

14

Neighborhoods Used: 12400.12400 CITY RIVER FRONT

529 ADRIAN ST
Parcel Number 16-16-11-101-004
Occupancy Single Family
Style 03 RANCH/1STY
Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
12/02/2022 12400	401	321,000	120,037
%Good 61	ResidualValue 188,391	CostByManual 193,218	E.C.F. 0.975
ResidualValue 12572	CostByManual 12894	E.C.F. 0.975	



525 ADRIAN ST
Parcel Number 16-16-11-101-011
Occupancy Single Family
Style 05 2 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
03/18/2022 12400	401	295,000	64,571
%Good 73	ResidualValue 230,429	CostByManual 260,959	E.C.F. 0.883



320 RIVERBEND DR
Parcel Number 16-16-02-265-008
Occupancy Single Family
Style 03 RANCH/1STY

** Valid Sale	** Class	AdjSalePrice	LandValue
09/24/2021 12400	401	305,000	46,017
%Good 71	ResidualValue 258,983	CostByManual 263,483	E.C.F. 0.983



304 N UNION ST
Parcel Number 16-16-02-340-005
Occupancy Single Family
Style 03 RANCH/1STY

** Valid Sale	** Class	AdjSalePrice	LandValue
06/29/2021 12400	401	376,000	183,575
%Good 64	ResidualValue 192,425	CostByManual 186,106	E.C.F. 1.034



RIVERBEND DR
Parcel Number 16-16-02-265-010
Occupancy Single Family
Style 03 RANCH/1STY

** Valid Sale	** Class	AdjSalePrice	LandValue
05/21/2021 12400	401	315,000	47,832
%Good 73	ResidualValue 267,168	CostByManual 291,926	E.C.F. 0.915



Neighborhoods Used: 12400.12400 CITY RIVER FRONT

Statistics for this Analysis

# Valid les	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	0	3.62	4.84	1.003
After Application of E.C.F.s				
		1.86	2.17	1.000

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
01	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
02 BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
03 RANCH/1STY	1.000(0)	1.000(0)	0.947(2)	1.004(2)	1.000(0)	1.000(0)
04 1.25 TO 1.75	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
05 2 STORY	1.000(0)	1.000(0)	0.883(1)	1.000(0)	1.000(0)	1.000(0)
06 BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
07 TRI/QUAD LEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
08 HIGH QUALITY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
09 OTHER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
10 2+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
11	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
12	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
13	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
14	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
15 MANU/MOBILE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
16 DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.951 (5)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.975 (1)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
 Ending Date: 03/31/2023
 Terms Selected: 2
 Analyze by Style:
 Analyze by %Good: X
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): 12400 - 12400 CITY RIVER FRONT

Max # of Res. Buildings: 300	Minimum E.C.F. (Residential): 0.30
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 300	Minimum E.C.F. (Agricultural): 0.30
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 300	Minimum E.C.F. (Commercial): 0.30
	Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 12:23 PM

Parcel:	16-16-02-265-008	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MEADE RYAN & MISTY DUFFING	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	320 RIVERBEND DR MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5450/0299	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer. Water, Sewer, Electric, Gas, Underground Utils.	MAP #	INCLUDES ISLAND
Topography:	Rolling, Waterfront	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12400 12400 CITY RIVER FRONT

Mailing Address:

MEADE RYAN & MISTY DUFFING
320 RIVERBEND DR
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 09/24/2021 for 305,000 by STEFFEN KURT A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5450/0299

Most Recent Permit Information

None Found

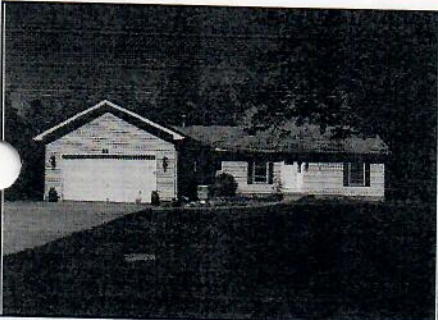
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	144,100	2023 Taxable:	128,257	Acreage:	0.34
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	90.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	166.0

Improvement Data

of Residential Buildings: 1
Year Built: 1990
Occupancy: Single Family
Class: C+10
Style: 03 RANCH/1STY
Exterior: Vinyl
% Good (Physical): 71
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,680
Ground Area: 1,680
Garage Area: 616
Basement Area: 1,680
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 12:23 PM

Parcel:	16-16-02-265-010	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FLINT NANCY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	314 RIVERBEND DR MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5426/0947	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Underground Utils.	MAP #	INCLUDES ISLAND
Topography:	Level, Rolling, Waterfront	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12400 12400 CITY RIVER FRONT

Mailing Address:

FLINT NANCY
FLINT REV TRUST
314 RIVERBEND DR
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 05/21/2021 for 315,000 by SILVERMAN KORRY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5426/0947

Most Recent Permit Information

Permit 21-387 on 09/10/2021 for \$0 category ELECT, MECH, PLUMB.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	157,950	2023 Taxable:	145,425	Acreage:	0.34
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	90.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	166.0

Improvement Data

of Residential Buildings: 1
Year Built: 1990
Occupancy: Single Family
Class: C+10
Style: 03 RANCH/1STY
Exterior: Wood Siding
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,796
Ground Area: 1,796
Garage Area: 528
Basement Area: 1,796
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 12:23 PM

Parcel: 16-16-02-340-005
Owner's Name: FEILER ERIC & LORI
Property Address: 304 N UNION ST
MANCHESTER, MI 48158
Liber/Page: 5437/0176
Split: / /
Public Impr.: Paved Road, Electric, Standard Utilities
Topography: Low, Waterfront, ABUTS PRESERVES

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16-16 CITY OF MANCHESTER
MAP #:
School: 81080 MANCHESTER COMMUNITY SCH DST
Neighborhood: 12400 12400 CITY RIVER FRONT

Mailing Address:

FEILER ERIC & LORI
304 N UNION ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 06/29/2021 for 376,000 by BALL BUD A.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

Permit 22-0186 on 05/20/2022 for \$0 category 00 BLANK.

Liber/Page: 5437/0176

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 177,350	2023 Taxable: 159,285	Acreage: 1.84
Zoning: R-1B SI (*)	Land Value: Tentative	Frontage: 267.5
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 300.0

Improvement Data

of Residential Buildings: 1
Year Built: 1953
Occupancy: Single Family
Class: C
Style: 03 RANCH/1STY
Exterior: Vinyl
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,598
Ground Area: 1,598
Garage Area: 960
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 12:24 PM

Parcel:	16-16-11-101-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	APPEL DENIS &	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	529 ADRIAN ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5505/0308	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Standard Utilities	MAP #	
Topography:	Rolling, Waterfront	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12400 12400 CITY RIVER FRONT

Mailing Address:

APPEL DENIS &
ROSEMARIE WHITCHER-APPEL
529 ADRIAN ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 12/02/2022 for 321,000 by STROEHMANN JAMES & KRISTEN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5505/0308

Most Recent Permit Information

Permit 19-0124 on 04/22/2019 for \$0 category ELECT, MECH, PLUMB.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	153,800	2023 Taxable:	153,800	Acreage:	1.23
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	230.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	180.0

Improvement Data

of Residential Buildings: 1

Year Built: 1977

Occupancy: Single Family

Class: C

Style: 03 RANCH/1STY

Exterior: Wood Siding

% Good (Physical): 61

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 2 Half Baths: 1

Floor Area: 1,464

Ground Area: 1,464

Garage Area: 0

Basement Area: 1,464

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 3

Estimated TCV: Tentative

Cmts: B02

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 12:24 PM

Parcel: 16-16-11-101-011
Owner's Name: BOSTROM JORDAN
Property Address: 525 ADRIAN ST
MANCHESTER, MI 48158
Liber/Page: 5480/0503
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, Electric, Gas, Standard Utilities
Topography: Rolling, Waterfront

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 16-16 CITY OF MANCHESTER
MAP #:
School: 81080 MANCHESTER COMMUNITY SCH DST
Neighborhood: 12400 12400 CITY RIVER FRONT

Mailing Address:

BOSTROM JORDAN
525 ADRIAN ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 03/18/2022 for 295,000 by TRACY CLIFFORD JR & SUZANNE &.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5480/0503

Most Recent Permit Information

Permit P23-176 on 04/28/2023 for \$0 category Plumbing.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	152,050	2023 Taxable:	152,050	Acreage:	0.71
Zoning:	AG AGR (*)	Land Value:	Tentative	Frontage:	90.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	309.0

Improvement Data

of Residential Buildings: 1
Year Built: 1980
Occupancy: Single Family
Class: C+5
Style: 05 2 STORY
Exterior: Brick/Siding
% Good (Physical): 73
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 5
Full Baths: 1 Half Baths: 1
Floor Area: 2,004
Ground Area: 1,002
Garage Area: 624
Basement Area: 1,002
Basement Walls:
Estimated TCV: Tentative

Image



City of Manchester River Front ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
16-16-02-265-008	320 RIVERBEND DR	09/24/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$121,900	39.97
16-16-02-265-010	314 RIVERBEND DR	05/21/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$139,950	44.43
16-16-02-340-005	304 N UNION ST	06/29/21	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$146,850	39.06
16-16-11-101-004	529 ADRIAN ST	12/02/22	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$133,850	41.70
16-16-11-101-011	525 ADRIAN ST	03/18/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$140,300	47.56
Totals:			\$1,612,000			\$1,612,000	\$682,850	

Sale. Ratio => 42.36
 Std. Dev. => 3.47

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$296,589	\$46,017	\$258,983	\$263,483	0.983	1,680	\$154.16	12400	2.4904
\$325,454	\$47,832	\$267,168	\$291,926	0.915	1,796	\$148.76	12400	4.2829
\$360,562	\$183,575	\$192,425	\$186,106	1.034	1,598	\$120.42	12400	7.5934
\$316,359	\$120,037	\$200,963	\$206,112	0.975	1,464	\$137.27	12400	1.7000
\$312,743	\$64,571	\$230,429	\$260,959	0.883	2,004	\$114.98	12400	7.5010
\$1,611,707	\$1,149,968	\$1,208,586				\$135.12		0.6520
E.C.F. =>				0.951	Std. Deviation=>		0.05944747	
Ave. E.C.F. =>				0.958	Ave. Variance=>		4.7135	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
03 RANCH/1STY	\$44,837	12400 CITY RIVER FRONT LND TBL	401	71
03 RANCH/1STY	\$44,837	12400 CITY RIVER FRONT LND TBL	401	73
03 RANCH/1STY	\$179,152	12400 CITY RIVER FRONT LND TBL	401	64
03 RANCH/1STY	\$119,317	12400 CITY RIVER FRONT LND TBL	401	61
05 2 STORY	\$61,173	12400 CITY RIVER FRONT LND TBL	401	73

4.920093643

City of Manchester River Front Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
16-16-02-265-008	320 RIVERBEND DR	09/24/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$121,900	39.97
16-16-02-265-010	314 RIVERBEND DR	05/21/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$139,950	44.43
16-16-02-340-005	304 N UNION ST	06/29/21	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$146,850	39.06
16-16-11-101-004	529 ADRIAN ST	12/02/22	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$133,850	41.70
16-16-11-101-011	525 ADRIAN ST	03/18/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$140,300	47.56
Totals:			\$1,612,000			\$1,612,000	\$682,850	

Sale. Ratio => 42.36
 Std. Dev. => 3.47

Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
90.00	12400	5450/0299	12400 CITY RIVER FRONT LND TBL	401	545:225
90.00	12400	5426/0947	12400 CITY RIVER FRONT LND TBL	401	545:225
267.50	12400	5437/0176	12400 CITY RIVER FRONT LND TBL	401	545:225
230.00	12400	5505/0308	12400 CITY RIVER FRONT LND TBL	401	545:225
90.00	12400	5480/0503	12400 CITY RIVER FRONT LND TBL	401	545:225