

7

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 3398	CostByManual 4548
				E.C.F. 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



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 16-16-02-175-007  
 Occupancy Single Family  
 Agricultural Buildings:

** Valid Sale	** Class	AdjSalePrice	LandValue
11/01/2021 12226	401	149,500	81,744
%Good	ResidualValue	CostByManual	E.C.F.
04 1.25 TO 1.75 54	61,509	84,123	0.731
ResidualValue	CostByManual	E.C.F.	
6247	8544	0.731	



504 E MAIN ST  
 Parcel Number 16-16-02-424-004  
 Occupancy Single Family

** Valid Sale	** Class	AdjSalePrice	LandValue
10/29/2021 12226	401	200,000	30,363
%Good	ResidualValue	CostByManual	E.C.F.
04 1.25 TO 1.75 73	169,637	127,160	1.334



119 S MACOMB ST  
 Parcel Number 16-16-02-396-005  
 Occupancy Single Family

** Valid Sale	** Class	AdjSalePrice	LandValue
09/07/2021 12226	401	260,000	34,265
%Good	ResidualValue	CostByManual	E.C.F.
04 1.25 TO 1.75 78	225,735	179,096	1.260



603 ADRIAN ST  
 Parcel Number 16-16-11-101-009  
 Occupancy Single Family

** Valid Sale	** Class	AdjSalePrice	LandValue
08/11/2021 12226	401	189,900	95,661
%Good	ResidualValue	CostByManual	E.C.F.
04 1.25 TO 1.75 58	94,239	99,036	0.952



5 FURNACE ST  
 Parcel Number 16-16-01-368-006  
 Occupancy Single Family

** Valid Sale	** Class	AdjSalePrice	LandValue
07/19/2021 12226	401	165,000	33,030
%Good	ResidualValue	CostByManual	E.C.F.
04 1.25 TO 1.75 53	131,970	99,615	1.325



107 W DUNCAN ST  
 Parcel Number 16-16-02-468-002  
 Occupancy Single Family

** Valid Sale	** Class	AdjSalePrice	LandValue
05/09/2021 12226	401	182,000	41,253
%Good	ResidualValue	CostByManual	E.C.F.
04 1.25 TO 1.75 59	140,747	121,785	1.156









# Real Estate Summary Sheet

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

12/10/2023 12:55 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>PRE:</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\*\*\*

12/10/2023 12:55 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
<b>Mailing Address:</b>	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>Acreage:</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\*\*\*

12/10/2023 12:55 PM

<b>Parcel:</b>	16-16-02-175-007	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	STEWART LARRY W JR	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	511 ANN ARBOR ST MANCHESTER, MI 48158	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5483/0881	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16-16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, 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
<b>Mailing Address:</b>	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

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

<b>Parcel:</b>	16-16-02-391-025	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WHITMAN OWEN & GABRIELLE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	116 S MACOMB ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5502/0114	<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:

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

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	97,900	<b>2023 Taxable:</b>	97,900	<b>Acreage:</b>	0.39
<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>	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  
**Owner's Name:** GOODE KYLE  
**Property Address:** 115 S MACOMB ST  
MANCHESTER, MI 48158  
**Liber/Page:** 5507/0500  
**Split:** / /  
**Public Impr.:** Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Standard Utilities, Underground Utils.  
**Topography:** Level  
**Created:** / /  
**Active:** Active  
**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:** 12226 12226 CITY D CD

## Mailing Address:

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

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	106,850	<b>2023 Taxable:</b>	106,850	<b>Acreage:</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: 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  
**Owner's Name:** KING TARA  
**Property Address:** 119 S MACOMB ST  
MANCHESTER, MI 48158  
**Liber/Page:** 5448/0148  
**Split:** / /  
**Public Impr.:** Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Standard Utilities  
**Topography:** Level  
**Mailing Address:**  
KING TARA  
119 S MACOMB ST  
MANCHESTER MI 48158

**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:** 12226 12226 CITY D CD

## 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>Acreage:</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\*\*\*

12/10/2023 12:55 PM

<b>Parcel:</b>	16-16-02-404-012	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WILLIS ANDREW C	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	408 E DUNCAN ST MANCHESTER, MI 48158	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5494/0819	<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, Sidewalk, Water, Sewer, Electric, Gas, 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
	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

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	86,950	<b>2023 Taxable:</b>	86,950	<b>Acreage:</b>	0.30
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	99.0
<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: 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  
**Owner's Name:** MESERVEY ADAM & MICHELLE  
**Property Address:** 504 E MAIN ST  
MANCHESTER, MI 48158  
**Liber/Page:** 5455/0454  
**Split:** / /  
**Public Impr.:** Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Standard Utilities  
**Topography:** Level  
**Mailing Address:**  
MESERVEY ADAM & MICHELLE  
504 E MAIN ST  
MANCHESTER MI 48158

**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:** 12226 12226 CITY D CD

**Created:** / /  
**Active:** Active

## 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>Acreage:</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\*\*\*

12/10/2023 12:55 PM

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

## 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

## Most Recent Permit Information

None Found

**Liber/Page:** 5482/0925

## 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\*\*\*

12/10/2023 12:55 PM

**Parcel:** 16-16-02-462-012  
**Owner's Name:** WHEELER MATTHEW & MELISSA  
**Property Address:** 133 S CLINTON ST  
MANCHESTER, MI 48158  
**Liber/Page:** 5481/0334  
**Split:** / /  
**Public Impr.:** Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Standard Utilities  
**Topography:** Rolling  
**Mailing Address:**  
WHEELER MATTHEW & MELISSA  
P O BOX 691  
MANCHESTER MI 48158

**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:** 12226 12226 CITY D CD

**Created:** / /  
**Active:** Active

## 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

<b>2024 S.E.V.:</b> Tentative	<b>2024 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2023 S.E.V.:</b> 74,250	<b>2023 Taxable:</b> 74,250	<b>Acreage:</b> 0.14
<b>Zoning:</b> R-1B SI (*)	<b>Land Value:</b> Tentative	<b>Frontage:</b> 47.3
<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: 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  
**Owner's Name:** RICKARD RANCE & DEBORAH  
**Property Address:** 107 W DUNCAN ST  
MANCHESTER, MI 48158  
**Liber/Page:** 5429/0316  
**Split:** / /  
**Public Impr.:** Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Standard Utilities  
**Topography:** Level  
**Mailing Address:**  
RICKARD RANCE & DEBORAH  
P O BOX 763  
MANCHESTER MI 48158

**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:** 12226 12226 CITY D CD

**Created:** / /  
**Active:** Active

## 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

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	96,650	<b>2023 Taxable:</b>	91,612	<b>Acres:</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: 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  
**Owner's Name:** HOUSTON ALLISON C  
**Property Address:** 315 RIVERSIDE DR  
MANCHESTER, MI 48158  
**Liber/Page:** 5513/0636  
**Split:** / /  
**Public Impr.:** Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Standard Utilities  
**Topography:** Level  
**Mailing Address:**  
HOUSTON ALLISON C  
315 RIVERSIDE DR  
MANCHESTER MI 48158

**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:** 12226 12226 CITY D CD

**Created:** / /  
**Active:** Active

## 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\*\*\*

12/10/2023 12:55 PM

**Parcel:** 16-16-11-101-009  
**Owner's Name:** HARMON KAYLEE  
**Property Address:** 603 ADRIAN ST  
MANCHESTER, MI 48158  
**Liber/Page:** 5441/0179  
**Split:** / /  
**Public Impr./Topography:** Paved Road, Water, Sewer, Electric, Gas, Standard Utilities  
Rolling  
**Mailing Address:**  
HARMON KAYLEE  
603 ADRIAN ST  
MANCHESTER MI 48158

**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:** 12226 12226 CITY D CD

**Created:** / /  
**Active:** Active

## Most Recent Sale Information

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

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

## Most Recent Permit Information

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

**Liber/Page:** 5441/0179

## 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> 107,900	<b>2023 Taxable:</b> 101,325	<b>Acres:</b> 1.30
<b>Zoning:</b> R-1B SI (*)	<b>Land Value:</b> Tentative	<b>Frontage:</b> 220.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 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

<b>Parcel:</b>	16-16-11-101-013	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	STONE JACOB &	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	609 ADRIAN ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5489/0927	<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, Underground Utils.	<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:

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

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	107,650	<b>2023 Taxable:</b>	107,650	<b>Acreage:</b>	0.48
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	135.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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 D & CD Class house ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ascd. when Sold	Ascd/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
<b>Totals:</b>			<b>\$2,885,100</b>			<b>\$2,885,100</b>	<b>\$1,133,550</b>	<b>39.29</b>

Sale. Ratio => 39.29  
 Std. Dev. => 9.10



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
<b>\$2,886,773</b>		<b>\$2,141,007</b>	<b>\$1,797,501</b>			<b>\$97.94</b>		<b>1.4824</b>
			<b>E.C.F. =&gt;</b>	<b>1.191</b>		<b>Std. Deviation=&gt;</b>	<b>0.21711634</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>1.176</b>		<b>Ave. Variance=&gt;</b>	<b>16.7774</b>	<b>Coefficient of Var=&gt;</b>



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



City of Manchester Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
16-16-01-305-009	105 HIBBARD ST	02/28/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$271,500
16-16-01-325-002	705 E MAIN ST	06/30/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$105,350
16-16-01-335-001	625 E DUNCAN ST	06/07/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$87,550
16-16-01-345-006	122 DIVISION ST	04/20/21	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$65,200
16-16-01-350-005	822 E VERNON ST	01/11/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$57,400
16-16-01-350-010	826 E VERNON ST	07/23/21	\$265,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$265,000	\$84,550
16-16-01-365-002	705 E VERNON ST	01/04/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$104,150
16-16-01-368-006	507 FURNACE ST	07/19/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,050
16-16-01-369-001	533 GRANGER ST	11/21/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$68,150
16-16-01-372-001	696 GRANGER ST	02/16/23	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$101,550
16-16-01-395-004	601 SPRING ST	02/11/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$107,650
16-16-01-396-002	621 PARR ST	11/02/21	\$257,900	WD	03-ARM'S LENGTH	\$257,900	\$107,350
16-16-02-175-007	511 ANN ARBOR ST	11/01/21	\$149,500	WD	03-ARM'S LENGTH	\$149,500	\$78,500
16-16-02-265-048	337 LAFAYETTE ST	06/01/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$110,000
16-16-02-290-009	327 RIVERBEND DR	10/27/21	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$108,400
16-16-02-290-015	208 AUBURN ST	11/04/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$64,200
16-16-02-305-005	322 ANN ARBOR ST	06/15/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$84,500
16-16-02-305-006	125 CASS ST	02/22/22	\$162,900	WD	03-ARM'S LENGTH	\$162,900	\$47,000
16-16-02-391-004	321 W MAIN ST	01/26/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,550
16-16-02-396-004	115 S MACOMB ST	12/19/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$92,550
16-16-02-396-005	119 S MACOMB ST	09/07/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$86,400
16-16-02-404-009	113 BEAUFORT ST	09/22/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$64,050
16-16-02-404-012	408 E DUNCAN ST	08/22/22	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$78,000
16-16-02-424-004	504 E MAIN ST	10/29/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,600
16-16-02-424-006	424 E MAIN ST	03/08/22	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$99,750
16-16-02-424-009	416 E MAIN ST	05/06/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$51,750
16-16-02-424-017	316 E MAIN ST	09/10/21	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$119,150
16-16-02-462-012	133 S CLINTON ST	04/27/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$67,250
16-16-02-464-005	121 W MAIN ST	04/14/21	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$110,500
16-16-02-464-008	118 W DUNCAN ST	06/21/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$85,150
16-16-02-464-009	110 W DUNCAN ST	09/17/21	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$52,900
16-16-02-468-002	107 W DUNCAN ST	05/09/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$86,100



16-16-02-470-004	320 S CLINTON ST	06/21/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$72,700
16-16-02-472-004	207 S CLINTON ST	03/04/22	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$132,550
16-16-02-482-003	411 E DUNCAN ST	08/29/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$50,750
16-16-02-484-002	315 E DUNCAN ST	06/09/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$86,600
16-16-02-491-002	315 RIVERSIDE DR	03/10/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$91,000
16-16-02-493-004	403 CITY RD	11/22/21	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$88,000
16-16-02-493-006	415 RIVERSIDE DR	03/13/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$60,250
16-16-02-495-004	411 WOLVERINE ST	07/21/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$99,750
16-16-11-101-009	603 ADRIAN ST	08/11/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$89,200
16-16-11-101-013	609 ADRIAN ST	07/08/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$76,700
16-16-11-201-001	322 S MACOMB ST	07/18/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$63,700
16-16-11-201-010	338 S MACOMB ST	01/14/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$111,100
16-16-11-202-001	306 S MACOMB ST	08/17/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$78,000
16-16-11-226-011	570 W MAIN ST	08/02/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$112,950
16-16-11-226-013	627 W MAIN ST	08/04/21	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$109,050
<b>Totals:</b>			<b>\$10,526,800</b>			<b>\$10,526,800</b>	<b>\$4,170,050</b>

Sale. Ratio =>

Std. Dev. =>



Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
47.63	\$604,356	\$121,440	\$155,796	233.5	270.0	5.69	5.69	\$520	\$21,331
39.75	\$270,089	\$42,849	\$47,938	84.8	264.0	0.46	0.46	\$505	\$94,174
32.43	\$272,686	\$73,025	\$75,711	134.0	184.0	0.56	0.56	\$545	\$130,869
37.28	\$166,989	\$46,608	\$38,697	68.5	198.0	0.30	0.30	\$681	\$155,360
29.44	\$161,655	\$64,755	\$31,410	55.6	132.0	0.23	0.18	\$1,165	\$277,918
31.91	\$259,574	\$108,144	\$102,718	181.8	396.0	0.60	0.28	\$595	\$180,240
53.41	\$254,311	\$18,084	\$77,395	137.0	198.0	0.60	0.60	\$132	\$30,140
42.45	\$152,070	\$45,775	\$32,845	58.1	181.5	0.24	0.24	\$787	\$190,729
54.52	\$147,359	\$15,434	\$37,793	66.9	183.0	0.28	0.28	\$231	\$55,718
37.75	\$249,685	\$81,787	\$62,472	110.6	166.4	0.43	0.43	\$740	\$190,646
51.26	\$261,297	\$44,994	\$96,291	189.4	209.9	0.86	0.86	\$238	\$52,076
41.62	\$244,436	\$85,099	\$71,635	126.8	161.0	0.58	0.58	\$671	\$146,976
52.51	\$188,232	\$43,012	\$81,744	144.7	247.5	0.79	0.79	\$297	\$54,584
36.07	\$262,859	\$89,326	\$47,185	83.5	165.0	0.32	0.32	\$1,070	\$277,410
37.77	\$289,265	\$77,080	\$79,345	163.7	117.6	0.50	0.50	\$471	\$154,779
47.56	\$167,989	\$5,708	\$38,697	68.5	198.0	0.30	0.30	\$83	\$19,027
35.96	\$192,761	\$78,877	\$36,638	64.8	165.0	0.25	0.25	\$1,216	\$315,508
28.85	\$124,087	\$68,298	\$29,485	52.2	80.0	0.12	0.12	\$1,309	\$564,446
42.37	\$155,170	\$27,003	\$32,173	56.9	107.0	0.16	0.16	\$474	\$166,685
38.56	\$228,576	\$45,689	\$34,265	60.6	132.0	0.20	0.20	\$753	\$228,445
33.23	\$247,568	\$46,697	\$34,265	60.6	132.0	0.20	0.20	\$770	\$233,485
38.35	\$148,123	\$57,574	\$38,697	68.5	198.0	0.30	0.30	\$841	\$191,913
36.30	\$209,659	\$56,639	\$51,398	91.0	132.0	0.30	0.30	\$623	\$188,797
33.80	\$181,811	\$47,095	\$28,906	51.2	74.9	0.11	0.11	\$921	\$416,770
36.14	\$264,141	\$44,212	\$32,353	57.3	109.0	0.17	0.17	\$772	\$267,952
30.46	\$150,523	\$35,721	\$16,344	28.9	125.0	0.09	0.09	\$1,235	\$388,272
40.67	\$263,584	\$68,113	\$38,697	68.5	198.0	0.30	0.30	\$994	\$227,043
28.02	\$208,297	\$56,260	\$24,557	43.5	132.0	0.14	0.14	\$1,294	\$393,427
53.38	\$222,766	\$22,931	\$38,697	68.5	198.0	0.30	0.30	\$335	\$76,437
35.48	\$239,518	\$48,977	\$48,495	85.8	66.0	0.17	0.17	\$571	\$281,477
37.25	\$133,025	\$30,060	\$21,085	37.3	66.0	0.08	0.08	\$806	\$395,526
47.31	\$186,786	\$33,911	\$38,697	68.5	198.0	0.30	0.30	\$495	\$113,037







Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$0.49	205.00	12231	5512/0497		12201 VILL LAND TBL	401	A SD 565
\$2.16	75.00	12230	5429/362		12201 VILL LAND TBL	401	A SD 565
\$3.00	132.00	12230	5492/0383		12201 VILL LAND TBL	401	A SD 565
\$3.57	66.00	12230	5420/0946		12201 VILL LAND TBL	401	A SD 565
\$6.38	60.50	12230	5508/0803		12201 VILL LAND TBL	401	A SD 565
\$4.14	197.85	12230	5439/0860	16-16-01-350-011, 16-16-01-350-012	12201 VILL LAND TBL	401	A SD 565
\$0.69	132.00	12230	5508/0431		12201 VILL LAND TBL	401	A SD 565
\$4.38	57.50	12226	5441/0510		12201 VILL LAND TBL	401	A SD 565
\$1.28	66.00	12230	5504/0177		12201 VILL LAND TBL	401	A SD 565
\$4.38	112.26	12231	5512/0048		12201 VILL LAND TBL	401	A SD 565
\$1.20	179.31	12230	5470/0678		12201 VILL LAND TBL	401	A SD 565
\$3.37	130.00	12226	5457/0305		12201 VILL LAND TBL	401	A SD 565
\$1.25	132.00	12226	5483/0881		12201 VILL LAND TBL	401	A SD 565
\$6.37	85.00	12230	5485/0757		12201 VILL LAND TBL	401	A SD 565
\$3.55	184.63	12230	5453/0158		12201 VILL LAND TBL	401	A SD 565
\$0.44	66.00	12230	5456/0838		12201 VILL LAND TBL	401	A SD 565
\$7.24	66.00	12230	5489/0732		12201 VILL LAND TBL	401	A SD 565
\$12.96	66.00	12230	5471/0086		12201 VILL LAND TBL	401	A SD 565
\$3.83	66.00	12230	5467/0747		12201 VILL LAND TBL	401	A SD 565
\$5.24	66.00	12226	5507/0500		12201 VILL LAND TBL	401	A SD 565
\$5.36	66.00	12226	5448/0148		12201 VILL LAND TBL	401	A SD 565
\$4.41	66.00	12230	5451/0418		12201 VILL LAND TBL	401	A SD 565
\$4.33	99.00	12226	5494/0819		12201 VILL LAND TBL	401	A SD 565
\$9.57	66.00	12226	5455/0454		12201 VILL LAND TBL	401	A SD 565
\$6.15	66.00	12230	5472/0943		12201 VILL LAND TBL	401	A SD 565
\$8.91	32.00	12226	5482/0925		12201 VILL LAND TBL	401	A SD 565
\$5.21	66.00	12231	5448/0630		12201 VILL LAND TBL	401	A SD 565
\$9.03	47.30	12226	5481/0334		12201 VILL LAND TBL	401	A SD 565
\$1.75	66.00	12230	5418/0907		12201 VILL LAND TBL	401	A SD 565
\$6.46	115.00	12230	5432/0001		12201 VILL LAND TBL	401	A SD 565
\$9.08	50.00	12230	5449/0233		12201 VILL LAND TBL	401	A SD 565
\$2.59	66.00	12226	5429/0316		12201 VILL LAND TBL	401	A SD 565



\$4.42	66.00	12230 5430/0957	401	A SD 565
\$1.25	132.00	12230 5473/0993	12201 VILL LAND TBL	401 A SD 565
\$7.28	66.00	12230 5495/0740	12201 VILL LAND TBL	401 A SD 565
\$8.98	55.00	12230 5429/0327	12201 VILL LAND TBL	401 A SD 565
\$6.63	201.59	12226 5513/0636	12201 VILL LAND TBL	401 A SD 565
\$5.88	58.00	12230 5458/0182	401	A SD 565
\$9.29	55.00	12230 5513/0602	12201 VILL LAND TBL	401 A SD 565
\$2.94	136.00	12230 5437/0937	12201 VILL LAND TBL	401 A SD 565
\$1.31	150.00	12226 5441/0179	401	A SD 565
\$3.06	135.00	12226 5489/0927	12201 VILL LAND TBL	401 A SD 565
\$10.08	74.25	12230 5491/0680	12201 VILL LAND TBL	401 A SD 565
\$1.79	132.00	12230 5466/0176	12201 VILL LAND TBL	401 A SD 565
\$2.74	120.00	12230 5498/0395	12201 VILL LAND TBL	401 A SD 565
\$1.86	148.00	12230 5492/0892	12201 VILL LAND TBL	401 A SD 565
\$0.31	215.00	12230 5440/0819	401	A SD 565

**\$2.21**