

4

City of Manchester D & CD Class house ECF Analysis For Agricultural Class

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
16-16-01-368-006	507 FURNACE ST	07/19/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,050	42.45
16-16-01-396-002	621 PARR ST	11/02/21	\$257,900	WD	03-ARM'S LENGTH	\$257,900	\$107,350	41.62
16-16-02-175-007	511 ANN ARBOR ST	11/01/21	\$149,500	WD	03-ARM'S LENGTH	\$149,500	\$78,500	52.51
16-16-02-391-025	116 S MACOMB ST	10/26/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$91,100	60.73
16-16-02-396-004	115 S MACOMB ST	12/19/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$92,550	38.56
16-16-02-396-005	119 S MACOMB ST	09/07/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$86,400	33.23
16-16-02-404-012	408 E DUNCAN ST	08/22/22	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$78,000	36.30
16-16-02-424-004	504 E MAIN ST	10/29/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,600	33.80
16-16-02-424-009	416 E MAIN ST	05/06/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$51,750	30.46
16-16-02-462-012	133 S CLINTON ST	04/27/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$67,250	28.02
16-16-02-468-002	107 W DUNCAN ST	05/09/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$86,100	47.31
16-16-02-491-002	315 RIVERSIDE DR	03/10/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$91,000	38.40
16-16-11-101-009	603 ADRIAN ST	08/11/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$89,200	46.97
16-16-11-101-013	609 ADRIAN ST	07/08/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$76,700	33.49
Totals:			\$2,885,100			\$2,885,100	\$1,133,550	39.29
							Std. Dev. =>	9.10

Due to the City having one residential building in the 101 class, and that building is classed as a CD, the D & CD ECF Analysis was utilized to determine the 2024 Agricultural ECF. 2024 Agricultural ECF: 1.191.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$152,070	\$33,030	\$131,970	\$99,615	1.325	1,300	\$101.52	12226	14.8522
\$244,436	\$72,829	\$185,071	\$143,604	1.289	1,802	\$102.70	12226	11.2480
\$188,232	\$88,041	\$61,459	\$84,123	0.731	1,296	\$47.42	12226	44.5697
\$211,095	\$47,024	\$102,976	\$137,759	0.748	2,318	\$44.42	12226	42.8770
\$228,576	\$34,265	\$205,735	\$163,149	1.261	1,794	\$114.68	12226	8.4744
\$247,568	\$34,265	\$225,735	\$179,096	1.260	1,647	\$137.06	12226	8.4138
\$209,659	\$56,341	\$158,559	\$128,730	1.232	1,250	\$126.85	12226	5.5435
\$181,811	\$30,363	\$169,637	\$127,160	1.334	1,474	\$115.09	12226	15.7762
\$150,523	\$18,894	\$151,006	\$110,520	1.366	1,216	\$124.18	12226	19.0048
\$208,297	\$25,493	\$214,507	\$153,488	1.398	1,752	\$122.44	12226	22.1273
\$186,786	\$41,253	\$140,747	\$121,785	1.156	1,894	\$74.31	12226	2.0577
\$225,188	\$91,581	\$145,419	\$112,181	1.296	1,532	\$94.92	12226	12.0017
\$214,009	\$95,661	\$94,239	\$99,036	0.952	1,379	\$68.34	12226	22.4715
\$238,523	\$75,053	\$153,947	\$137,254	1.122	1,584	\$97.19	12226	5.4660
\$2,886,773		\$2,141,007	\$1,797,501	1.191		\$97.94		1.4824
			E.C.F. =>	1.176		Std. Deviation=>	0.21711634	
			Ave. E.C.F. =>			Ave. Variance=>	16.7774	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
04 1.25 TO 1.75	\$32,845		401	53
04 1.25 TO 1.75	\$71,635		401	68
04 1.25 TO 1.75	\$81,744	12201 CITY LAND TBL	401	54
04 1.25 TO 1.75	\$41,993	12201 CITY LAND TBL	401	47
05 2 STORY	\$34,265	12201 CITY LAND TBL	401	64
04 1.25 TO 1.75	\$34,265	12201 CITY LAND TBL	401	78
04 1.25 TO 1.75	\$51,398	12201 CITY LAND TBL	401	61
04 1.25 TO 1.75	\$28,906	12201 CITY LAND TBL	401	73
05 2 STORY	\$16,344	12201 CITY LAND TBL	401	70
04 1.25 TO 1.75	\$24,557	12201 CITY LAND TBL	401	65
04 1.25 TO 1.75	\$38,697		401	59
03 RANCH/1STY	\$88,333	12201 CITY LAND TBL	401	45
04 1.25 TO 1.75	\$93,977		401	58
05 2 STORY	\$73,548	12201 CITY LAND TBL	401	60

14.26312129

Neighborhoods Used: 12226.12226 CITY D CD

315 RIVERSIDE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-02-491-002	03/10/2023 12226	401	237,000	91,581
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	03 RANCH/1STY	45	145,419	112,181
				E.C.F. 1.296



115 S MACOMB ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-02-396-004	12/19/2022 12226	401	240,000	34,265
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	05 2 STORY	64	205,735	163,149
				E.C.F. 1.261



116 S MACOMB ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-02-391-025	10/26/2022 12226	401	150,000	43,672
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	04 1.25 TO 1.75	47	102,930	137,759
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	3398	4548	0.747	



408 E DUNCAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-02-404-012	08/22/2022 12226	401	214,900	56,341
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	04 1.25 TO 1.75	61	158,559	128,730
				E.C.F. 1.232



109 ADRIAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-11-101-013	07/08/2022 12226	401	229,000	75,053
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	05 2 STORY	60	153,947	137,254
				E.C.F. 1.122



416 E MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-02-424-009	05/06/2022 12226	401	169,900	18,894
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	05 2 STORY	70	151,006	110,520
				E.C.F. 1.366



133 S CLINTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-02-462-012	04/27/2022 12226	401	240,000	25,493
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	04 1.25 TO 1.75	65	214,507	153,488
				E.C.F. 1.398



621 PARR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-01-396-002	11/02/2021 12226	401	257,900	72,829
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	04 1.25 TO 1.75	68	185,071	143,604
				E.C.F. 1.289



Neighborhoods Used: 12226.12226 CITY D CD

511 ANN ARBOR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-02-175-007	11/01/2021 12226	401	149,500	81,744
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	04 1.25 TO 1.75	54	61,509	84,123
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	6247	8544	0.731	



504 E MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-02-424-004	10/29/2021 12226	401	200,000	30,363
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	04 1.25 TO 1.75	73	169,637	127,160
				1.334



119 S MACOMB ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-02-396-005	09/07/2021 12226	401	260,000	34,265
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	04 1.25 TO 1.75	78	225,735	179,096
				1.260



603 ADRIAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-11-101-009	08/11/2021 12226	401	189,900	95,661
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	04 1.25 TO 1.75	58	94,239	99,036
				0.952



107 FURNACE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-01-368-006	07/19/2021 12226	401	165,000	33,030
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	04 1.25 TO 1.75	53	131,970	99,615
				1.325



107 W DUNCAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-02-468-002	05/09/2021 12226	401	182,000	41,253
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	04 1.25 TO 1.75	59	140,747	121,785
				1.156



Neighborhoods Used: 12226.12226 CITY D CD

Statistics for this Analysis

Valid # Sales	Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
14	0	11.58	16.49	1.017
After Application of E.C.F.s				
		5.00	7.39	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)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
04 1.25 TO 1.75	1.000(0)	1.000(0)	1.291(2)	1.311(3)	1.059(4)	0.747(1)
05 2 STORY	1.000(0)	1.000(0)	1.000(0)	1.304(2)	1.122(1)	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)

Single Family E.C.F. : 1.191 (14)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.737 (2)
 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): 12226 - 12226 CITY D CD

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

12/10/2023 12:55 PM

Parcel:	16-16-01-368-006	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BECK BENJAMIN & APRIL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	507 FURNACE ST MANCHESTER, MI 48158	Taxable Status:	TAXABLE
Liber/Page:	5441/0510	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Standard Utilities	MAP #:	
Topography:	Rolling	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	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.

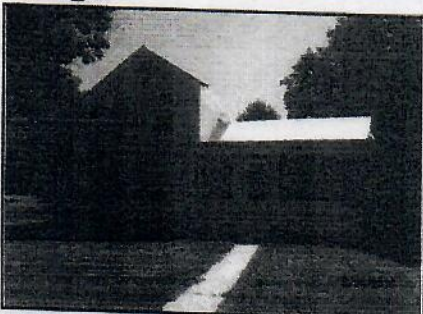
Physical Property Characteristics

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

12/10/2023 12:55 PM

Parcel:	16-16-01-396-002	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LAWTHER JEFFREY & LINDA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	621 PARR ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5457/0305	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Standard Utilities	MAP #	
Topography:	Level	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	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.

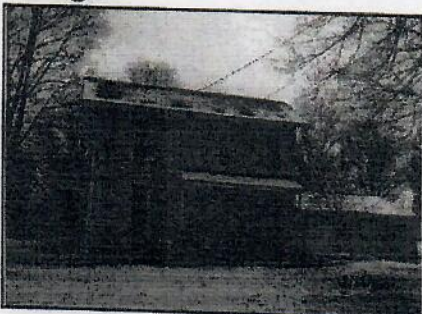
Physical Property Characteristics

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

12/10/2023 12:55 PM

Parcel:	16-16-02-175-007	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	STEWART LARRY W JR	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	511 ANN ARBOR ST MANCHESTER, MI 48158	Taxable Status:	TAXABLE
Liber/Page:	5483/0881	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Standard Utilities	MAP #:	
Topography:	Level	School:	81080 MANCHESTER COMMUNITY SCH DST
Mailing Address:		Neighborhood:	12226 12226 CITY D CD

STEWART LARRY W JR
511 ANN ARBOR ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 11/01/2021 for 149,500 by DULIN MATT & JESSICA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5483/0881

Most Recent Permit Information

Permit 19-0244 on 07/10/2019 for \$0 category SIDING.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	95,300	2023 Taxable:	90,877	Acreage:	0.79
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	132.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	247.5

Improvement Data

of Residential Buildings: 1

Year Built: 1900

Occupancy: Single Family

Class: D

Style: 04 1.25 TO 1.75

Exterior: Asbestos

% Good (Physical): 54

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 3

Full Baths: 1 Half Baths: 0

Floor Area: 1,296

Ground Area: 756

Garage Area: 0

Basement Area: 540

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 4

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/10/2023 12:55 PM

Parcel:	16-16-02-391-025	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WHITMAN OWEN & GABRIELLE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	116 S MACOMB ST MANCHESTER, MI 48158	Taxable Status:	TAXABLE
Liber/Page:	5502/0114	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Standard Utilities	MAP #:	
Topography:	Level	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12226 12226 CITY D CD

Mailing Address:

WHITMAN OWEN & GABRIELLE
116 S MACOMB ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 10/26/2022 for 150,000 by MUSCATO NICHOLAS C & MELISSA JO.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5502/0114

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	97,900	2023 Taxable:	97,900	Acreage:	0.39
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	260.0

Improvement Data

of Residential Buildings: 1

Year Built: 1890

Occupancy: Single Family

Class: CD

Style: 04 1.25 TO 1.75

Exterior: Asbestos

% Good (Physical): 47

Heating System: Forced Hot Water

Electric - Amps Service: 0

of Bedrooms: 4

Full Baths: 3 Half Baths: 0

Floor Area: 2,318

Ground Area: 1,462

Garage Area: 0

Basement Area: 883

Basement Walls:

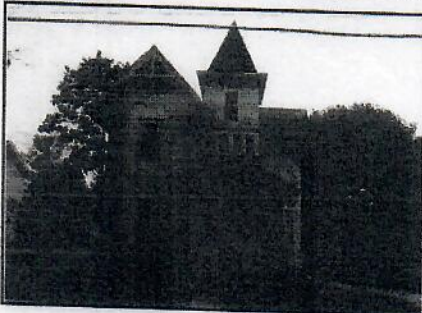
Estimated TCV: Tentative

of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/10/2023 12:55 PM

Parcel:	16-16-02-396-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GOODE KYLE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	115 S MACOMB ST MANCHESTER, MI 48158	Taxable Status:	TAXABLE
Liber/Page:	5507/0500	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Standard Utilities, Underground Utils.	MAP #:	
Topography:	Level	School:	81080 MANCHESTER COMMUNITY SCH DST
Mailing Address:		Neighborhood:	12226 12226 CITY D CD

GOODE KYLE
KOIVU ANDREA
115 S MACOMB ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 12/19/2022 for 240,000 by THOMPSON MICHAEL & SUSAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5507/0500

Most Recent Permit Information

Permit 22-0413 on 09/19/2022 for \$0 category REROOF\ETC.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	106,850	2023 Taxable:	106,850	Acreage:	0.20
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: CD
Style: 05 2 STORY
Exterior: Aluminum
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,794
Ground Area: 978
Garage Area: 240
Basement Area: 942
Basement Walls: Stone
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/10/2023 12:55 PM

Parcel:	16-16-02-396-005	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KING TARA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	119 S MACOMB ST MANCHESTER, MI 48158	Taxable Status:	TAXABLE
Liber/Page:	5448/0148	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Standard Utilities	MAP #:	
Topography:	Level	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	115,650	2023 Taxable:	109,357	Acreage:	0.20
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	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

12/10/2023 12:55 PM

Parcel:	16-16-02-404-012	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WILLIS ANDREW C	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	408 E DUNCAN ST MANCHESTER, MI 48158	Taxable Status:	TAXABLE
Liber/Page:	5494/0819	Created:	//
Split:	//	Active:	Active
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Standard Utilities		
Topography:	Level		
Mailing Address:	WILLIS ANDREW C 408 E DUNCAN ST MANCHESTER MI 48158		

Most Recent Sale Information

Sold on 08/22/2022 for 214,900 by EASTMAN MATTHEW & MELISSAH.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5494/0819

Most Recent Permit Information

Permit 17-0149 on 06/07/2017 for \$0 category REROOF\ETC.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	86,950	2023 Taxable:	86,950	Acreage:	0.30
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	99.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: CD
Style: 04 1.25 TO 1.75
Exterior: Vinyl
% Good (Physical): 61
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,250
Ground Area: 714
Garage Area: 945
Basement Area: 714
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/10/2023 12:55 PM

Parcel:	16-16-02-424-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MESERVEY ADAM & MICHELLE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	504 E MAIN ST MANCHESTER, MI 48158	Taxable Status:	TAXABLE
Liber/Page:	5455/0454	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Standard Utilities	MAP #:	
Topography:	Level	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12226 12226 CITY D CD

Mailing Address:

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

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

12/10/2023 12:55 PM

Parcel:	16-16-02-424-009	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	EICHENHOFER AYL A &	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	416 E MAIN ST MANCHESTER, MI 48158	Taxable Status:	TAXABLE
Liber/Page:	5482/0925	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Standard Utilities	MAP #:	
Topography:	Level	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12226 12226 CITY D CD

Mailing Address:

EICHENHOFER AYL A &
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

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

12/10/2023 12:55 PM

Parcel:	16-16-02-462-012	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WHEELER MATTHEW & MELISSA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	133 S CLINTON ST MANCHESTER, MI 48158	Taxable Status:	TAXABLE
Liber/Page:	5481/0334	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Standard Utilities	MAP #:	
Topography:	Rolling	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12226 12226 CITY D CD

Mailing Address:

WHEELER MATTHEW & MELISSA
P O BOX 691
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 04/27/2022 for 240,000 by STAUCH JARRETT & VICTORIA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5481/0334

Most Recent Permit Information

Permit 22-0273 on 07/06/2022 for \$0 category ELECT, MECH, PLUMB.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	74,250	2023 Taxable:	74,250	Acreage:	0.14
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	47.3
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1920
Occupancy: Single Family
Class: CD
Style: 04 1.25 TO 1.75
Exterior: Vinyl
% Good (Physical): 65
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,752
Ground Area: 1,576
Garage Area: 200
Basement Area: 352
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/10/2023 12:55 PM

Parcel:	16-16-02-468-002	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RICKARD RANCE & DEBORAH	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	107 W DUNCAN ST MANCHESTER, MI 48158	Taxable Status:	TAXABLE
Liber/Page:	5429/0316	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Standard Utilities	MAP #:	
Topography:	Level	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12226 12226 CITY D CD

Mailing Address:

RICKARD RANCE & DEBORAH
P O BOX 763
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 05/09/2021 for 182,000 by WILLIAMS MARTHA S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5429/0316

Most Recent Permit Information

Permit 01801A on 11/14/2001 for \$0 category WINDOWS, REPLACEMNT.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	96,650	2023 Taxable:	91,612	Acreage:	0.30
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	198.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: D
Style: 04 1.25 TO 1.75
Exterior: Wood Siding
% Good (Physical): 57
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,894
Ground Area: 1,250
Garage Area: 576
Basement Area: 1,250
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/10/2023 12:55 PM

Parcel:	16-16-02-491-002	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HOUSTON ALLISON C	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	315 RIVERSIDE DR MANCHESTER, MI 48158	Taxable Status:	TAXABLE
Liber/Page:	5513/0636	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Standard Utilities	MAP #:	
Topography:	Level	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	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.

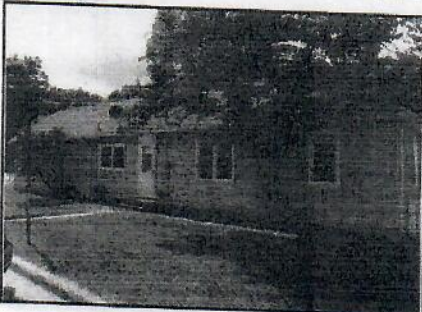
Physical Property Characteristics

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

12/10/2023 12:55 PM

Parcel:	16-16-11-101-009	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HARMON KAYLEE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	603 ADRIAN ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5441/0179	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	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12226 12226 CITY D CD

Mailing Address:
HARMON KAYLEE
603 ADRIAN ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 08/11/2021 for 189,900 by JOSEPH LISA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5441/0179

Most Recent Permit Information

Permit 21-430 on 10/11/2021 for \$23,808 category MISC/REPAIR.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	107,900	2023 Taxable:	101,325	Acreage:	1.30
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	220.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	239.7

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: CD
Style: 04 1.25 TO 1.75
Exterior: Vinyl
% Good (Physical): 56
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,379
Ground Area: 1,067
Garage Area: 0
Basement Area: 632
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/10/2023 12:55 PM

Parcel:	16-16-11-101-013	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	STONE JACOB &	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	609 ADRIAN ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5489/0927	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Underground Utils.	MAP #	
Topography:	Level	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12226 12226 CITY D CD

Mailing Address:

STONE JACOB &
SAMANTHA & MATTHEW T SCHWARTZ
609 ADRIAN ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 07/08/2022 for 229,000 by BROOKS ROBERT & REFAELA DECARVALHO.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5489/0927

Most Recent Permit Information

Permit P23-301 on 06/07/2023 for \$11,467 category Res. Add/Alter/Repair.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	107,650	2023 Taxable:	107,650	Acreage:	0.48
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	135.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	155.0

Improvement Data

of Residential Buildings: 1
Year Built: 1965
Occupancy: Single Family
Class: CD
Style: 05 2 STORY
Exterior: Aluminum
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,584
Ground Area: 792
Garage Area: 0
Basement Area: 408
Basement Walls:
Estimated TCV: Tentative

Image



City of Manchester Agricultural Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	
P-16-25-200-015	VAN TYLE RD	02/01/21	\$100,000	WD	03-ARMS LENGTH	\$100,000	\$44,150	44.15	\$98,350	\$100,000	\$98,350	23.40	23.40	\$4,274	\$0.10	
P-16-22-100-006	ENGLISH RD	09/22/22	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$102,250	34.08	\$292,464	\$300,000	\$300,000	54.16	54.16	\$5,539	\$0.13	
P-16-06-300-027	BUSS RD	03/17/23	\$105,000	WD	03-ARMS LENGTH	\$105,000	\$52,400	49.90	\$106,326	\$105,000	\$106,326	20.21	20.21	\$5,195	\$0.12	
Totals:			\$505,000			\$505,000	\$198,800	39.37	\$497,140	\$505,000	\$504,676	97.77	97.77	Average	\$0.12	
													Sale. Ratio=>	39.37	Average	\$0.12
													per Net Acre=>	5,165.18	Average	\$0.12
														per SqFt=>	\$0.12	

DUE TO HAVING ONLY 4 101 PARCELS IN THE CITY OF MANCHESTER, SALES OF PARCELS IN THE TOWNSHIP OF MANCHESTER WERE UTILIZED TO DEVELOP THE 2024 AGRICULTURAL LAND VALUES.

MANCHESTER TILLABLE VALUES FOR THE 2024 YEAR	
#1 SOIL	\$5,200
#2 SOIL	\$5,100
#3 SOIL	\$4,900
#4 SOIL	\$4,300
#5 SOIL	\$4,100
#6 SOIL	\$3,500
#7 SOIL	\$3,000
WOODS DRY	\$5,000
WOODS WET	\$2,600
AG/REC LAND	\$5,100

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Percent Trans.
ANYON BARRY	HANNUM AMY	100,000	02/01/2021	WD	03-ARM'S LENGTH	5415/0266	DEED	100.0
JK HOLDINGS LLC	KENYON BARRY	0	02/01/2021	QC	21-NOT USED/OTHER	5415/0265	DEED	0.0
JK HOLDINGS LLC	ROVER PIPELINE LLC	0	06/17/2019	OTH	21-NOT USED/OTHER	5310/0038	DEED	0.0
ANYON BARRY	BVK HOLDINGS LLC	0	01/15/2008	QC	21-NOT USED/OTHER	4662/0303	DEED	0.0

Property Address: 2024 Est TCY Tentative
 Class: AGRICULTURAL-VACA Zoning: AR A Building Permit(s)
 School: MANCHESTER COMMUNITY SCH DST
 P.R.E. 0%
 MAP #:
 Owner's Name/Address: 175 RAYMOND AVE BARBORN MI 48124

Description	MA 25-5A-1 PCLS " F & G	BEG AT N 1/4 COR SEC 25, TH S 01-09-05	761.43 FT, TH S 88-17-52 W 1354.63 FT,	N 01-06-38 W 744.09 FT, TH N 87-33-50	1354.39 FT TO THE POB, PT OF NW 1/4 SEC 5, T4S-R3E. 23.40 AC. SPLIT ON	3/11/2003 FROM P-16-25-200-012P	16-25-200-013;
Public Improvements	Street Lights	Standard Utilities	Underground Utils.	Topography of Site	Level Rolling	Low	High
Land Value Estimates for Land Table 00525.00525 AG LND RATE MANCHESTER	* Factors * RT AG 2024 A2 TILL #2 4.70 Acres 5100 100 Reason Value RT AG 2024 B2 TILL #2 9.44 Acres 4100 100 38,704 RT AG 2024 A3 TILL #3 7.26 Acres 4900 100 35,574 RT AG 2024 WETLANDS 0.37 Acres 275 100 102 RT AG 2024 ROW 1.63 Acres 0 100 0 23.40 Total Acres Total Est. Land Value = 98,350						

3/11/03: COMBINING P-16-25-200-012=11.70
 WITH P-16-25-200-013=11.7 AC.
 INTO P-16-25-200-015=23.4AC
 JE TO NO PERK OF 200-012.

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	2024	Tentative	2024	48,100	0	48,100			48,100S
X	2022	PHZ 06/09/2021 DESKTOP RE	2022	46,150	0	46,150			46,150S
X	2021	PHZ 11/07/2014 VACANT	2021	45,250	0	45,250			24,304C

** Information herein deemed reliable but not guaranteed**

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pct. Trans.
DEHNAU SCOTT G	SUTTER MARK A LESLIE S D	300,000	09/22/2022	WD	03-ARM'S LENGTH	5499/0958	DEED	0.0
JOMPSON DEBBIE	DEHNAU SCOTT G	190,000	10/18/2019	WD	03-ARM'S LENGTH	5326/0959	DEED	0.0
JENEDICT MICHAEL & KATHRY	JHOMPSON DEBBIE	0	12/11/2013	QC	21-NOT USED/OTHER	5014/0609	DEED	100.0
JOMPSON DEBBIE	LEGACY LAND CONSERVANCY	88,000	12/11/2013	OTH	21-NOT USED/OTHER	5014/0607	DEED	0.0

Property Address: 2024 Est TCV Tentative
 Class: AGRICULTURAL-VACA Zoning: AR A Building Permit(s)
 School: MANCHESTER COMMUNITY SCH DST
 P.R.E. 100% 11/01/2019 Qual. Ag.
 MAP #:

Owner's Name/Address: JITTER MARK A LESLIE S DAVIS
 360 QUAIL RIDGE DR
 EXTER MI 48130

Max Description: DRY ADJUST PER SURVEY 09/23/13 OWNER
 EQUWEST MA 22-1D PCL " D-1 " BEG AT NE
 DR SEC 22, TH S 01-35-50 E 1779.24 FT,
 1 S 89-17-38 W 1323.59 FT, TH N 01-45-11
 1779.32 FT, TH N 89-17-38 E 1328.43 FT
 2 THE POB. PT OF NE 1/4 SEC 22, T4S-R3E,
 4.16 AC.
 PLIT ON 02/06/2001 FROM P
 16-22-100-001P -16-22-100-005P
 16-22-400-001;

Improvements	Level	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Public	Level			2024	Tentative	Tentative	Tentative			Tentative
Improvements	Rolling			2023	121,850	0	121,850			81,346C
	Low			2022	102,250	0	102,250			77,473C
	High			2021	100,100	0	100,100			74,999C
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	NO RD FRONTAGE									

Comments/Influences: E RD FOR
 1.16 AC
 .16AC
 .50AC

PHZ 05/24/2023 DATA ENTER
 PHZ 06/23/2021 DESKTOP RE
 PHZ 11/12/2014 VACANT

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 Licensed To: Township of Manchester,
 County of Washtenaw, Michigan

** Information herein deemed reliable but not guaranteed**

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pct. Trans.
IVER RAISIN FARM LLC	BENNETT RONALD C	105,000	03/17/2023	WD	03-ARM'S LENGTH	5515/0022	DEED	0.0
JRRAY	RIVER RAISIN FARM LLC	0	09/02/2022	LC	16-LC PAYOFF	5493/0770	DEED	0.0
JRRAY BETTY JEAN TRUST	RIVER RAISIN FARM LLC	97,396	04/10/2019	WD	20-MULTI PARCEL SALE REF	5299/0352	DEED	0.0

Property Address: JSS RD
 Owner's Name/Address: BENNETT RONALD C, 25 FAIRBROOK ST #207, BRITHVILLE MI 48167
 Class: AGRICULTURAL-VACA Zoning: AG A Building Permit(s)
 School: MANCHESTER COMMUNITY SCH DST
 P.R.E. 100% 11/27/2019 Qual. Ag.
 WAP #:

ax Description	Improved	X Vacant	Land Value	Frontage	Depth	Rate	Adj. Reason	Value
UNDER REQUEST MA 6-14-15A-2 BEG AT CENTER 3C 6, TH WEST 481.51 FT, TH S 68-14-20 W 56.16 FT, TH S 00-05-35 W 1334.51 FT, TH 88-49-13 E 626.55 FT, TH N 00-28-15 E 109.06 FT TO THE POB, PT OF SW 1/4 SEC 6 T4S-R3E, 20.21 AC SPLIT ON 02/05/2019 ROW P -16-06-200-015;								
Comments/Influences	2024 Est TCV Tentative							
	Land Value Estimates for Land Table 00525.00525 AG LND RATE MANCHESTER							
	* Factors *							
	RT AG 2024 AG/REC 19.69 Acres 5400 100							
	RT AG 2024 ROW 0.52 Acres 0 100							
	20.21 Total Acres Total Est. Land Value = 106,326							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
PHZ 10/16/2023	2023	DESKTOP RE	2024	47,800	0	47,800			26,916C
PHZ 03/21/2019	2022	VACANT	2023	52,400	0	52,400			25,635C
County of Washtenaw, Michigan	2021		2021	51,350	0	51,350			24,817C



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