  
Basement Area: 702  
Basement Walls:  
Estimated TCV: Tentative

# Real Estate Summary Sheet

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

11/23/2024 12:00 PM

<b>Parcel:</b>	05 075 001 145	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	JOBSON, COREY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	105 W CHICAGO ST ALLEN, MI 49227	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1834/467	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	05 ALLEN TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #</b>	11 N/A 02-22-11
<b>Topography:</b>	None	<b>School:</b>	12040 QUINCY COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	VILL VILLAGE RESIDENTIAL

## Mailing Address:

JOBSON, COREY  
BROOKS, NICOLE  
105 W CHICAGO ST  
ALLEN MI 49227

## Most Recent Sale Information

Sold on 09/01/2022 for 165,000 by GIBSON, CHASE & CHASELYN M(PRESTON).

**Terms of Sale:** 19-MULTI PARCEL ARM'S LENGTH **Liber/Page:** 1834/467

## Most Recent Permit Information

Permit PM10-0036 on 01/26/2010 for \$0 category MECHANICAL.

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	66,400	<b>2024 Taxable:</b>	65,730	<b>Acreage:</b>	0.53
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	57.7
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	397.3

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: D  
Style: 1 3/4 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 57  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 2,692  
Ground Area: 1,972  
Garage Area: 0  
Basement Area: 960  
Basement Walls:  
Estimated TCV: Tentative

# Real Estate Summary Sheet

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

11/23/2024 12:00 PM

<b>Parcel:</b>	05 075 001 146	<b>Current Class:</b>	402.RESIDENTIAL-VACANT
<b>Owner's Name:</b>	JOBSON, COREY	<b>Previous Class:</b>	402.RESIDENTIAL-VACANT
<b>Property Address:</b>	W CHICAGO ST ALLEN, MI 49227	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1834/467	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	05 ALLEN TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #</b>	09 N/A 11-12
<b>Topography:</b>	None	<b>School:</b>	12040 QUINCY COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	VILL VILLAGE RESIDENTIAL

**Mailing Address:**  
JOBSON, COREY  
BROOKS, NICOLE  
105 W CHICAGO ST  
ALLEN MI 49227

## Most Recent Sale Information

Sold on 09/01/2022 for 165,000 by GIBSON, CHASE & CHASELYN M(PRESTON).

**Terms of Sale:** 20-MULTI PARCEL SALE REF

**Liber/Page:** 1834/467

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	1,000	<b>2024 Taxable:</b>	1,000	<b>Acreage:</b>	0.19
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	27.7
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	297.0

## Improvement Data

None

Allen Village Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
05 075 001 031	211 PRENTISS ST	11/07/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,900
05 075 001 070	140 W CHICAGO ST	12/01/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$48,300
05 075 001 081	152 W CHICAGO ST	02/28/23	\$114,750	WD	03-ARM'S LENGTH	\$114,750	\$51,600
05 075 001 145	105 W CHICAGO ST	09/01/22	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$58,200
<b>Totals:</b>			<b>\$564,750</b>			<b>\$564,750</b>	<b>\$213,000</b>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
40.67	\$144,968	\$1,057	\$11,025	147.0	165.0	0.56	0.56	\$7	\$1,898
32.20	\$120,776	\$34,452	\$5,228	69.7	200.0	0.32	0.32	\$494	\$107,663
44.97	\$140,954	(\$19,317)	\$6,887	91.8	183.0	0.39	0.39	(\$210)	(\$50,044)
35.27	\$159,980	\$13,507	\$6,408	85.4	694.3	0.72	0.53	\$158	\$18,891
<b>37.72</b>	<b>\$566,678</b>	<b>\$29,699</b>	<b>\$29,548</b>	<b>394.0</b>		<b>1.98</b>	<b>1.79</b>		
<b>5.67</b>			<b>Average</b>	<b>\$75</b>		<b>Average</b>	<b>15,014.66</b>		<b>Average</b>
			<b>per FF=&gt;</b>			<b>per Net Acre=&gt;</b>			<b>per SqFt=&gt;</b>

Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Other Parcels In Sale	Land Table	Class	Rate Group 1	Rate Group 2
\$0.04	147.00	VILL 1838/1057			VILLAGE	401	VILLAGE FF	VILLAGE FF
\$2.47	69.71	VILL 1862/0542			VILLAGE	401	VILLAGE FF	
(\$1.15)	91.82	VILL 1845/16			VILLAGE	401	VILLAGE FF	
\$0.43	85.44	VILL 1834/467	05 075 001 146		VILLAGE	401	VILLAGE FF	VILLAGE FF

**\$0.34**