

12

Neighborhoods Used: 12248.12248 RIVER RDG, MILLPOND CONDOS = 68

1001 E DUNCAN ST #1D

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-01-360-007	03/23/2023 12248	407	160,000	18,387
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	16 DUPLEX	77	141,613	133,367
				E.C.F. 1.062



1005 E DUNCAN ST #2D

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-01-360-044	01/18/2023 12248	407	125,000	17,694
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	16 DUPLEX	78	107,306	111,417
				E.C.F. 0.963



1006 E DUNCAN ST #3D

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-01-360-060	12/01/2022 12248	407	140,000	17,694
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	16 DUPLEX	78	122,306	115,780
				E.C.F. 1.056



1006 E DUNCAN ST #2A

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-01-360-050	11/29/2022 12248	407	140,000	17,694
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	16 DUPLEX	77	122,306	113,390
				E.C.F. 1.079



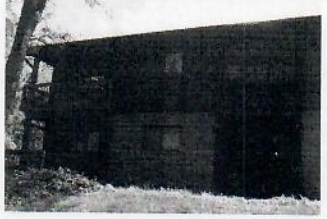
1006 E DUNCAN ST #1B

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-01-360-011	11/16/2022 12248	407	147,900	18,387
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	16 DUPLEX	77	129,513	121,584
				E.C.F. 1.065



215 N WASHINGTON ST #13

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-02-321-013	10/31/2022 12248	407	140,000	35,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	16 DUPLEX	69	104,300	89,462
				E.C.F. 1.166



215 N WASHINGTON ST #9

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-02-321-009	09/21/2022 12248	407	110,000	35,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	16 DUPLEX	69	74,300	81,870
				E.C.F. 0.908



1003 E DUNCAN ST #1B

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-01-360-019	07/15/2022 12248	407	145,000	18,387
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	16 DUPLEX	77	126,613	121,584
				E.C.F. 1.041





Neighborhoods Used: 12248.12248 RIVER RDG, MILLPOND CONDOS = 68

1003 E DUNCAN ST #1D

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
16-16-01-360-023	05/03/2022 12248	407	140,000	18,026	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	16 DUPLEX	77	121,974	117,680	1.036



1003 E DUNCAN ST #1F

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
16-16-01-360-027	05/02/2022 12248	407	145,000	18,387	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	16 DUPLEX	77	126,613	133,367	0.949



1006 E DUNCAN ST #3C

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
16-16-01-360-057	04/22/2022 12248	407	140,000	17,694	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	16 DUPLEX	78	122,306	117,207	1.044



1005 E DUNCAN ST #1C

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
16-16-01-360-041	01/27/2022 12248	407	133,500	18,026	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	16 DUPLEX	80	115,474	102,135	1.131



1004 E DUNCAN ST #2C

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
16-16-01-360-034	12/31/2021 12248	407	137,000	17,694	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	16 DUPLEX	81	119,306	121,703	0.980



1003 E DUNCAN ST #2E

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
16-16-01-360-026	12/10/2021 12248	407	128,000	17,694	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	16 DUPLEX	80	110,306	100,668	1.096



1006 E DUNCAN ST #1C

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
16-16-01-360-055	08/30/2021 12248	407	129,000	18,026	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	16 DUPLEX	80	110,974	112,552	0.986



1005 E DUNCAN ST #1F

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
16-16-01-360-047	05/24/2021 12248	407	123,000	17,432	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	16 DUPLEX	80	105,568	98,714	1.069



Neighborhoods Used: 12248.12248 RIVER RDG, MILLPOND CONDOS = 68

1001 E DUNCAN ST #2A

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
16-16-01-360-002	04/16/2021 12248	407	130,000	17,694	
Company	Style	%Good	ResidualValue	CostByManual	E.C.F.
ex	16 DUPLEX	80	112,306	99,436	1.129









# Real Estate Summary Sheet

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

01/26/2024 12:03 PM

<b>Parcel:</b>	16-16-01-360-002	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	LOPEZ SYDNEY M	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	1001 E DUNCAN ST #2A MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5429/0371	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16-16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	UNIT - OAK STYLE - UL
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12248 12248 RIVER RDG, MILLPOND CONDOS = 6

## Mailing Address:

LOPEZ SYDNEY M  
1001 E DUNCAN ST #2A  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 04/16/2021 for 130,000 by SINCLAIR MARJORIE.

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

**Liber/Page:** 5429/0371

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	64,100	<b>2023 Taxable:</b>	57,907	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1998  
Occupancy: Duplex  
Class: C+10  
Style: 16 DUPLEX  
Exterior: Wood Siding  
% Good (Physical): 78  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,134  
Ground Area: 1,134  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/26/2024 12:03 PM

<b>Parcel:</b>	16-16-01-360-007	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	RISING LINDA	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	1001 E DUNCAN ST #1D MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5524/0382	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16-16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	UNIT - OAK STYLE - ML
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12248 12248 RIVER RDG, MILLPOND CONDOS = 6

## Mailing Address:

RISING LINDA  
1001 E DUNCAN ST #1D  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 06/14/2023 for 165,000 by DAMRON JAMES B.

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

**Liber/Page:** 5524/0382

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	73,100	<b>2023 Taxable:</b>	45,386	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1998  
Occupancy: Duplex  
Class: C+10  
Style: 16 DUPLEX  
Exterior: Wood Siding  
% Good (Physical): 77  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,134  
Ground Area: 1,134  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/26/2024 12:03 PM

<b>Parcel:</b>	16-16-01-360-011	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	ROYEK MATTHEW M & KATHERINE	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	1002 E DUNCAN ST #1B MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5506/0727	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16-16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	UNIT - CEDAR STYLE - ML
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12248 12248 RIVER RDG, MILLPOND CONDOS = 6

## Mailing Address:

ROYEK MATTHEW M & KATHERINE  
1002 E DUNCAN ST #1B  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 11/16/2022 for 147,900 by DRUSKINIS HELEN A.

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

**Liber/Page:** 5506/0727

## Most Recent Permit Information

Permit 18-516 on 12/05/2018 for \$0 category WINDOWS, REPLACEMNT.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	67,300	<b>2023 Taxable:</b>	67,300	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1998  
Occupancy: Duplex  
Class: C+10  
Style: 16 DUPLEX  
Exterior: Wood Siding  
% Good (Physical): 77  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,066  
Ground Area: 1,066  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/26/2024 12:03 PM

<b>Parcel:</b>	16-16-01-360-019	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	ALLEN MATTHEW J	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	1003 E DUNCAN ST #1B MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5491/0216	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16-16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	UNIT - CEDAR STYLE - ML
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12248 12248 RIVER RDG, MILLPOND CONDOS = 6

## Mailing Address:

ALLEN MATTHEW J  
1003 E DUNCAN ST #1B  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 07/15/2022 for 145,000 by LANEHART DUSTIN W & KRISTIE M.

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

**Liber/Page:** 5491/0216

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	67,300	<b>2023 Taxable:</b>	67,300	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1998  
Occupancy: Duplex  
Class: C+10  
Style: 16 DUPLEX  
Exterior: Wood Siding  
% Good (Physical): 77  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,066  
Ground Area: 1,066  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/26/2024 12:03 PM

<b>Parcel:</b>	16-16-01-360-023	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	RYAN JESSICA	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	1003 E DUNCAN ST #1D MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5522/0439	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16-16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	UNIT - SPRUCE STYLE - ML
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12248 12248 RIVER RDG, MILLPOND CONDOS = 6

## Mailing Address:

RYAN JESSICA  
1003 E DUNCAN ST #1D  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 05/31/2023 for 157,000 by CUTRIGHT DENNIS F & KIMBERLY R.

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

**Liber/Page:** 5522/0439

## Most Recent Permit Information

Permit 17-0117 on 05/12/2017 for \$0 category WINDOWS, REPLACEMNT.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	65,200	<b>2023 Taxable:</b>	65,200	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1998  
Occupancy: Duplex  
Class: C+10  
Style: 16 DUPLEX  
Exterior: Wood Siding  
% Good (Physical): 77  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,019  
Ground Area: 1,019  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/26/2024 12:03 PM

<b>Parcel:</b>	16-16-01-360-026	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	ADDAMS MICHAEL R	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	1003 E DUNCAN ST #2E MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5519/0774	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16-16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	UNIT - MAPLE STYLE - UL
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12248 12248 RIVER RDG, MILLPOND CONDOS = 6

## Mailing Address:

ADDAMS MICHAEL R  
1003 E DUNCAN ST #2E  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 04/28/2023 for 161,000 by KRZYZANIAK GRACE E.

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

**Liber/Page:** 5519/0774

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	64,800	<b>2023 Taxable:</b>	58,590	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1998  
Occupancy: Duplex  
Class: C+10  
Style: 16 DUPLEX  
Exterior: Wood Siding  
% Good (Physical): 78  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,151  
Ground Area: 1,151  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/26/2024 12:04 PM

<b>Parcel:</b>	16-16-01-360-027	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	FROHNER BRANDON	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	1003 E DUNCAN ST #1F MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Libers/Page:</b>	5481/0718	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16-16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	UNIT - OAK STYLE - ML
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12248 12248 RIVER RDG, MILLPOND CONDOS = 6

## Mailing Address:

FROHNER BRANDON  
1003 E DUNCAN ST #1F  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 05/02/2022 for 145,000 by ANDRE JOHN & ADRIANNA.

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

**Libers/Page:** 5481/0718

## Most Recent Permit Information

Permit 21-0013 on 01/13/2021 for \$0 category WINDOWS, REPLACEMNT.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	73,100	<b>2023 Taxable:</b>	73,100	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1998  
Occupancy: Duplex  
Class: C+10  
Style: 16 DUPLEX  
Exterior: Wood Siding  
% Good (Physical): 77  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,134  
Ground Area: 1,134  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/26/2024 12:04 PM

<b>Parcel:</b>	16-16-01-360-034	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	CASELL JULIA D	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	1004 E DUNCAN ST #2C MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5472/0516	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16-16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	UNIT - MAPLE STYLE - UL
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12248 12248 RIVER RDG, MILLPOND CONDOS = 6

## Mailing Address:

CASELL JULIA D  
1004 E DUNCAN ST #2C  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 02/22/2022 for 0 by CASELL JULIA D & WILLIAM W.

**Terms of Sale:** 21-NOT USED/OTHER

**Liber/Page:** 5472/0516

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	67,000	<b>2023 Taxable:</b>	58,590	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1998  
Occupancy: Duplex  
Class: C+10  
Style: 16 DUPLEX  
Exterior: Wood Siding  
% Good (Physical): 81  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,151  
Ground Area: 1,151  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/26/2024 12:04 PM

<b>Parcel:</b>	16-16-01-360-041	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	THACKER ANNA K & DEBORAH K	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	1005 E DUNCAN ST #1C MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5467/0454	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16-16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	UNIT - SPRUCE STYLE - ML
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
<b>Mailing Address:</b>		<b>Neighborhood:</b>	12248 12248 RIVER RDG, MILLPOND CONDOS = 6

THACKER ANNA K & DEBORAH K  
1005 E DUNCAN ST #1C  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 01/27/2022 for 133,500 by ROLLER JILL.

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

**Liber/Page:** 5467/0454

## Most Recent Permit Information

Permit 12-109 on 05/07/2012 for \$0 category ELECT, MECH, PLUMB.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	65,200	<b>2023 Taxable:</b>	65,200	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1998  
Occupancy: Duplex  
Class: C+10  
Style: 16 DUPLEX  
Exterior: Wood Siding  
% Good (Physical): 77  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,019  
Ground Area: 1,019  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/26/2024 12:04 PM

<b>Parcel:</b>	16-16-01-360-044	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	CROWLEY KYLE	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	1005 E DUNCAN ST #2D MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5507/0733	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16-16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	UNIT - SPRUCE STYLE - UL
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
<b>Mailing Address:</b>		<b>Neighborhood:</b>	12248 12248 RIVER RDG, MILLPOND CONDOS = 6

## Mailing Address:

CROWLEY KYLE  
1005 E DUNCAN ST #2D  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 01/18/2023 for 125,000 by KUHL MARGARET MARY.

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

**Liber/Page:** 5507/0733

## Most Recent Permit Information

Permit P23-499 on 10/02/2023 for \$0 category Mechanical.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	61,950	<b>2023 Taxable:</b>	45,146	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1998  
Occupancy: Duplex  
Class: C+10  
Style: 16 DUPLEX  
Exterior: Wood Siding  
% Good (Physical): 78  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,082  
Ground Area: 1,082  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/26/2024 12:04 PM

<b>Parcel:</b>	16-16-01-360-047	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	SHIBANOV MELINDA & ALEKSANDR	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	1005 E DUNCAN ST #1F MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5429/0207	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16-16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	UNIT - OAK STYLE - ML
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12248 12248 RIVER RDG, MILLPOND CONDOS = 6

## Mailing Address:

SHIBANOV MELINDA & ALEKSANDR  
1005 E DUNCAN ST #1F  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 05/24/2021 for 123,000 by KING DARYL/RANDAL/TERRI/PHILLIP.

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

**Liber/Page:** 5429/0207

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	63,000	<b>2023 Taxable:</b>	54,705	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1998  
Occupancy: Duplex  
Class: C+10  
Style: 16 DUPLEX  
Exterior: Wood Siding  
% Good (Physical): 77  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,134  
Ground Area: 1,134  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/26/2024 12:04 PM

<b>Parcel:</b>	16-16-01-360-050	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	REPINE SCOTT	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	1006 E DUNCAN ST #2A MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5505/0279	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16-16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	UNIT - OAK STYLE - ML
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
<b>Mailing Address:</b>		<b>Neighborhood:</b>	12248 12248 RIVER RDG, MILLPOND CONDOS = 6

REPINE SCOTT  
1006 E DUNCAN ST #2A  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 11/29/2022 for 140,000 by FISHER CHARLIE.

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

**Liber/Page:** 5505/0279

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	62,950	<b>2023 Taxable:</b>	62,950	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1998  
Occupancy: Duplex  
Class: C+10  
Style: 16 DUPLEX  
Exterior: Wood Siding  
% Good (Physical): 77  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,134  
Ground Area: 1,134  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/26/2024 12:04 PM

<b>Parcel:</b>	16-16-01-360-055	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	SZCZEPANOWSKI JESSICA	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	1006 E DUNCAN ST #1C MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5445/0746	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16-16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	UNIT - SPRUCE STYLE - LL
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12248 12248 RIVER RDG, MILLPOND CONDOS = 6

## Mailing Address:

SZCZEPANOWSKI JESSICA  
1006 E DUNCAN ST #1C  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 08/30/2021 for 129,000 by BUNIACK STOICK SHEREN.

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

**Liber/Page:** 5445/0746

## Most Recent Permit Information

Permit 21-0055 on 02/26/2021 for \$0 category WINDOWS, REPLACEMNT.

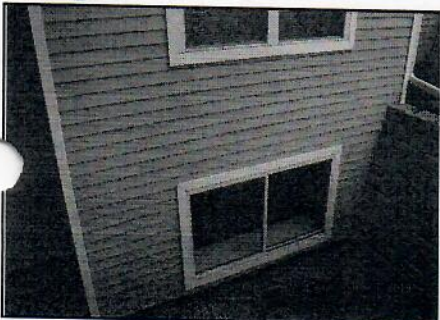
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	70,450	<b>2023 Taxable:</b>	59,062	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1998  
Occupancy: Duplex  
Class: C+10  
Style: 16 DUPLEX  
Exterior: Wood Siding  
% Good (Physical): 76  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,091  
Ground Area: 1,091  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/26/2024 12:04 PM

<b>Parcel:</b>	16-16-01-360-057	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	MARCYAN JAMIE M & KYLE B	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	1006 E DUNCAN ST #3C MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5479/0881	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16-16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	UNIT - SPRUCE STYLE - UL
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12248 12248 RIVER RDG, MILLPOND CONDOS = 6

## Mailing Address:

MARCYAN JAMIE M & KYLE B  
1006 E DUNCAN ST #3C  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 04/22/2022 for 140,000 by GILYARD BRANDON D.

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

**Liber/Page:** 5479/0881

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	64,800	<b>2023 Taxable:</b>	64,800	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1998  
Occupancy: Duplex  
Class: C+10  
Style: 16 DUPLEX  
Exterior: Wood Siding  
% Good (Physical): 78  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,151  
Ground Area: 1,151  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/26/2024 12:04 PM

<b>Parcel:</b>	16-16-01-360-060	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	RABBITT ZACHARY C & BRUCE	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	1006 E DUNCAN ST #3D MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5506/0300	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16-16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	UNIT - OAK STYLE - UL
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12248 12248 RIVER RDG, MILLPOND CONDOS = 6

## Mailing Address:

RABBITT ZACHARY C & BRUCE  
1006 E DUNCAN ST #3D  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 12/01/2022 for 140,000 by EPPERSON BETTY J & JIMMY M.

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

**Liber/Page:** 5506/0300

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	64,100	<b>2023 Taxable:</b>	64,100	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1998  
Occupancy: Duplex  
Class: C+10  
Style: 16 DUPLEX  
Exterior: Wood Siding  
% Good (Physical): 78  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,134  
Ground Area: 1,134  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/26/2024 12:04 PM

<b>Parcel:</b>	16-16-02-321-009	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	HODGKISS TIMOTHY EDWARD	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	215 N WASHINGTON ST #9 MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5498/0087	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16-16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Standard Utilities	<b>MAP #</b>	
<b>Topography:</b>	Rolling, Wooded	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12248 12248 RIVER RDG, MILLPOND CONDOS = 6

## Mailing Address:

HODGKISS TIMOTHY EDWARD  
P O BOX 94  
MANCHESTER MI 48158-0094

## Most Recent Sale Information

Sold on 09/21/2022 for 110,000 by WHITE DONALD D & KIMBERLY S.

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

**Liber/Page:** 5498/0087

## Most Recent Permit Information

Permit 11-0267 on 11/23/2011 for \$0 category ELECT, MECH, PLUMB.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	47,100	<b>2023 Taxable:</b>	47,100	<b>Acreage:</b>	0.00
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1970  
Occupancy: Duplex  
Class: C+5  
Style: 16 DUPLEX  
Exterior: Wood Siding  
% Good (Physical): 69  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 914  
Ground Area: 914  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/26/2024 12:04 PM

<b>Parcel:</b>	16-16-02-321-013	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	DOAN NATHAN A	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	215 N WASHINGTON ST #13 MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5502/0874	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16-16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Standard Utilities	<b>MAP #</b>	
<b>Topography:</b>	Rolling, Wooded	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12248 12248 RIVER RDG, MILLPOND CONDOS = 6

## Mailing Address:

DOAN NATHAN A  
215 N WASHINGTON ST #13  
P O BOX  
MANCHESTER MI 48158-0

## Most Recent Sale Information

Sold on 10/31/2022 for 140,000 by SMITH STEPHANIE A.

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

**Liber/Page:** 5502/0874

## Most Recent Permit Information

Permit 21-125 on 04/12/2021 for \$0 category ELECT, MECH, PLUMB.

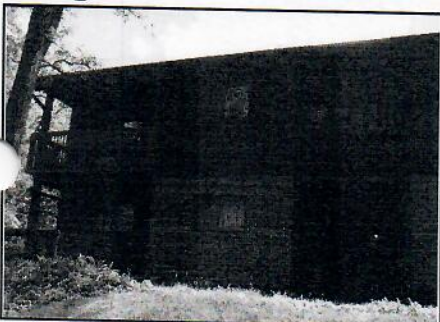
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	50,850	<b>2023 Taxable:</b>	50,850	<b>Acreage:</b>	0.00
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1976  
Occupancy: Duplex  
Class: C+5  
Style: 16 DUPLEX  
Exterior: Wood Siding  
% Good (Physical): 69  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,119  
Ground Area: 1,119  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





River Ridge & Mill Pond Condo ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
16-16-01-360-002	1001 E DUNCAN ST	04/16/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$51,050	39.27
16-16-01-360-007	1001 E DUNCAN ST	03/23/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$60,950	38.09
16-16-01-360-011	1002 E DUNCAN ST	11/16/22	\$147,900	WD	03-ARM'S LENGTH	\$147,900	\$55,900	37.80
16-16-01-360-019	1003 E DUNCAN ST	07/15/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$55,900	38.55
16-16-01-360-023	1003 E DUNCAN ST	05/03/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$54,050	38.61
16-16-01-360-026	1003 E DUNCAN ST	12/10/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$51,650	40.35
16-16-01-360-027	1003 E DUNCAN ST	05/02/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$60,950	42.03
16-16-01-360-034	1004 E DUNCAN ST	12/31/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$51,650	37.70
16-16-01-360-041	1005 E DUNCAN ST	01/27/22	\$133,500	WD	03-ARM'S LENGTH	\$133,500	\$50,000	37.45
16-16-01-360-044	1005 E DUNCAN ST	01/18/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$53,200	42.56
16-16-01-360-047	1005 E DUNCAN ST	05/24/21	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$48,200	39.19
16-16-01-360-050	1006 E DUNCAN ST	11/29/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$52,050	37.18
16-16-01-360-055	1006 E DUNCAN ST	08/30/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$52,100	40.39
16-16-01-360-057	1006 E DUNCAN ST	04/22/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$55,800	39.86
16-16-01-360-060	1006 E DUNCAN ST	12/01/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$55,150	39.39
16-16-02-321-009	215 N WASHINGTON ST	09/21/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,400	40.36
16-16-02-321-013	215 N WASHINGTON ST	10/31/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$47,800	34.14
<b>Totals:</b>			<b>\$2,313,400</b>			<b>\$2,313,400</b>	<b>\$900,800</b>	

Sale. Ratio => 38.94  
 Std. Dev. => 1.97



Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$121,704	\$17,694	\$112,306	\$99,436	1.129	1,134	\$99.04	12248	8.4682
\$157,355	\$18,387	\$141,613	\$133,367	1.062	1,134	\$124.88	12248	1.7084
\$145,078	\$18,387	\$129,513	\$121,584	1.065	1,066	\$121.49	12248	2.0462
\$145,078	\$18,387	\$126,613	\$121,584	1.041	1,066	\$118.77	12248	0.3390
\$140,649	\$18,026	\$121,974	\$117,680	1.036	1,019	\$119.70	12248	0.8264
\$122,993	\$17,694	\$110,306	\$100,668	1.096	1,151	\$95.83	12248	5.0989
\$157,355	\$18,387	\$126,613	\$133,367	0.949	1,134	\$111.65	12248	9.5388
\$144,509	\$17,694	\$119,306	\$121,703	0.980	1,151	\$103.65	12248	6.4448
\$124,859	\$18,026	\$115,474	\$102,135	1.131	1,019	\$113.32	12248	8.5855
\$133,791	\$17,694	\$107,306	\$111,417	0.963	1,082	\$99.17	12248	8.1650
\$120,687	\$17,432	\$105,568	\$98,714	1.069	1,134	\$93.09	12248	2.4683
\$135,846	\$17,694	\$122,306	\$113,390	1.079	1,134	\$107.85	12248	3.3886
\$135,755	\$18,026	\$110,974	\$112,552	0.986	1,091	\$101.72	12248	5.8766
\$139,824	\$17,694	\$122,306	\$117,207	1.044	1,151	\$106.26	12248	0.1247
\$138,337	\$17,694	\$122,306	\$115,780	1.056	1,134	\$107.85	12248	1.1615
\$121,009	\$35,700	\$74,300	\$81,870	0.908	914	\$81.29	12248	13.7217
\$128,919	\$35,700	\$104,300	\$89,462	1.166	1,119	\$93.21	12248	12.1115
<b>\$2,313,748</b>		<b>\$1,973,084</b>	<b>\$1,891,917</b>			<b>\$105.81</b>		<b>0.1847</b>
			<b>E.C.F. =&gt;</b>	<b>1.043</b>		<b>Std. Deviation=&gt;</b>	<b>0.06923518</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>1.045</b>		<b>Ave. Variance=&gt;</b>	<b>5.2985</b>	<b>Coefficient of Var=&gt;</b>







Rivers Ridge Site Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
16-16-01-360-002	1001 E DUNCAN ST	04/16/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000
16-16-01-360-007	1001 E DUNCAN ST	03/23/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000
16-16-01-360-011	1002 E DUNCAN ST	11/16/22	\$147,900	WD	03-ARM'S LENGTH	\$147,900
16-16-01-360-019	1003 E DUNCAN ST	07/15/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000
16-16-01-360-023	1003 E DUNCAN ST	05/03/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000
16-16-01-360-026	1003 E DUNCAN ST	12/10/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000
16-16-01-360-027	1003 E DUNCAN ST	05/02/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000
16-16-01-360-034	1004 E DUNCAN ST	12/31/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000
16-16-01-360-041	1005 E DUNCAN ST	01/27/22	\$133,500	WD	03-ARM'S LENGTH	\$133,500
16-16-01-360-044	1005 E DUNCAN ST	01/18/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000
16-16-01-360-047	1005 E DUNCAN ST	05/24/21	\$123,000	WD	03-ARM'S LENGTH	\$123,000
16-16-01-360-050	1006 E DUNCAN ST	11/29/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000
16-16-01-360-055	1006 E DUNCAN ST	08/30/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000
16-16-01-360-057	1006 E DUNCAN ST	04/22/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000
16-16-01-360-060	1006 E DUNCAN ST	12/01/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000
<b>Totals:</b>						<b>\$2,063,400</b>
<b>Totals:</b>						<b>\$2,063,400</b>



Riversedge A Site Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
16-16-01-375-004	1103 NATURE TRAIL	04/23/21	\$266,000	WD	03-ARM'S LENGTH	\$266,000
16-16-01-375-005	1104 NATURE TRAIL	12/21/21	\$258,550	WD	03-ARM'S LENGTH	\$258,550
16-16-01-375-006	1105 NATURE TRAIL	09/24/21	\$277,655	WD	03-ARM'S LENGTH	\$277,655
16-16-01-375-024	1124 NATURE TRAIL	02/28/22	\$299,500	WD	03-ARM'S LENGTH	\$299,500
16-02-403-004	521 E MAIN ST	04/01/22	\$149,500	WD	03-ARM'S LENGTH	\$149,900
<b>Totals:</b>						<b>\$1,251,205</b>

Riversedge B Site Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
16-16-01-375-009	1108 NATURE TRAIL	06/11/21	\$248,000	WD	03-ARM'S LENGTH	\$248,000
16-16-01-375-015	1114 NATURE TRAIL	09/08/22	\$37,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$37,500
<b>Totals:</b>						<b>\$285,500</b>

Manchester Woods Site Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
16-16-02-185-022	340 WILDWOOD DR	10/05/22	\$275,000	WD	03-ARM'S LENGTH	\$265,000
16-16-02-185-032	320 WILDWOOD DR	12/06/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000
<b>Totals:</b>						<b>\$535,000</b>

Mill Pond Site Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
16-16-02-321-009	215 N WASHINGTON ST	09/21/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000
16-16-02-321-013	215 N WASHINGTON ST	10/31/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000
<b>Totals:</b>						<b>\$250,000</b>



Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page
\$51,050	39.27	\$121,804	\$25,396	\$17,200	12248	5429/0371
\$60,950	38.09	\$157,455	\$19,745	\$17,200	12248	5516/0284
\$55,900	37.80	\$145,178	\$19,922	\$17,200	12248	5506/0727
\$55,900	38.55	\$145,178	\$17,022	\$17,200	12248	5491/0216
\$54,050	38.61	\$140,749	\$16,451	\$17,200	12248	5484/0298
\$51,650	40.35	\$123,093	\$22,107	\$17,200	12248	5461/0755
\$60,950	42.03	\$157,455	\$4,745	\$17,200	12248	5481/0718
\$51,650	37.70	\$144,609	\$9,591	\$17,200	12248	5464/0525
\$50,000	37.45	\$124,959	\$25,741	\$17,200	12248	5467/0454
\$53,200	42.56	\$133,891	\$8,309	\$17,200	12248	5507/0733
\$48,200	39.19	\$120,787	\$19,413	\$17,200	12248	5429/0207
\$52,050	37.18	\$135,946	\$21,254	\$17,200	12248	5505/0279
\$52,100	40.39	\$135,855	\$10,345	\$17,200	12248	5445/0746
\$55,800	39.86	\$139,924	\$17,276	\$17,200	12248	5479/0881
\$55,150	39.39	\$138,437	\$18,763	\$17,200	12248	5506/0300
<b>\$808,600</b>		<b>\$2,065,320</b>	<b>\$256,080</b>	<b>\$258,000</b>		
Sale. Ratio =>	39.19					
Std. Dev. =>	1.60	Site Value:	<b>\$17,072</b>			



Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page
\$125,800	47.29	\$275,783	(\$9,783)	\$8,500	12246	5421/0770
\$141,800	54.84	\$271,152	(\$4,102)	\$8,500	12246	5462/0312
\$142,500	51.32	\$272,889	\$13,266	\$8,500	12246	5449/0798
\$114,500	38.23	\$296,376	\$15,939	\$8,500	12246	5472/0092
\$68,850	45.93	\$145,508	\$14,592	\$8,500	12246	
\$593,450		\$1,261,708	\$29,912	\$42,500		
Sale. Ratio =>		47.42				
Std. Dev. =>		14.44	Site Value:	\$7,478		

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page
\$130,750	52.72	\$250,279	\$6,521	\$8,800	12246	5430/0556
\$29,250	78.00	\$41,850	\$37,500	\$27,280	12246	5497/0178
\$160,000		\$292,129	\$44,021	\$36,080		
Sale. Ratio =>		56.04				
Std. Dev. =>		20.35	Site Value:	\$8,804		

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page
\$101,100	38.15	\$255,455	\$50,145	\$40,600	12246	5499/0585
\$90,550	34.83	\$276,272	\$24,328	\$40,600	12246	5505/0694
\$191,650		\$531,727	\$74,473	\$81,200		
Sale. Ratio =>		36.50				
Std. Dev. =>		16.21	Site Value:	\$37,237		

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page
\$44,400	40.36	\$121,209	\$24,691	\$35,900	12248	5498/0087
\$47,800	34.14	\$129,119	\$46,781	\$35,900	12248	5502/0874
\$92,200		\$250,328	\$71,472	\$71,800		
Sale. Ratio =>		36.88				
Std. Dev. =>		17.91	Site Value:	\$35,736		



Other Parcels in Sale

Land Table

Class

407

12240 CITY CONDOS 407

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Other Parcels in Sale

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12240 CITY CONDOS	407
12240 CITY CONDOS	407

Other Parcels in Sale

Land Table	Class
16-16-01-375-016, 16-16-01-375-017, 16-16-01-375-018	407
12240 CITY CONDOS	407

Other Parcels in Sale

Land Table	Class
12240 CITY CONDOS	407
12240 CITY CONDOS	407

Other Parcels in Sale

Land Table	Class
12240 CITY CONDOS	407
12240 CITY CONDOS	407