

15

# Real Estate Summary Sheet

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

01/26/2024 12:36 PM

<b>Parcel:</b>	16-16-01-305-009	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BAKKER DAVID L & LINDSAY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	105 HIBBARD ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5512/0497	<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>	High, Wooded	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12231 12231 CITY C+10, BC, B

## Mailing Address:

BAKKER DAVID L & LINDSAY  
BAKKER RANDALL & DONNA  
105 HIBBARD ST  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 02/28/2023 for 570,000 by MORIAH INCORPORATED.

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

**Liber/Page:** 5512/0497

## Most Recent Permit Information

Permit 14-0120 on 06/09/2014 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>	FLAG LOT
<b>2023 S.E.V.:</b>	293,800	<b>2023 Taxable:</b>	285,075	<b>Acres:</b>	5.69
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	205.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	270.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1941  
Occupancy: Single Family  
Class: BC  
Style: 03 RANCH/1STY  
Exterior: Alum., Vinyl  
% Good (Physical): 50  
Heating System: Forced Hot Water  
Electric - Amps Service: 0  
# of Bedrooms: 6  
Full Baths: 3 Half Baths: 0  
Floor Area: 4,769  
Ground Area: 4,769  
Garage Area: 629  
Basement Area: 1,390  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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01/26/2024 12:36 PM

<b>Parcel:</b>	16-16-01-345-006	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MAHAN SEAN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	122 DIVISION ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5420/0946	<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	<b>MAP #</b>	
<b>Topography:</b>	Rolling, High	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12230 12230 CITY C_C5
<b>Mailing Address:</b>			
	MAHAN SEAN 122 DIVISION ST MANCHESTER MI 48158		

## Most Recent Sale Information

Sold on 04/20/2021 for 174,900 by FIELDER MARY L TRUST.

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

**Liber/Page:** 5420/0946

## Most Recent Permit Information

Permit 20-0292 on 08/21/2020 for \$0 category ELECT, MECH, PLUMB.

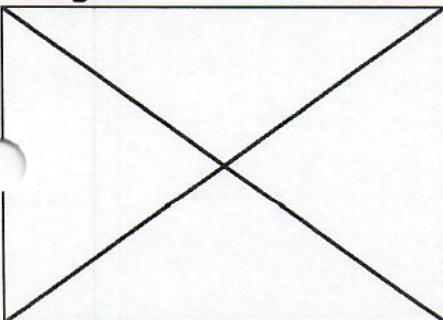
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	79,700	<b>2023 Taxable:</b>	75,285	<b>Acres:</b>	0.30
<b>Zoning:</b>	I-3 URB (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	198.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: C  
Style: 04 1.25 TO 1.75  
Exterior: Asphalt  
% Good (Physical): 73  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,018  
Ground Area: 732  
Garage Area: 288  
Basement Area: 572  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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01/26/2024 12:36 PM

<b>Parcel:</b>	16-16-01-350-010	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GARCIA RUPERT R & SHIRLEY J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	826 E VERNON ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5439/0860	<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, Standard Utilities	<b>MAP #</b>	
<b>Topography:</b>	Rolling	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12230 12230 CITY C_C5

**Mailing Address:**  
GARCIA RUPERT R & SHIRLEY J  
826 E VERNON ST  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 07/23/2021 for 265,000 by GIRBACH LYNETTE J.

**Terms of Sale:** 19-MULTI PARCEL ARM'S LENGTH **Liber/Page:** 5439/0860

## Most Recent Permit Information

Permit 23-8008 on 06/15/2023 for \$0 category SHED.

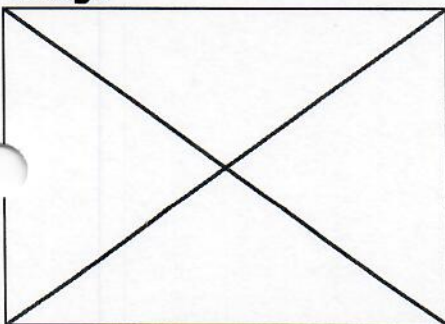
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	91,700	<b>2023 Taxable:</b>	86,467	<b>Acreage:</b>	0.28
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	91.7
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1967  
Occupancy: Single Family  
Class: C  
Style: 03 RANCH/1STY  
Exterior: Aluminum  
% Good (Physical): 63  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,410  
Ground Area: 1,410  
Garage Area: 308  
Basement Area: 1,090  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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01/26/2024 12:36 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>Mailing Address:</b>		<b>Neighborhood:</b>	12248 12248 RIVER RDG, MILLPOND CONDOS = 6

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.

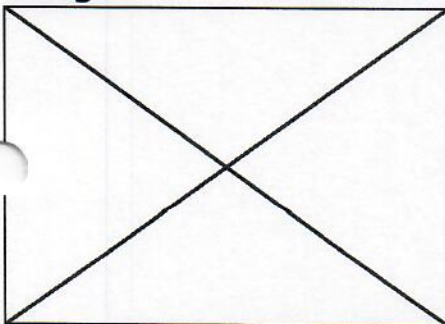
## Physical Property Characteristics

<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>ARE:</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

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01/26/2024 12:36 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>Liber/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

**Liber/Page:** 5481/0718

## Most Recent Permit Information

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

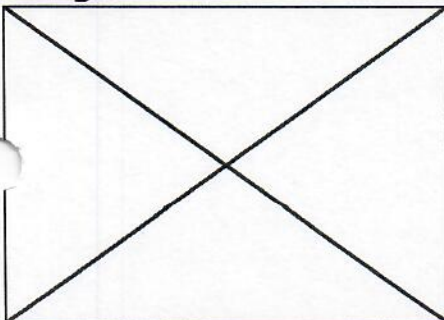
## Physical Property Characteristics

<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

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01/26/2024 12:36 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>Neighborhood:</b>	12248 12248 RIVER RDG, MILLPOND CONDOS = 6

## Mailing Address:

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.

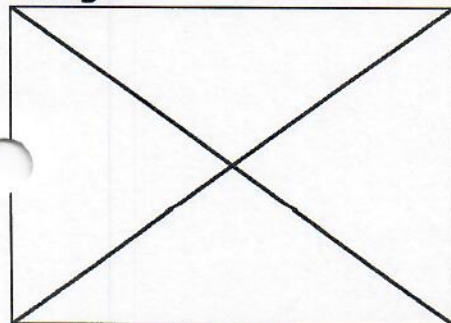
## Physical Property Characteristics

<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>Acreeage:</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 12:36 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

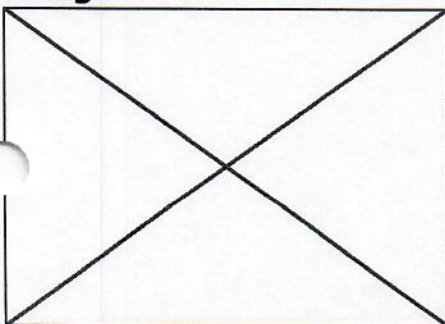
## Physical Property Characteristics

<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>Acrage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>ARE:</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 12:36 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.

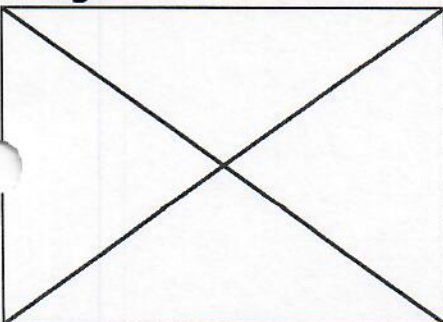
## Physical Property Characteristics

<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 12:36 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>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.		
<b>Topography:</b>	Level, Landscaped		

## 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

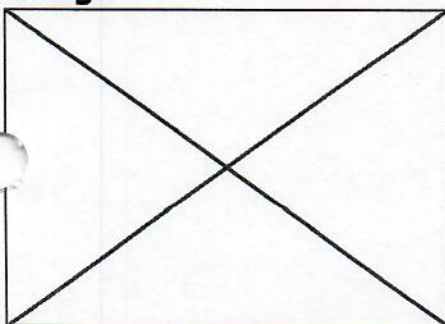
## Physical Property Characteristics

<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>Acreeage:</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 12:36 PM

<b>Parcel:</b>	16-16-01-368-006	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BECK BENJAMIN & APRIL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	507 FURNACE ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5441/0510	<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, Water, Sewer, Electric, Gas, Standard Utilities	<b>MAP #</b>	
<b>Topography:</b>	Rolling	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12226 12226 CITY D CD

## Mailing Address:

BECK BENJAMIN & APRIL  
507 FURNACE ST  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 07/19/2021 for 165,000 by KUHL WILLIAM & VALERIE HOULE.

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

**Liber/Page:** 5441/0510

## Most Recent Permit Information

Permit 07-0235 on 07/09/2007 for \$0 category ELECT, MECH, PLUMB.

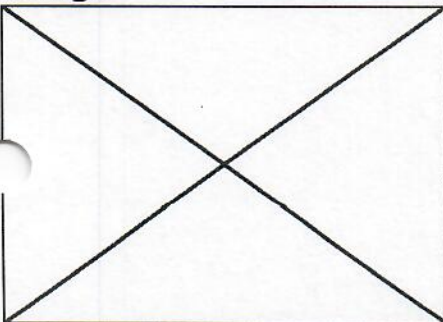
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	78,500	<b>2023 Taxable:</b>	74,550	<b>Acreage:</b>	0.24
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	57.5
<b>AREA:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	181.5

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1910  
Occupancy: Single Family  
Class: CD  
Style: 04 1.25 TO 1.75  
Exterior: Wood Siding  
% Good (Physical): 51  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,300  
Ground Area: 988  
Garage Area: 753  
Basement Area: 844  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:36 PM

<b>Parcel:</b>	16-16-01-372-001	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	RASPBURY SCOTT D	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	696 GRANGER ST MANCHESTER, MI 48158	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5512/0048	<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, Water, Sewer, Electric, Gas, Curb, Standard Utilities	<b>MAP #:</b>	
<b>Topography:</b>	Rolling	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12231 12231 CITY C+10, BC, B

## Mailing Address:

RASPBURY SCOTT D  
696 GRANGER ST  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 02/16/2023 for 269,000 by COMPTON SHEILA M TRUST.

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

**Liber/Page:** 5512/0048

## Most Recent Permit Information

Permit 09-0026 on 02/27/2009 for \$0 category OTHER NON-NEW/ADDNS.

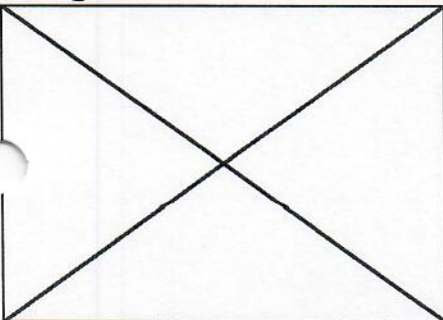
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	110,500	<b>2023 Taxable:</b>	71,354	<b>Acreage:</b>	0.43
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	112.3
<b>IRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	166.4

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1977  
Occupancy: Single Family  
Class: C+10  
Style: 03 RANCH/1STY  
Exterior: Aluminum  
% Good (Physical): 66  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,370  
Ground Area: 1,370  
Garage Area: 440  
Basement Area: 1,040  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:36 PM

<b>Parcel:</b>	16-16-01-375-004	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	THEUT C PETER & JUDITH	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	1103 NATURE TRAIL MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5421/0770	<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>	
<b>Topography:</b>	Level	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12246 12246 RIVER EDGE, MWOODS CONDOS = 6

## Mailing Address:

THEUT C PETER & JUDITH  
1103 NATURE TRAIL  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 04/23/2021 for 266,000 by MULHOLLAND CARL L & BEVERLY.

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

**Liber/Page:** 5421/0770

## Most Recent Permit Information

Permit P23-385 on 07/24/2023 for \$0 category Roofing/Siding/Windows.

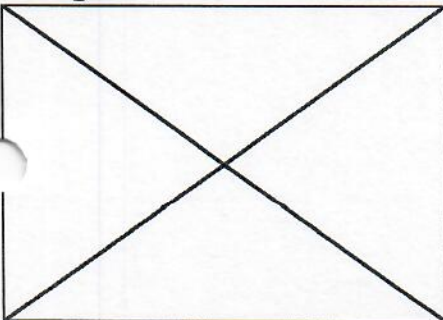
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	129,700	<b>2023 Taxable:</b>	128,100	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2002  
Occupancy: Town Home  
Class: BC  
Style: 03 RANCH/1STY  
Exterior: Brick/Siding  
% Good (Physical): 80  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,332  
Ground Area: 1,325  
Garage Area: 484  
Basement Area: 1,325  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:36 PM

<b>Parcel:</b>	16-16-01-375-006	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	LAROCK CAROL	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	1105 NATURE TRAIL MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5449/0798	<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>	
<b>Topography:</b>	Rolling	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12246 12246 RIVER EDGE, MWOODS CONDOS = 6

## Mailing Address:

LAROCK CAROL  
1105 NATURE TRAIL  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 09/24/2021 for 277,655 by CIPRI ELISABETH A & FRANCES S.

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

**Liber/Page:** 5449/0798

## Most Recent Permit Information

Permit P23-147 on 04/14/2023 for \$0 category Electrical.

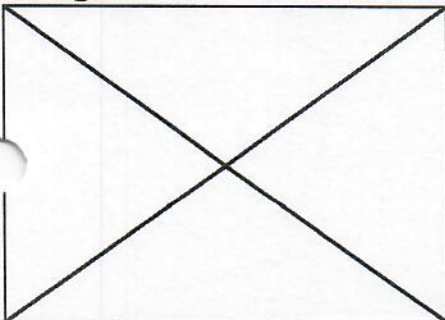
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	143,950	<b>2023 Taxable:</b>	143,950	<b>Acres:</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: 2002  
Occupancy: Town Home  
Class: BC  
Style: 03 RANCH/1STY  
Exterior: Brick/Siding  
% Good (Physical): 78  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,332  
Ground Area: 1,325  
Garage Area: 484  
Basement Area: 1,325  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:36 PM

<b>Parcel:</b>	16-16-01-375-024	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	GEIGER JOHN & MARYELLEN	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	1124 NATURE TRAIL MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5510/0993	<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>	
<b>Topography:</b>	Rolling	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12246 12246 RIVER EDGE, MWOODS CONDOS = 6

## Mailing Address:

GEIGER JOHN & MARYELLEN  
1124 NATURE TRAIL  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 02/03/2023 for 0 by GEIGER JOHN & MARYELLEN.

**Terms of Sale:** 18-LIFE ESTATE

**Liber/Page:** 5510/0993

## Most Recent Permit Information

Permit 03-0831 on 11/26/2003 for \$100,000 category NEW BUILDING.

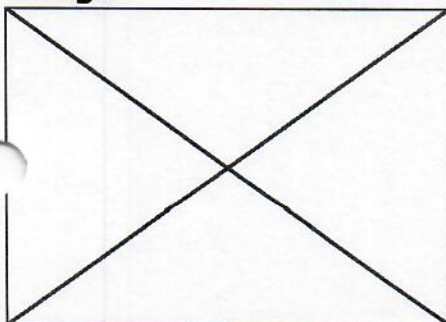
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	139,200	<b>2023 Taxable:</b>	139,200	<b>Acres:</b>	0.0
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2002  
Occupancy: Town Home  
Class: BC  
Style: 03 RANCH/1STY  
Exterior: Brick/Siding  
% Good (Physical): 78  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,332  
Ground Area: 1,325  
Garage Area: 484  
Basement Area: 1,325  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:36 PM

<b>Parcel:</b>	16-16-01-396-002	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	LAWTHER JEFFREY & LINDA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	621 PARR ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5457/0305	<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, Water, Sewer, Electric, Gas, Standard Utilities	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12226 12226 CITY D CD

## Mailing Address:

LAWTHER JEFFREY & LINDA  
621 PARR ST  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 11/02/2021 for 257,900 by LAROCK CAROL M.

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

**Liber/Page:** 5457/0305

## Most Recent Permit Information

Permit 02-920 on 12/13/2002 for \$8,000 category ADDITION.

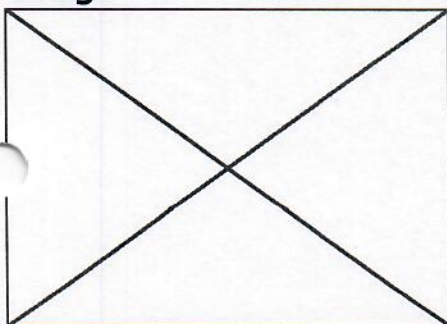
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	124,000	<b>2023 Taxable:</b>	116,865	<b>Acres:</b>	0.58
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	130.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	161.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: D  
Style: 04 1.25 TO 1.75  
Exterior: Vinyl  
% Good (Physical): 66  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,802  
Ground Area: 1,102  
Garage Area: 960  
Basement Area: 144  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/26/2024 12:36 PM

<b>Parcel:</b>	16-16-02-180-004	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	DIENES PAUL & KAITLYNN	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	114 WOODLAND WAY MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5486/0915	<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, Standard Utilities, Underground Utils.	<b>MAP #</b>	
<b>Topography:</b>	Level, Rolling	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12235 12235 CITY SITE CONDOS

## Mailing Address:

DIENES PAUL & KAITLYNN  
HUTCHINSON DIENES  
114 WOODLAND WAY  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 06/10/2022 for 313,000 by ROHWER ROBERT & AILEEN.

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

**Liber/Page:** 5486/0915

## Most Recent Permit Information

Permit P23-483 on 09/14/2023 for \$0 category Mechanical.

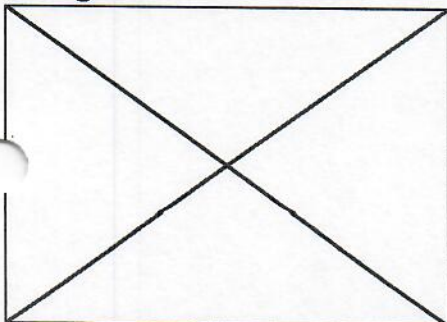
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	136,750	<b>2023 Taxable:</b>	136,750	<b>Acreage:</b>	0.00
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2001  
Occupancy: Single Family  
Class: C+10  
Style: 05 2 STORY  
Exterior: Vinyl  
% Good (Physical): 78  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,856  
Ground Area: 1,128  
Garage Area: 488  
Basement Area: 1,072  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-02-180-036	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	HILL JOSHUA J & KATHRYN A	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	219 GLENWOOD CIR MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5460/0095	<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, Standard Utilities, Underground Utils.	<b>MAP #</b>	
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12235 12235 CITY SITE CONDOS

## Mailing Address:

HILL JOSHUA J & KATHRYN A  
219 GLENWOOD CIR  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 12/01/2021 for 280,000 by PARKER JOSHUA & KAITLYN.

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

**Liber/Page:** 5460/0095

## Most Recent Permit Information

Permit 11-0158 on 08/17/2011 for \$0 category GAR, DECK, WSB, MISC SMALL.

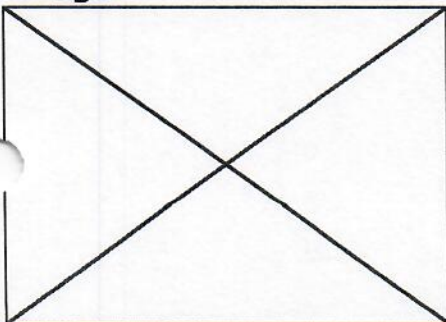
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	140,350	<b>2023 Taxable:</b>	134,557	<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: 2005  
Occupancy: Single Family  
Class: C+5  
Style: 05 2 STORY  
Exterior: Vinyl  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,848  
Ground Area: 1,040  
Garage Area: 528  
Basement Area: 1,156  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

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

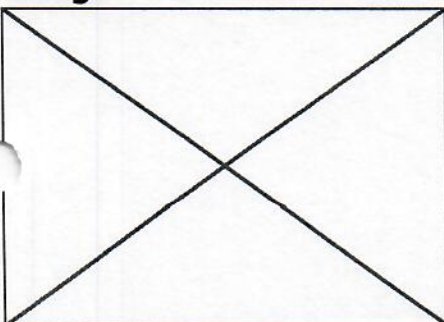
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	144,100	<b>2023 Taxable:</b>	128,257	<b>Acres:</b>	0.34
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	90.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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 12:37 PM

<b>Parcel:</b>	16-16-02-265-011	<b>Current Class:</b>	402.RESIDENTIAL-VACANT
<b>Owner's Name:</b>	RUTHENBERG CASEY & MONICA	<b>Previous Class:</b>	402.RESIDENTIAL-VACANT
<b>Property Address:</b>	310 RIVERBEND DR MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5435/0240	<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, Water, Sewer, Electric, Gas, Underground Utils.	<b>MAP #</b>	INCLUDES ISLAND
<b>Topography:</b>	Level, Waterfront	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12400 12400 CITY RIVER FRONT

## Mailing Address:

RUTHENBERG CASEY & MONICA  
305 RIVERBEND DR  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 07/07/2021 for 35,000 by SILVERMAN STEVEN B.

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

**Liber/Page:** 5435/0240

## Most Recent Permit Information

Permit 21-148 on 05/24/2021 for \$231,000 category NEW HSE.

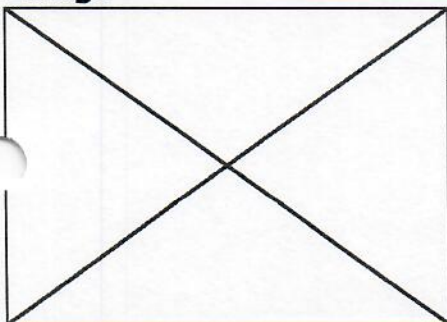
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	22,350	<b>2023 Taxable:</b>	20,055	<b>Acreage:</b>	0.34
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	90.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	165.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-02-290-009	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MCIVER JESS & ANGELA J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	327 RIVERBEND DR MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5490/0611	<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, Water, Sewer, Electric, Gas, Underground Utils.	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12230 12230 CITY C_CS

## Mailing Address:

MCIVER JESS & ANGELA J  
327 RIVERBEND DR  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 07/18/2022 for 0 by MCIVER JESS & ANGELA J.

**Terms of Sale:** 18-LIFE ESTATE

**Liber/Page:** 5490/0611

## Most Recent Permit Information

Permit 03-0320 on 05/30/2003 for \$45 category OTHER NON-NEW/ADDNS.

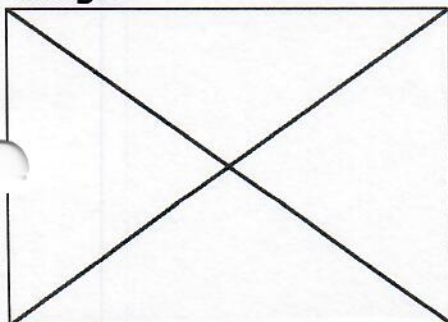
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	141,950	<b>2023 Taxable:</b>	133,087	<b>Acreage:</b>	0.50
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	184.6
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	117.6

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1981  
Occupancy: Single Family  
Class: C+5  
Style: 04 1.25 TO 1.75  
Exterior: Vinyl  
% Good (Physical): 73  
Heating System: Electric Baseboard  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,586  
Ground Area: 906  
Garage Area: 484  
Basement Area: 906  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-02-305-005	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BROWN KENNETH	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	322 ANN ARBOR ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5489/0732	<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>	None	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12230 12230 CITY C_C5

## Mailing Address:

BROWN KENNETH  
322 ANN ARBOR ST  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 06/15/2022 for 235,000 by STEIN JOYCE.

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

**Liber/Page:** 5489/0732

## Most Recent Permit Information

Permit P23-074 on 03/01/2023 for \$0 category Plumbing.

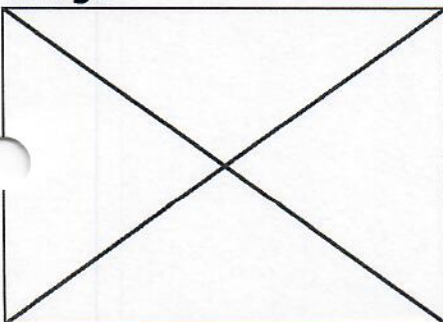
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	93,450	<b>2023 Taxable:</b>	93,450	<b>Acrage:</b>	0.25
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	165.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1910  
Occupancy: Single Family  
Class: C  
Style: 04 1.25 TO 1.75  
Exterior: Asbestos  
% Good (Physical): 58  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 5  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,708  
Ground Area: 1,064  
Garage Area: 688  
Basement Area: 686  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 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>Mailing Address:</b>		<b>Neighborhood:</b>	12248 12248 RIVER RDG, MILLPOND CONDOS = 6

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.

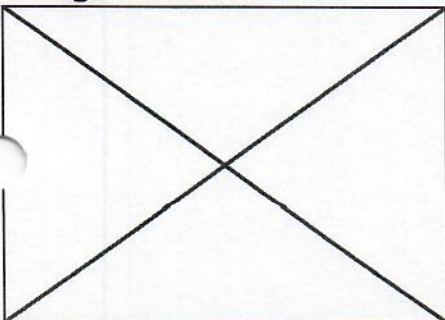
## Physical Property Characteristics

<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 12:37 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      **Created:** / /  
**Split:** / /      **Active:** Active  
**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

**Liber/Page:** 5437/0176

## Most Recent Permit Information

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

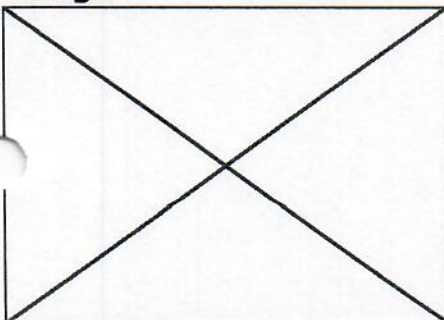
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	177,350	<b>2023 Taxable:</b>	159,285	<b>Acres:</b>	1.84
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	267.5
<b>APRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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 12:37 PM

<b>Parcel:</b>	16-16-02-391-001	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	APPOLD MELINDA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	301 W MAIN ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5482/0831	<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, Standard Utilities	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12251 12251 CITY 2-4 UNIT MULT
<b>Mailing Address:</b>	APPOLD MELINDA 8885 BURMEISTER RD SALINE MI 48176		

## Most Recent Sale Information

Sold on 05/16/2022 for 0 by A3 VENTURES LLC.

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

**Liber/Page:** 5482/0831

## Most Recent Permit Information

Permit 22-0175 on 05/11/2022 for \$0 category REROOF\ETC.

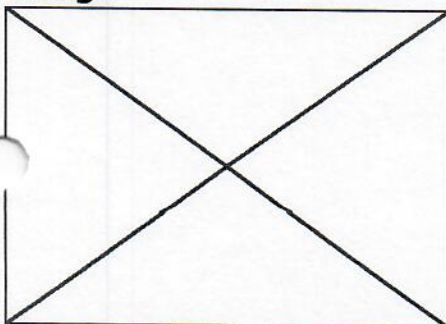
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	81,450	<b>2023 Taxable:</b>	79,747	<b>Acreeage:</b>	0.18
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	77.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	103.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Duplex  
Class: C-5  
Style: 05 2 STORY  
Exterior: Wood Siding  
% Good (Physical): 61  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,304  
Ground Area: 1,315  
Garage Area: 0  
Basement Area: 1,038  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-02-391-005	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	GUIDO VENTURES LLC	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	327 W MAIN ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5513/0920	<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, Standard Utilities	<b>MAP #</b>	
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	66940 66940 COM RETAIL

## Mailing Address:

GUIDO VENTURES LLC  
SANTO GUIDO  
10782 NOGGLES RD  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 03/15/2023 for 150,000 by CJM MANCHESTER PROPERTIES LLC.

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

**Liber/Page:** 5513/0920

## Most Recent Permit Information

Permit P23-497 on 09/18/2023 for \$0 category Plumbing.

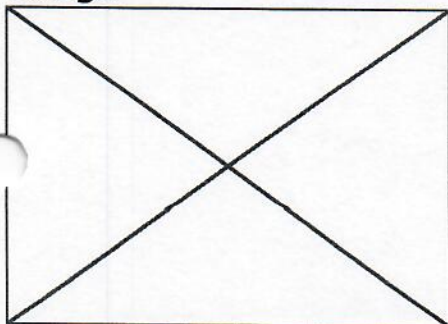
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	56,900	<b>2023 Taxable:</b>	54,652	<b>Acreage:</b>	0.15
<b>Zoning:</b>	I-2 GEN (*)	<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 Commercial Buildings: 1  
Type: Restaurants - Fast Food  
Desc:  
Class: C  
Quality: Average  
Built: 1946 Remodeled: 2022  
Overall Building Height: 14  
Floor Area: 1,415  
Sale Price/Floor Area: 106.01  
Estimated TCV: Tentative  
Cmts:

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-02-391-034	<b>Current Class:</b>	202.COMMERCIAL-VACANT		
<b>Owner's Name:</b>	MANCHESTER WAREHOUSE LLC	<b>Previous Class:</b>	202.COMMERCIAL-VACANT		
<b>Property Address:</b>	S UNION ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE		
<b>Libers/Page:</b>	5468/0342	<b>Created:</b>	//	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Active:</b>	Active	<b>Gov. Unit:</b>	16-16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Standard Utilities				
<b>Topography:</b>	Level				
<b>Mailing Address:</b>	MANCHESTER WAREHOUSE LLC JUSTIN M DALENBERG 117 W LOUIS GLICK HWY JACKSON MI 49201				

## Most Recent Sale Information

Sold on 01/20/2022 for 160,000 by WALLACE & WALLACE PROPERTIES LLC.

**Terms of Sale:** 03-ARM'S LENGTH **Libers/Page:** 5468/0342

## 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>	34,400	<b>2023 Taxable:</b>	34,400	<b>Acreage:</b>	2.59
<b>Zoning:</b>	C-2 GEN (*)	<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

None

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-02-396-005	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KING TARA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	119 S MACOMB ST MANCHESTER, MI 48158	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5448/0148	<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, Standard Utilities	<b>MAP #:</b>	
<b>Topography:</b>	Level	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12226 12226 CITY D CD

## Mailing Address:

KING TARA  
119 S MACOMB ST  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 09/07/2021 for 260,000 by CASEY BRANDON A.

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

**Liber/Page:** 5448/0148

## Most Recent Permit Information

Permit 22-0039 on 02/18/2022 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>	115,650	<b>2023 Taxable:</b>	109,357	<b>Acres:</b>	0.20
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1925  
Occupancy: Single Family  
Class: CD  
Style: 04 1.25 TO 1.75  
Exterior: Wood Siding  
% Good (Physical): 78  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,647  
Ground Area: 1,032  
Garage Area: 216  
Basement Area: 506  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-02-404-009	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	STICKEL MARC B	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	113 BEAUFORT ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5451/0418	<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, Standard Utilities	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12230 12230 CITY C_C5

## Mailing Address:

STICKEL MARC B  
113 BEAUFORT  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 09/22/2021 for 167,000 by MAPES MICHAEL D.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5451/0418

## Most Recent Permit Information

Permit 17-0160 on 06/12/2017 for \$0 category MISC/REPAIR.

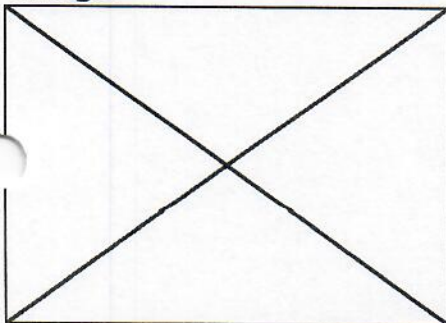
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	73,300	<b>2023 Taxable:</b>	69,195	<b>Acreage:</b>	0.30
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	198.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1940  
Occupancy: Single Family  
Class: C  
Style: 03 RANCH/1STY  
Exterior: Vinyl  
% Good (Physical): 65  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 918  
Ground Area: 918  
Garage Area: 336  
Basement Area: 768  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-02-424-004	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MESERVEY ADAM & MICHELLE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	504 E MAIN ST MANCHESTER, MI 48158	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5455/0454	<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, Standard Utilities	<b>MAP #:</b>	
<b>Topography:</b>	Level	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
<b>Mailing Address:</b>		<b>Neighborhood:</b>	12226 12226 CITY D CD

MESERVEY ADAM & MICHELLE  
504 E MAIN ST  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 10/29/2021 for 200,000 by MURRAY JOHN & ALEXANDRIA.

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

**Liber/Page:** 5455/0454

## Most Recent Permit Information

Permit 01767A on 10/31/2001 for \$0 category MISC/REPAIR.

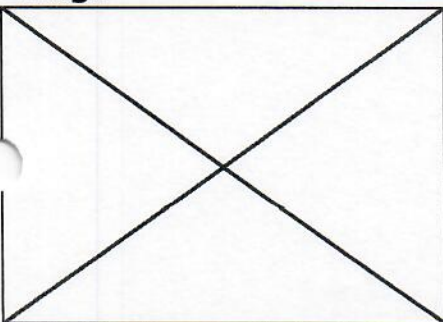
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	84,700	<b>2023 Taxable:</b>	80,167	<b>Acreeage:</b>	0.11
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	74.9

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: D  
Style: 04 1.25 TO 1.75  
Exterior: Aluminum  
% Good (Physical): 73  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,474  
Ground Area: 982  
Garage Area: 0  
Basement Area: 432  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-02-424-009	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	EICHENHOFER AYL &	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	416 E MAIN ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5482/0925	<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, Standard Utilities	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12226 12226 CITY D CD

## Mailing Address:

EICHENHOFER AYL &  
CARLY BUCHBINDER  
416 E MAIN ST  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 05/06/2022 for 169,900 by PERKINS MARIA E.

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

**Liber/Page:** 5482/0925

## Most Recent Permit Information

None Found

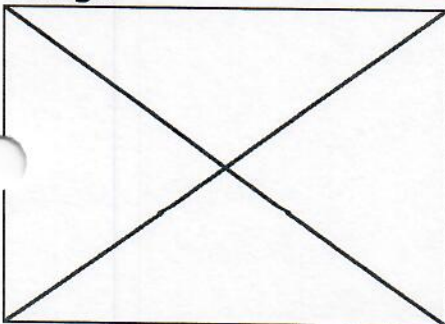
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	65,050	<b>2023 Taxable:</b>	65,050	<b>Acreage:</b>	0.09
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	32.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	125.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1850  
Occupancy: Single Family  
Class: CD  
Style: 05 2 STORY  
Exterior: Aluminum  
% Good (Physical): 70  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,216  
Ground Area: 608  
Garage Area: 0  
Basement Area: 608  
Basement Walls: Stone  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-02-432-013	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	J & G MAIN STREET VENTURES LLC	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	118 E MAIN ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5454/0177	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities		
<b>Topography:</b>	Level		

## Mailing Address:

J & G MAIN STREET VENTURES LLC  
JASON COOPER  
5656 LEBLANC AVE  
ANN ARBOR MI 48103

## Most Recent Sale Information

Sold on 10/21/2021 for 230,000 by 118-120 EAST MAIN STREET LLC.

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

**Liber/Page:** 5454/0177

## Most Recent Permit Information

Permit P23-512 on 09/25/2023 for \$0 category Roofing/Siding/Windows.

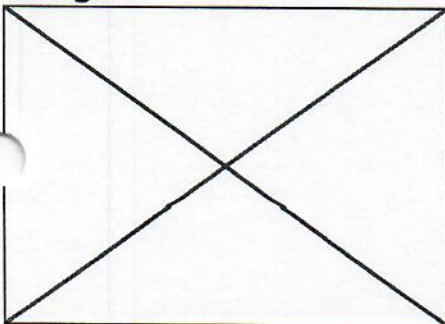
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	139,350	<b>2023 Taxable:</b>	134,977	<b>Acreage:</b>	0.14
<b>Zoning:</b>	C-2 GEN (*)	<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 Commercial Buildings: 2  
Type: Shopping Centers - Mixed w/Residential Units  
Desc: 118 & 120 E MAIN  
Class: C  
Quality: Average  
Built: 1890 Remodeled: 1986  
Overall Building Height: 30  
Floor Area: 6,428  
Sale Price/Floor Area: 35.78  
Estimated TCV: Tentative  
Cmts:

## Image





# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-02-460-021	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	MANCHESTER MILL ON THE WATER INC	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	201 E MAIN ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5443/0454	<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, Street Lights, Standard Utilities	<b>MAP #</b>	
<b>Topography:</b>	Level, Waterfront	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	66940 66940 COM RETAIL

## Mailing Address:

MANCHESTER MILL ON THE WATER INC  
KENNETH & DAWN MAGEE  
201 E MAIN ST  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 08/19/2021 for 280,000 by MANCHESTER MILL LLC.

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

**Liber/Page:** 5443/0454

## Most Recent Permit Information

Permit P23-431 on 08/14/2023 for \$0 category Roofing/Siding/Windows.

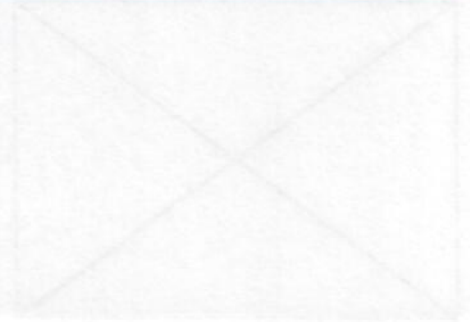
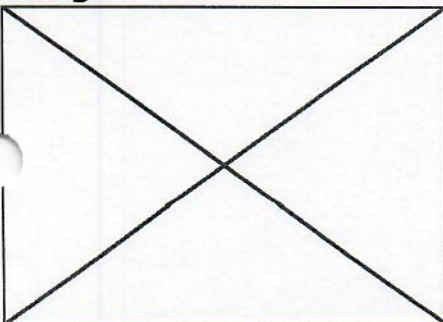
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	147,100	<b>2023 Taxable:</b>	147,100	<b>Acreage:</b>	0.40
<b>Zoning:</b>	C-2 GEN (*)	<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 Commercial Buildings: 1  
Type: Stores - Retail  
Desc:  
Class: C  
Quality: Low Cost  
Built: 1924 Remodeled: 2022  
Overall Building Height: 26  
Floor Area: 4,990  
Sale Price/Floor Area: 56.11  
Estimated TCV: Tentative  
Cmts:

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-02-464-005	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	UNDERHILL MATTHEW S	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	121 W MAIN ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5418/0907	<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, Standard Utilities	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12230 12230 CITY C_C5

## Mailing Address:

UNDERHILL MATTHEW S  
P O BOX 105  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 04/14/2021 for 207,000 by EARLE RICHARD W.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5418/0907

## Most Recent Permit Information

Permit 18-0046 on 03/02/2018 for \$0 category ELECT, MECH, PLUMB.

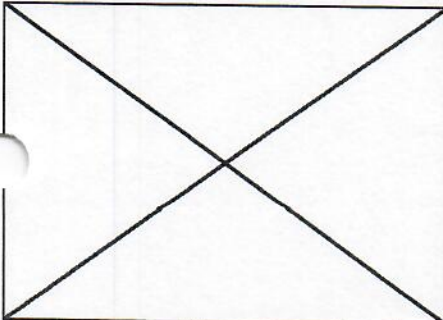
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	118,750	<b>2023 Taxable:</b>	89,352	<b>Acreage:</b>	0.30
<b>Zoning:</b>	CBD CEN BUS DIS (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	198.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1910  
Occupancy: Single Family  
Class: C+5  
Style: 04 1.25 TO 1.75  
Exterior: Brick  
% Good (Physical): 51  
Heating System: Forced Hot Water  
Electric - Amps Service: 0  
# of Bedrooms: 5  
Full Baths: 2 Half Baths: 0  
Floor Area: 3,002  
Ground Area: 1,844  
Garage Area: 432  
Basement Area: 1,488  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-02-464-009	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MOUTINHO CHRISTOPHER	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	110 W DUNCAN ST MANCHESTER, MI 48158	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5449/0233	<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, Standard Utilities	<b>MAP #:</b>	
<b>Topography:</b>	Level	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12230 12230 CITY C_CS

## Mailing Address:

MOUTINHO CHRISTOPHER  
110 W DUNCAN ST  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 09/17/2021 for 142,000 by JOHNSON KYLE & BRYANA M STEVENS.

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

**Liber/Page:** 5449/0233

## Most Recent Permit Information

Permit 19-0226 on 06/26/2019 for \$7,200 category MISC/REPAIR.

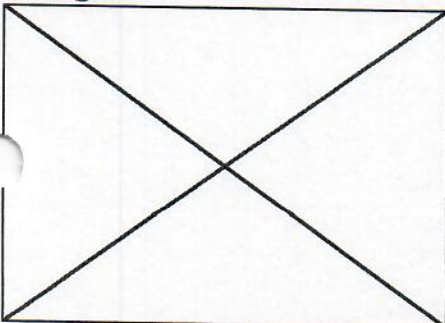
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	62,550	<b>2023 Taxable:</b>	56,017	<b>Acreage:</b>	0.08
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	50.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	66.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: C  
Style: 04 1.25 TO 1.75  
Exterior: Aluminum  
% Good (Physical): 65  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 996  
Ground Area: 715  
Garage Area: 0  
Basement Area: 375  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-02-470-004	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	STONER MICHAEL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	320 S CLINTON ST MANCHESTER, MI 48158	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5430/0957	<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, Standard Utilities	<b>MAP #:</b>	
<b>Topography:</b>	Rolling	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
<b>Mailing Address:</b>		<b>Neighborhood:</b>	12230 12230 CITY C_C5
	STONER MICHAEL		
	P O BOX 136		
	MANCHESTER MI 48158		

## Most Recent Sale Information

Sold on 06/21/2021 for 165,000 by FIELDER KATIE.

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

**Liber/Page:** 5430/0957

## Most Recent Permit Information

Permit 07-0217 on 06/22/2007 for \$0 category OTHER NON-NEW/ADDNS.

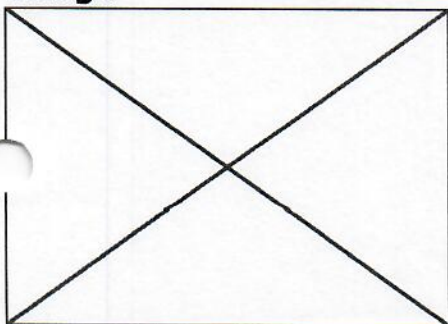
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	80,300	<b>2023 Taxable:</b>	75,810	<b>Acres:</b>	0.25
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	165.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1955  
Occupancy: Single Family  
Class: C+5  
Style: 03 RANCH/1STY  
Exterior: Vinyl  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,308  
Ground Area: 1,308  
Garage Area: 576  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-02-482-003	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	RIDENOUR BENNETT	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	411 E DUNCAN ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5495/0740	<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, Standard Utilities	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12230 12230 CITY_C_C5

## Mailing Address:

RIDENOUR BENNETT  
411 E DUNCAN ST  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 08/29/2022 for 160,000 by ANDERSON ERIKA.

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

**Liber/Page:** 5495/0740

## Most Recent Permit Information

Permit 21-028 on 02/15/2021 for \$4,000 category REMODEL.

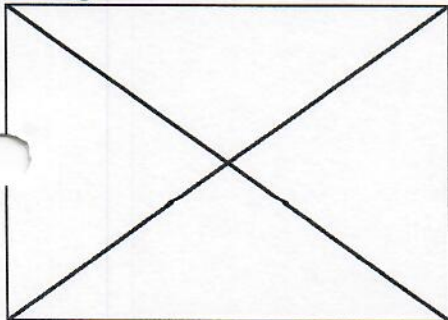
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	56,250	<b>2023 Taxable:</b>	56,250	<b>Acreage:</b>	0.18
<b>Toning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	121.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: C  
Style: 04 1.25 TO 1.75  
Exterior: Vinyl  
% Good (Physical): 60  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,078  
Ground Area: 616  
Garage Area: 278  
Basement Area: 616  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-02-491-002	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HOUSTON ALLISON C	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	315 RIVERSIDE DR MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5513/0636	<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, Standard Utilities	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12226 12226 CITY D CD

## Mailing Address:

HOUSTON ALLISON C  
315 RIVERSIDE DR  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 03/10/2023 for 237,000 by ECKLAND SCOTT.

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

**Liber/Page:** 5513/0636

## Most Recent Permit Information

Permit 13-0335 on 12/09/2013 for \$0 category REROOF\ETC.

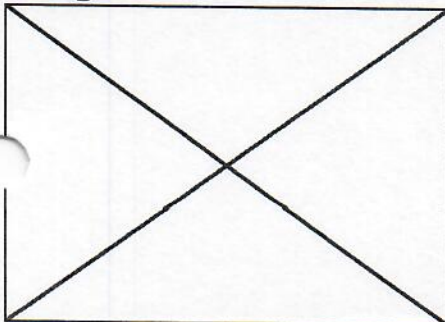
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	101,550	<b>2023 Taxable:</b>	71,726	<b>Acres:</b>	0.35
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	201.6
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	75.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1925  
Occupancy: Single Family  
Class: CD  
Style: 03 RANCH/1STY  
Exterior: Aluminum  
% Good (Physical): 45  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,532  
Ground Area: 1,532  
Garage Area: 770  
Basement Area: 352  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-02-493-006	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MEZA MICHAEL & JESSICA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	415 RIVERSIDE DR MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5513/0602	<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, Standard Utilities	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12230 12230 CITY C_C5

**Mailing Address:**  
MEZA MICHAEL & JESSICA  
415 RIVERSIDE DR  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 03/13/2023 for 190,000 by GEBHARDT BRIAN &.

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

**Liber/Page:** 5513/0602

## Most Recent Permit Information

Permit 18-0398 on 09/28/2018 for \$0 category REROOF\ETC.

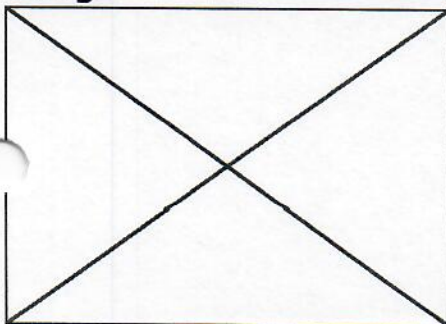
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	82,900	<b>2023 Taxable:</b>	43,633	<b>Acreage:</b>	0.14
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	55.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	113.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1910  
Occupancy: Single Family  
Class: C  
Style: 04 1.25 TO 1.75  
Exterior: Brick  
% Good (Physical): 75  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 958  
Ground Area: 670  
Garage Area: 432  
Basement Area: 566  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-10-110-010	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	CASWELL CHARLES H & DIANNE	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	526 EMERALD GLEN DR MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5493/0206	<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, Water, Sewer, Electric, Gas, Curb, Street Lights, Underground Utils.	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12235 12235 CITY SITE CONDOS

## Mailing Address:

CASWELL CHARLES H & DIANNE  
528 EMERALD GLEN DR  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 08/04/2022 for 20,000 by SATTERLA GORDON.

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

**Liber/Page:** 5493/0206

## Most Recent Permit Information

None Found

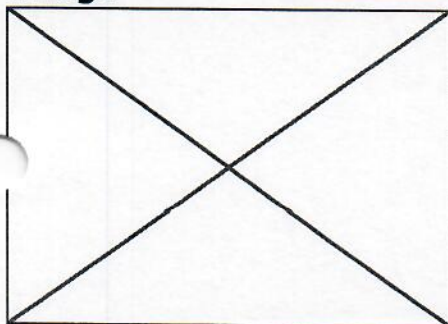
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	11,050	<b>2023 Taxable:</b>	11,050	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	77.9
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	145.0

## Improvement Data

None

## Image





# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-10-110-034	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	HALL JOSHUA J & MERCEDES L ANGELO	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	715 GLEN OAK DR MANCHESTER, MI 48158	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5512/0392	<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, Water, Sewer, Electric, Gas, Curb, Street Lights, Underground Utils.	<b>MAP #:</b>	
<b>Topography:</b>	Rolling, Wooded	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12235 12235 CITY SITE CONDOS

## Mailing Address:

HALL JOSHUA J & MERCEDES L ANGELO  
715 GLEN OAK DR  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 02/28/2023 for 299,900 by BOSLEY KAYLA D.

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

**Liber/Page:** 5512/0392

## Most Recent Permit Information

Permit 20-0121 on 05/27/2020 for \$0 category ELECT, MECH, PLUMB.

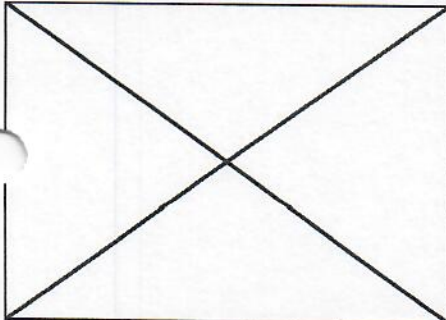
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	125,100	<b>2023 Taxable:</b>	123,165	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	74.8
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	145.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2020  
Occupancy: Single Family  
Class: C  
Style: 03 RANCH/1STY  
Exterior: Vinyl  
% Good (Physical): 97  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,468  
Ground Area: 1,468  
Garage Area: 483  
Basement Area: 1,228  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-11-101-004	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	APPEL DENIS &	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	529 ADRIAN ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5505/0308	<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, Waterfront	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	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.

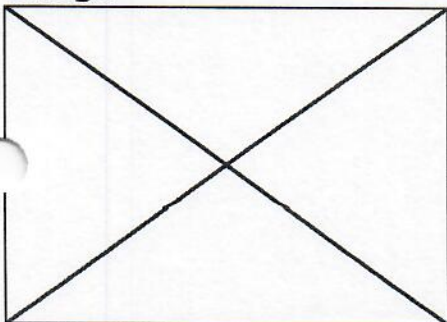
## Physical Property Characteristics

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

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 3
Year Built: 1977	Estimated TCV: Tentative
Occupancy: Single Family	Cmts: B02
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	

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-11-101-011	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BOSTROM JORDAN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	525 ADRIAN ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5480/0503	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16-16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Electric, Gas, Standard Utilities	<b>MAP #</b>	
<b>Topography:</b>	Rolling, Waterfront	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12400 12400 CITY RIVER FRONT
<b>Mailing Address:</b>	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.

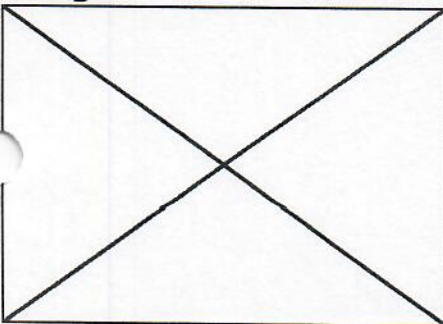
## Physical Property Characteristics

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



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-11-201-001	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	JOHNSON EDWARD A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	322 S MACOMB ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5491/0680	<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, Standard Utilities	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12230 12230 CITY C_CS

## Mailing Address:

JOHNSON EDWARD A  
322 S MACOMB ST  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 07/18/2022 for 235,000 by DAMRON RONDA.

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

**Liber/Page:** 5491/0680

## Most Recent Permit Information

Permit 10-0181 on 08/04/2010 for \$0 category OTHER NON-NEW/ADDNS.

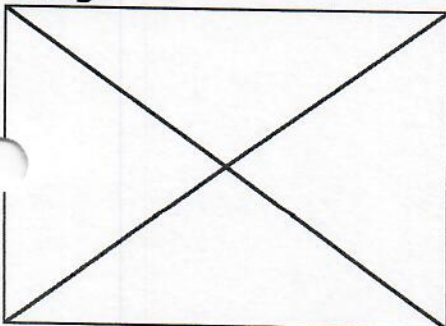
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	83,450	<b>2023 Taxable:</b>	83,450	<b>Acreage:</b>	0.20
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	74.3
<b>AREA:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	115.5

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1960  
Occupancy: Single Family  
Class: C+5  
Style: 03 RANCH/1STY  
Exterior: Asbestos  
% Good (Physical): 69  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,208  
Ground Area: 1,208  
Garage Area: 536  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:37 PM

<b>Parcel:</b>	16-16-11-202-001	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KOCH HOLLY &	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	306 S MACOMB ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	0000/0000	<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, Standard Utilities	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12230 12230 CITY C_C5

## Mailing Address:

KOCH HOLLY &  
ERIN E BISHAR  
ERIN E BISHAR  
306 S MACOMB ST  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 05/24/2023 for 0 by KOCH HOLLY.

**Terms of Sale:** 09-FAMILY

**Liber/Page:** 0000/0000

## Most Recent Permit Information

Permit 05-0203 on 05/23/2005 for \$60 category REROOF\ETC.

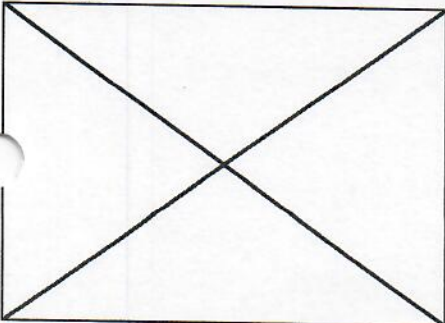
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	86,900	<b>2023 Taxable:</b>	86,900	<b>Acreage:</b>	0.41
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	120.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	150.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1965  
Occupancy: Single Family  
Class: C  
Style: 03 RANCH/1STY  
Exterior: Vinyl  
% Good (Physical): 51  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,336  
Ground Area: 1,336  
Garage Area: 0  
Basement Area: 1,336  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/26/2024 12:38 PM

<b>Parcel:</b>	16-16-11-226-013	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KEECH STEVEN & MELODIE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	627 W MAIN ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5440/0819	<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, Water, Sewer, Electric, Gas, Standard Utilities	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
		<b>Neighborhood:</b>	12226 12226 CITY D CD

## Mailing Address:

KEECH STEVEN & MELODIE  
627 W MAIN ST  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 08/04/2021 for 221,000 by SCOTT ALLYSANDE.

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

**Liber/Page:** 5440/0819

## Most Recent Permit Information

Permit 22-0030 on 02/07/2022 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>	129,900	<b>2023 Taxable:</b>	122,735	<b>Acreage:</b>	5.39
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	215.0
<b>AREA:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	625.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1910  
Occupancy: Single Family  
Class: CD  
Style: 04 1.25 TO 1.75  
Exterior: Brick  
% Good (Physical): 50  
Heating System: Radiant (in-floor)  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 1  
Floor Area: 2,256  
Ground Area: 1,296  
Garage Area: 528  
Basement Area: 960  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 2  
Estimated TCV: Tentative  
Cmts:

## Image

