

8

Neighborhoods Used: 12230.12230 CITY C_C5

415 RIVERSIDE DR
Parcel Number 16-16-02-493-006
Occupancy Single Family
Style 04 1.25 TO 1.75
Valid Sale 03/13/2023 12230
Class 401
AdjSalePrice 190,000
LandValue 35,628
ResidualValue 154,372
CostByManual 139,337
E.C.F. 1.108



822 E VERNON ST
Parcel Number 16-16-01-350-005
Occupancy Single Family
Style 03 RANCH/1STY
Valid Sale 01/11/2023 12230
Class 401
AdjSalePrice 195,000
LandValue 31,410
ResidualValue 163,590
CostByManual 137,534
E.C.F. 1.189



705 E VERNON ST
Parcel Number 16-16-01-365-002
Occupancy Single Family
Style 05 2 STORY
Valid Sale 01/04/2023 12230
Class 401
AdjSalePrice 195,000
LandValue 77,502
ResidualValue 117,498
CostByManual 186,704
E.C.F. 0.629



533 GRANGER ST
Parcel Number 16-16-01-369-001
Occupancy Single Family
Style 04 1.25 TO 1.75
Agricultural Buildings:
Valid Sale 11/21/2022 12230
Class 401
AdjSalePrice 125,000
LandValue 37,793
ResidualValue 79,857
CostByManual 108,033
E.C.F. 0.739
ResidualValue 7350
CostByManual 9944
E.C.F. 0.739



4 E DUNCAN ST
Parcel Number 16-16-02-482-003
Occupancy Single Family
Style 04 1.25 TO 1.75
Valid Sale 08/29/2022 12230
Class 401
AdjSalePrice 160,000
LandValue 33,205
ResidualValue 126,795
CostByManual 107,677
E.C.F. 1.178



306 S MACOMB ST
Parcel Number 16-16-11-202-001
Occupancy Single Family
Style 03 RANCH/1STY
Valid Sale 08/17/2022 12230
Class 401
AdjSalePrice 175,000
LandValue 67,286
ResidualValue 107,714
CostByManual 130,030
E.C.F. 0.828



570 W MAIN ST
Parcel Number 16-16-11-226-011
Occupancy Single Family
Style 03 RANCH/1STY
Valid Sale 08/02/2022 12230
Class 401
AdjSalePrice 250,000
LandValue 96,460
ResidualValue 153,540
CostByManual 190,498
E.C.F. 0.806



322 S MACOMB ST
Parcel Number 16-16-11-201-001
Occupancy Single Family
Style 03 RANCH/1STY
Valid Sale 07/18/2022 12230
Class 401
AdjSalePrice 235,000
LandValue 37,035
ResidualValue 197,965
CostByManual 156,812
E.C.F. 1.262



Neighborhoods Used: 12230.12230 CITY C_C5

322 ANN ARBOR ST
 Parcel Number 16-16-02-305-005
 Occupancy Single Family
 ** Valid Sale 06/15/2022 12230
 ** Class 401
 AdjSalePrice 235,000
 LandValue 36,638
 Style 04 1.25 TO 1.75
 %Good 58
 ResidualValue 198,362
 CostByManual 164,861
 E.C.F. 1.203



625 E DUNCAN ST
 Parcel Number 16-16-01-335-001
 Occupancy Single Family
 ** Valid Sale 06/07/2022 12230
 ** Class 401
 AdjSalePrice 270,000
 LandValue 85,356
 Style 03 RANCH/1STY
 %Good 74
 ResidualValue 184,644
 CostByManual 197,814
 E.C.F. 0.933



337 LAFAYETTE ST
 Parcel Number 16-16-02-265-048
 Occupancy Single Family
 ** Valid Sale 06/01/2022 12230
 ** Class 401
 AdjSalePrice 305,000
 LandValue 47,185
 Style 03 RANCH/1STY
 %Good 82
 ResidualValue 257,815
 CostByManual 237,004
 E.C.F. 1.088



424 E MAIN ST
 Parcel Number 16-16-02-424-006
 Occupancy Single Family
 ** Valid Sale 03/08/2022 12230
 ** Class 401
 AdjSalePrice 276,000
 LandValue 35,229
 Style 04 1.25 TO 1.75
 %Good 67
 ResidualValue 240,771
 CostByManual 241,723
 E.C.F. 0.996



4 S CLINTON ST
 Parcel Number 16-16-02-472-004
 Occupancy Single Family
 Agricultural Buildings:
 ** Valid Sale 03/04/2022 12230
 ** Class 401
 AdjSalePrice 274,900
 LandValue 84,679
 Style 05 2 STORY
 %Good 65
 ResidualValue 176,366
 CostByManual 235,073
 E.C.F. 0.750
 ResidualValue 13855
 CostByManual 18467
 E.C.F. 0.750



125 CASS ST
 Parcel Number 16-16-02-305-006
 Occupancy Single Family
 ** Valid Sale 02/22/2022 12230
 ** Class 401
 AdjSalePrice 162,900
 LandValue 29,485
 Style 03 RANCH/1STY
 %Good 65
 ResidualValue 133,415
 CostByManual 99,897
 E.C.F. 1.336



601 SPRING ST
 Parcel Number 16-16-01-395-004
 Occupancy Single Family
 Agricultural Buildings:
 ** Valid Sale 02/11/2022 12230
 ** Class 401
 AdjSalePrice 210,000
 LandValue 96,373
 Style 03 RANCH/1STY
 %Good 53
 ResidualValue 106,817
 CostByManual 165,996
 E.C.F. 0.643
 ResidualValue 6810
 CostByManual 10584
 E.C.F. 0.643



321 W MAIN ST
 Parcel Number 16-16-02-391-004
 Occupancy Single Family
 ** Valid Sale 01/26/2022 12230
 ** Class 401
 AdjSalePrice 150,000
 LandValue 33,641
 Style 04 1.25 TO 1.75
 %Good 56
 ResidualValue 116,359
 CostByManual 128,331
 E.C.F. 0.907



Neighborhoods Used: 12230.12230 CITY C_C5

338 S MACOMB ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
16-16-11-201-010	01/14/2022 12230	401	265,000	96,485	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	04 1.25 TO 1.75	68	168,515	181,192	0.930



403 CITY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
16-16-02-493-004	11/22/2021 12230	401	212,000	33,411	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	05 2 STORY	65	178,589	173,271	1.031



208 AUBURN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
16-16-02-290-015	11/04/2021 12230	401	135,000	41,149	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	04 1.25 TO 1.75	58	93,851	133,939	0.701



327 RIVERBEND DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
16-16-02-290-009	10/27/2021 12230	401	287,000	80,148	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	04 1.25 TO 1.75	73	206,852	220,820	0.937



BEAUFORT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
16-16-02-404-009	09/22/2021 12230	401	167,000	38,697	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	03 RANCH/1STY	65	128,303	115,550	1.110



110 W DUNCAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
16-16-02-464-009	09/17/2021 12230	401	142,000	22,881	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	04 1.25 TO 1.75	65	119,119	116,308	1.024



627 W MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
16-16-11-226-013	08/04/2021 12230	401	221,000	90,433	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	04 1.25 TO 1.75	51	125,122	157,464	0.795
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	5445	6853	0.795		



411 WOLVERINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
16-16-02-495-004	07/21/2021 12230	401	255,000	69,844	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	04 1.25 TO 1.75	65	185,156	216,117	0.857



Neighborhoods Used: 12230.12230 CITY C_C5

705 E MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-01-325-002	06/30/2021 12230	401	265,000	50,641
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	04 1.25 TO 1.75	64	214,359	231,730
				E.C.F. 0.925



320 S CLINTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-02-470-004	06/21/2021 12230	401	165,000	39,811
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	03 RANCH/1STY	66	125,189	127,113
				E.C.F. 0.985



118 W DUNCAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-02-464-008	06/21/2021 12230	401	240,000	49,224
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	05 2 STORY	74	190,776	200,944
				E.C.F. 0.949



315 E DUNCAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-02-484-002	06/09/2021 12230	401	250,000	29,922
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	04 1.25 TO 1.75	70	220,078	208,409
				E.C.F. 1.056



DIVISION ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-01-345-006	04/20/2021 12230	401	174,900	38,697
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	04 1.25 TO 1.75	73	136,203	135,472
				E.C.F. 1.005



121 W MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-02-464-005	04/14/2021 12230	401	207,000	38,697
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	04 1.25 TO 1.75	53	168,303	205,894
				E.C.F. 0.817



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:04 AM

Parcel:	16-16-01-325-002	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WOTRING JESSE & ALISA STELLINO	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	705 E MAIN ST MANCHESTER, MI 48158	Taxable Status:	TAXABLE
Liber/Page:		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, Rolling, Low	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12230 12230 CITY C_C5

Mailing Address:

WOTRING JESSE & ALISA STELLINO
705 E MAIN ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 11/27/2023 for 340,000 by MASTERSON EDWARD.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

Permit 22-0136 on 04/27/2022 for \$0 category SIDING.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	121,950	2023 Taxable:	109,147	Acreage:	0.46
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	75.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	264.0

Improvement Data

of Residential Buildings: 1
Year Built: 1972
Occupancy: Single Family
Class: C
Style: 04 1.25 TO 1.75
Exterior: Aluminum
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 2,148
Ground Area: 1,356
Garage Area: 528
Basement Area: 1,056
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:04 AM

Parcel:	16-16-01-335-001	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HILLAKER JOHN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	625 E DUNCAN ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5492/0383	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:	12230 12230 CITY C_C5

Mailing Address:

HILLAKER JOHN
625 E DUNCAN ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 06/07/2022 for 270,000 by SIMMS ANDREW & LYDIA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5492/0383

Most Recent Permit Information

Permit P23-493 on 09/18/2023 for \$0 category Mechanical.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	121,550	2023 Taxable:	121,550	Acreage:	0.56
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	132.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	184.0

Improvement Data

of Residential Buildings: 1
Year Built: 1957
Occupancy: Single Family
Class: C
Style: 03 RANCH/1STY
Exterior: Vinyl
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,020
Ground Area: 1,020
Garage Area: 484
Basement Area: 1,020
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:04 AM

Parcel:	16-16-01-345-006	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MAHAN SEAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	122 DIVISION ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5420/0946	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	MAP #	
Topography:	Rolling, High	School:	81080 MANCHESTER COMMUNITY SCH DST
Mailing Address:		Neighborhood:	12230 12230 CITY C_C5
	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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	79,700	2023 Taxable:	75,285	Acreage:	0.30
Zoning:	I-3 URB (*)	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: 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

Information herein deemed reliable but not guaranteed

01/26/2024 11:04 AM

Parcel:	16-16-01-350-005	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BECKER AMANDA MARIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	822 E VERNON ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5508/0803	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas	MAP #	
Topography:	Level	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12230 12230 CITY C_C5

Mailing Address:

BECKER AMANDA MARIE
822 E VERNON ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 01/11/2023 for 195,000 by MEYER ANDREW & NICHOLAS.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5508/0803

Most Recent Permit Information

Permit 06-0463 on 09/08/2006 for \$0 category OTHER NON-NEW/ADDNS.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	63,800	2023 Taxable:	52,767	Acreage:	0.18
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	60.5
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: C
Style: 03 RANCH/1STY
Exterior: Vinyl
% Good (Physical): 65
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,155
Ground Area: 1,155
Garage Area: 528
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:04 AM

Parcel:	16-16-01-365-002	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CREGER CELIA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	705 E VERNON ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5508/0431	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
Mailing Address:		Neighborhood:	12230 12230 CITY C_C5

CREGER CELIA
705 E VERNON ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 01/04/2023 for 195,000 by BLACKWELL RUSSELL & JENNIFER K.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5508/0431

Most Recent Permit Information

Permit 13-0350 on 12/23/2013 for \$0 category GAR, DECK, WSB, MISC SMALL.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	116,300	2023 Taxable:	78,149	Acreage:	0.60
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	132.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	198.0

Improvement Data

of Residential Buildings: 1
Year Built: 1947
Occupancy: Single Family
Class: C
Style: 05 2 STORY
Exterior: Brick
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,804
Ground Area: 1,144
Garage Area: 484
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:04 AM

Parcel:	16-16-01-369-001	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SMITH VICTORIA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	533 GRANGER ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5504/0177	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:	12230 12230 CITY_C_5

Mailing Address:

SMITH VICTORIA
4322 VERNOR CT
BLOOMFIELD HILLS MI 48302

Most Recent Sale Information

Sold on 11/21/2022 for 125,000 by PERIAT MICHEAL C.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5504/0177

Most Recent Permit Information

Permit 21-232 on 06/04/2021 for \$0 category ELECT, MECH, PLUMB.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	73,600	2023 Taxable:	73,600	Acreage:	0.28
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	66.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	183.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: C
Style: 04 1.25 TO 1.75
Exterior: Vinyl
% Good (Physical): 51
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,364
Ground Area: 1,052
Garage Area: 0
Basement Area: 849
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

01/26/2024 11:04 AM

Parcel:	16-16-01-395-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FINKBEINER JUSTIN & CHRISTINE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	601 SPRING ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5470/0678	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Gravel Road, Water, Sewer, Electric, Standard Utilities	MAP #	
Topography:	Rolling	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12230 12230 CITY C_C5

Mailing Address:

FINKBEINER JUSTIN & CHRISTINE
601 SPRING ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 02/11/2022 for 210,000 by KNAUSS FRANCES LVG TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5470/0678

Most Recent Permit Information

Permit 18-0196 on 06/12/2018 for \$0 category REROOF\ETC.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	RIVERVIEW
2023 S.E.V.:	125,350	2023 Taxable:	125,350	Acreage:	0.86
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	179.3
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	209.9

Improvement Data

of Residential Buildings: 1

Year Built: 1951

Occupancy: Single Family

Class: C

Style: 03 RANCH/1STY

Exterior: Vinyl

% Good (Physical): 53

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 4

Full Baths: 2 Half Baths: 0

Floor Area: 1,976

Ground Area: 1,976

Garage Area: 0

Basement Area: 780

Basement Walls:

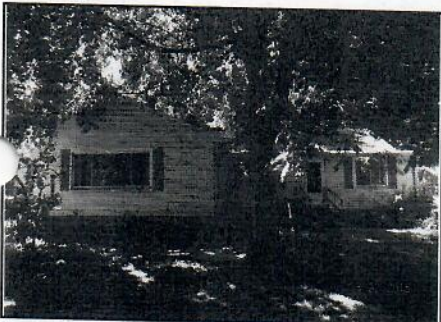
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:04 AM

Parcel:	16-16-02-265-048	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BURGESS JOHN C	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	337 LAFAYETTE ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5526/0697	Prev. Taxable Stat	TAXABLE
Split:	10/24/2001	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Sidewalk, Water, Sewer, Electric, Gas, Standard Utilities	MAP #	
Topography:	Rolling	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12230 12230 CITY C_C5

Mailing Address:

BURGESS JOHN C
337 LAFAYETTE ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 07/14/2023 for 0 by WHELAN DANIEL & JOHN C BURGESS.

Terms of Sale: 09-FAMILY

Liber/Page: 5526/0697

Most Recent Permit Information

Permit 20-0069 on 03/11/2020 for \$0 category REROOF\ETC.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	128,250	2023 Taxable:	128,250	Acreage:	0.32
Zoning:	AG AGR (*)	Land Value:	Tentative	Frontage:	85.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	165.0

Improvement Data

of Residential Buildings: 1
Year Built: 2002
Occupancy: Single Family
Class: C+5
Style: 03 RANCH/1STY
Exterior: Vinyl
% Good (Physical): 81
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 1,404
Ground Area: 1,404
Garage Area: 552
Basement Area: 1,404
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:04 AM

Parcel:	16-16-02-290-009	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MCIVER JESS & ANGELA J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	327 RIVERBEND DR MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5490/0611	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Underground Utils.	MAP #	
Topography:	Level	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12230 12230 CITY C_C5

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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	141,950	2023 Taxable:	133,087	Acreage:	0.50
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	184.6
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	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 11:04 AM

Parcel:	16-16-02-290-015	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MICHALUK COURTNEY & ANDREW	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	208 AUBURN ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5524/0948	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:	12230 12230 CITY C_C5

Mailing Address:

MICHALUK COURTNEY & ANDREW
17001 MULVANEY RD
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 05/12/2023 for 0 by CEDAR HILL HOLDINGS LLC.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 5524/0948

Most Recent Permit Information

Permit 07-0350 on 09/11/2007 for \$0 category OTHER NEW/ADDNS.

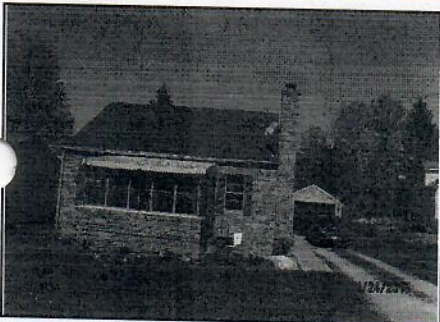
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	75,450	2023 Taxable:	71,242	Acreage:	0.30
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	66.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	198.0

Improvement Data

of Residential Buildings: 1
Year Built: 1965
Occupancy: Single Family
Class: C
Style: 04 1.25 TO 1.75
Exterior: Vinyl
% Good (Physical): 58
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,050
Ground Area: 840
Garage Area: 424
Basement Area: 840
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:04 AM

Parcel:	16-16-02-305-005	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BROWN KENNETH	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	322 ANN ARBOR ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5489/0732	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Standard Utilities	MAP #	
Topography:	None	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	93,450	2023 Taxable:	93,450	Acreage:	0.25
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	66.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	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 11:04 AM

Parcel:	16-16-02-305-006	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HUBBARD ZACHERY & TRISTAN KLADZYK	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	125 CASS ST MANCHESTER, MI 48158	Taxable Status:	TAXABLE
Liber/Page:	5471/0086	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
		Neighborhood:	12230 12230 CITY C_C5

Mailing Address:

HUBBARD ZACHERY & TRISTAN KLADZYK
P O BOX 2977
PAGOSA SPRINGS CO 81147

Most Recent Sale Information

Sold on 02/22/2022 for 162,900 by HINKLEY JOHN & KAREN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5471/0086

Most Recent Permit Information

Permit 21-252 on 06/18/2021 for \$0 category WINDOWS, REPLACEMNT.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	57,400	2023 Taxable:	57,400	Acreage:	0.12
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	66.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	80.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: C
Style: 03 RANCH/1STY
Exterior: Aluminum
% Good (Physical): 65
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 633
Ground Area: 633
Garage Area: 308
Basement Area: 567
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:04 AM

Parcel:	16-16-02-391-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	EQUITY TRUST COMPANY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	321 W MAIN ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5467/0747	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:	12230 12230 CITY C_C5

Mailing Address:

EQUITY TRUST COMPANY
CUSTODIAN FBO KENNETH KLOVSKI IRA
850 S LIMA CENTER
CHELSEA MI 48118

Most Recent Sale Information

Sold on 01/26/2022 for 150,000 by LACOE SCOTT G.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5467/0747

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	69,950	2023 Taxable:	69,950	Acreage:	0.16
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	66.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	107.0

Improvement Data

of Residential Buildings: 1
Year Built: 1948
Occupancy: Single Family
Class: C
Style: 04 1.25 TO 1.75
Exterior: Wood Siding
% Good (Physical): 56
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 1
Full Baths: 2 Half Baths: 0
Floor Area: 1,388
Ground Area: 1,024
Garage Area: 240
Basement Area: 770
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:04 AM

Parcel:	16-16-02-404-009	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	STICKEL MARC B	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	113 BEAUFORT ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5451/0418	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:	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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	73,300	2023 Taxable:	69,195	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: 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 11:04 AM

Parcel:	16-16-02-424-006	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PETERSON RYAN M & KELLY H HANSON	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	424 E MAIN ST MANCHESTER, MI 48158	Taxable Status:	TAXABLE
Liber/Page:	5472/0943	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:	12230 12230 CITY C_C5

Mailing Address:

PETERSON RYAN M & KELLY H HANSON
424 E MAIN ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 03/08/2022 for 276,000 by KIESEL LESLIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5472/0943

Most Recent Permit Information

Permit 18-0205 on 06/15/2018 for \$0 category ELECT, MECH, PLUMB.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	119,950	2023 Taxable:	119,950	Acreage:	0.17
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	109.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: C+5
Style: 04 1.25 TO 1.75
Exterior: Brick
% Good (Physical): 67
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,126
Ground Area: 1,254
Garage Area: 360
Basement Area: 1,016
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:04 AM

Parcel:	16-16-02-464-005	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	UNDERHILL MATTHEW S	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	121 W MAIN ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5418/0907	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:	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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	118,750	2023 Taxable:	89,352	Acreage:	0.30
Zoning:	CBD CEN BUS DIS (*)	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: 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 11:04 AM

Parcel:	16-16-02-464-008	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BEARUP JONATHAN & MILLIE COMBS	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	118 W DUNCAN ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5432/0001	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:	12230 12230 CITY C_C5

Mailing Address:

BEARUP JONATHAN & MILLIE COMBS
P O BOX 609
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 06/21/2021 for 240,000 by JOHNSON GREGORY M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5432/0001

Most Recent Permit Information

Permit 21-354 on 08/18/2021 for \$0 category ELECT, MECH, PLUMB.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	107,600	2023 Taxable:	95,340	Acreage:	0.17
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	115.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	66.0

Improvement Data

of Residential Buildings: 1
Year Built: 1920
Occupancy: Single Family
Class: C
Style: 05 2 STORY
Exterior: Vinyl
% Good (Physical): 74
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,692
Ground Area: 876
Garage Area: 288
Basement Area: 816
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:05 AM

Parcel:	16-16-02-464-009	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MOUTINHO CHRISTOPHER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	110 W DUNCAN ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5449/0233	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:	12230 12230 CITY C_C5

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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	62,550	2023 Taxable:	56,017	Acreage:	0.08
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	50.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	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 11:05 AM

Parcel:	16-16-02-470-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	STONER MICHAEL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	320 S CLINTON ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Libers/Page:	5430/0957	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:	Rolling	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12230 12230 CITY C_C5

Mailing Address:

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

Libers/Page: 5430/0957

Most Recent Permit Information

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

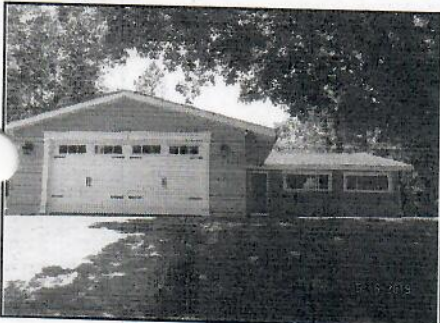
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	80,300	2023 Taxable:	75,810	Acreage:	0.25
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	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 11:05 AM

Parcel:	16-16-02-472-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MORELLI THOMAS LEO	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	207 S CLINTON ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5486/0812	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:	12230 12230 CITY C_C5

Mailing Address:

MORELLI THOMAS LEO
207 S CLINTON ST
P O BOX 191
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 06/15/2022 for 0 by MORELLI THOMAS LEO.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 5486/0812

Most Recent Permit Information

Permit P23-470 on 09/11/2023 for \$0 category Electrical.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	144,550	2023 Taxable:	144,550	Acreage:	0.52
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	132.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	172.0

Improvement Data

of Residential Buildings: 1

Year Built: 1900

Occupancy: Single Family

Class: C

Style: 05 2 STORY

Exterior: Wood Siding

% Good (Physical): 65

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 1 Half Baths: 1

Floor Area: 2,515

Ground Area: 1,386

Garage Area: 0

Basement Area: 495

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:05 AM

Parcel:	16-16-02-482-003	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RIDENOUR BENNETT	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	411 E DUNCAN ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5495/0740	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:	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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	56,250	2023 Taxable:	56,250	Acreage:	0.18
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	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 11:05 AM

Parcel:	16-16-02-484-002	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HARVEY JOAN SCHWANDT	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	315 E DUNCAN ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Libe r/Page:	5429/0327	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, Rolling	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12230 12230 CITY C_C5

Mailing Address:

HARVEY JOAN SCHWANDT
315 E DUNCAN ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 06/09/2021 for 250,000 by MASTERSON EDWARD.

Terms of Sale: 03-ARM'S LENGTH

Libe r/Page: 5429/0327

Most Recent Permit Information

Permit 16-0218 on 07/29/2016 for \$0 category SIDING.

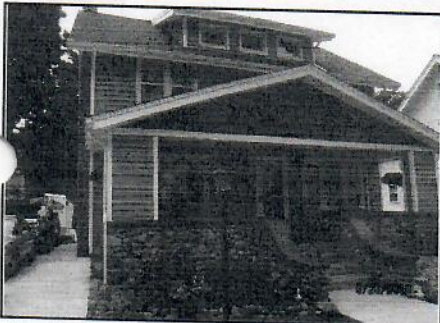
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	109,900	2023 Taxable:	90,825	Acreage:	0.13
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	55.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	99.0

Improvement Data

of Residential Buildings: 1
Year Built: 1920
Occupancy: Single Family
Class: C
Style: 04 1.25 TO 1.75
Exterior: Vinyl
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 1,864
Ground Area: 1,096
Garage Area: 360
Basement Area: 768
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:05 AM

Parcel:	16-16-02-493-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MCCLAIN KEVIN & BRITTNEY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	403 CITY RD MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5458/0182	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	MAP #	
Topography:	Rolling	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12226 12226 CITY D CD

Mailing Address:

MCCLAIN KEVIN & BRITTNEY
403 CITY RD
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 11/22/2021 for 212,000 by OCHALEK MARY M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5458/0182

Most Recent Permit Information

Permit 17-0013 on 01/18/2017 for \$0 category ELECT, MECH, PLUMB.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	100,100	2023 Taxable:	95,340	Acreage:	0.22
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	58.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	164.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: CD
Style: 05 2 STORY
Exterior: Block
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 1,906
Ground Area: 1,048
Garage Area: 216
Basement Area: 858
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:05 AM

Parcel:	16-16-02-493-006	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MEZA MICHAEL & JESSICA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	415 RIVERSIDE DR MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5513/0602	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:	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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	82,900	2023 Taxable:	43,633	Acreage:	0.14
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	55.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	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 11:05 AM

Parcel:	16-16-02-495-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MUSSIO LINDA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	411 WOLVERINE ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Libor/Page:	5477/0538	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:	12230 12230 CITY C_C5

Mailing Address:

MUSSIO LINDA
411 WOLVERINE ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 03/31/2022 for 0 by MUSSIO LINDA.

Terms of Sale: 15-LADY BIRD

Libor/Page: 5477/0538

Most Recent Permit Information

Permit 21-459 on 10/20/2021 for \$0 category ELECT, MECH, PLUMB.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	122,750	2023 Taxable:	112,927	Acreage:	0.39
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	136.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	125.0

Improvement Data

of Residential Buildings: 1
Year Built: 1946
Occupancy: Single Family
Class: C+5
Style: 04 1.25 TO 1.75
Exterior: Brick
% Good (Physical): 65
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,626
Ground Area: 1,301
Garage Area: 798
Basement Area: 1,301
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:05 AM

Parcel:	16-16-11-201-001	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	JOHNSON EDWARD A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	322 S MACOMB ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5491/0680	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:	12230 12230 CITY C_C5

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.

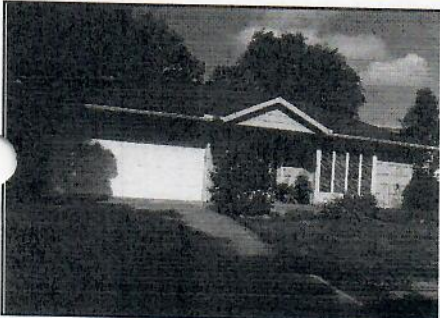
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	83,450	2023 Taxable:	83,450	Acreage:	0.20
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	74.3
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	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 11:05 AM

Parcel:	16-16-11-201-010	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GUINN JEFFERY & CHERRIE WILD	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	338 S MACOMB ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5466/0176	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:

GUINN JEFFERY & CHERRIE WILD
338 S MACOMB ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 01/14/2022 for 265,000 by PENEKOST KYLE & STACY SCHAEFER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5466/0176

Most Recent Permit Information

Permit 13-042 on 04/10/2013 for \$0 category REMODEL.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	130,500	2023 Taxable:	130,500	Acreage:	1.30
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	132.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	395.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: CD
Style: 04 1.25 TO 1.75
Exterior: Aluminum
% Good (Physical): 66
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 3 Half Baths: 2
Floor Area: 1,934
Ground Area: 1,132
Garage Area: 440
Basement Area: 687
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:05 AM

Parcel:	16-16-11-202-001	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KOCH HOLLY &	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	306 S MACOMB ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	0000/0000	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:	12230 12230 CITY C_C5

Mailing Address:

KOCH HOLLY &
ERIN E BISHER
ERIN E BISHER
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.

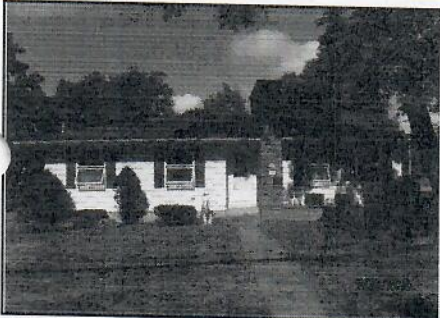
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	86,900	2023 Taxable:	86,900	Acreage:	0.41
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	120.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	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 11:05 AM

Parcel:	16-16-11-226-011	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	AUITO RUSSELL J JR	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	570 W MAIN ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5492/0892	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:	12230 12230 CITY C_C5

Mailing Address:

AUITO RUSSELL J JR
570 W MAIN ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 08/02/2022 for 250,000 by MAHON MICHAEL J & DORA PROFFER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5492/0892

Most Recent Permit Information

Permit 09-0154 on 07/08/2009 for \$0 category OTHER NON-NEW/ADDNS.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	126,000	2023 Taxable:	126,000	Acreage:	0.80
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	148.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	234.0

Improvement Data

of Residential Buildings: 1
Year Built: 1957
Occupancy: Single Family
Class: C
Style: 03 RANCH/1STY
Exterior: Wood Siding
% Good (Physical): 59
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,824
Ground Area: 1,824
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 11:05 AM

Parcel:	16-16-11-226-013	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KEECH STEVEN & MELODIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	627 W MAIN ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5440/0819	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:

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

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	129,900	2023 Taxable:	122,735	Acreage:	5.39
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	215.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	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



City of Manchester C & C+5 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
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
16-16-01-369-001	533 GRANGER ST	11/21/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$68,150
16-16-01-395-004	601 SPRING ST	02/11/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$107,650
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
16-16-02-404-009	113 BEAUFORT ST	09/22/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$64,050
16-16-02-424-006	424 E MAIN ST	03/08/22	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$99,750
16-16-02-464-005	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
16-16-02-470-004	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
16-16-02-493-004	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
16-16-11-201-001	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
Totals:			\$6,659,700			\$6,659,700	\$2,635,400

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
39.75	\$270,089	\$50,641	\$214,359	\$231,730	0.925	2,148	\$99.79	12230	3.2991
32.43	\$272,686	\$85,356	\$184,644	\$197,814	0.933	1,020	\$181.02	12230	2.4609
37.28	\$166,989	\$38,697	\$136,203	\$135,472	1.005	1,018	\$133.79	12230	4.7365
29.44	\$161,655	\$31,410	\$163,590	\$137,534	1.189	1,155	\$141.64	12230	23.1418
31.91	\$259,574	\$104,147	\$160,853	\$164,126	0.980	1,410	\$114.08	12230	2.2030
53.41	\$254,311	\$77,502	\$117,498	\$186,704	0.629	1,804	\$65.13	12230	32.8704
54.52	\$147,359	\$37,793	\$87,207	\$117,977	0.739	1,364	\$63.93	12230	21.8841
51.26	\$261,297	\$96,373	\$113,627	\$176,579	0.643	1,976	\$57.50	12230	31.4541
36.07	\$262,859	\$47,185	\$257,815	\$237,004	1.088	1,404	\$183.63	12230	12.9776
37.77	\$289,265	\$80,148	\$206,852	\$220,820	0.937	1,586	\$130.42	12230	2.1288
47.56	\$167,989	\$41,149	\$93,851	\$133,939	0.701	1,050	\$89.38	12230	25.7330
35.96	\$192,761	\$36,638	\$198,362	\$164,861	1.203	1,708	\$116.14	12230	24.5180
28.85	\$124,087	\$29,485	\$133,415	\$99,897	1.336	633	\$210.77	12230	37.7502
42.37	\$155,170	\$33,641	\$116,359	\$128,331	0.907	1,388	\$83.83	12230	5.1317
38.35	\$148,123	\$38,697	\$128,303	\$115,550	1.110	918	\$139.76	12230	15.2336
36.14	\$264,141	\$35,229	\$240,771	\$241,723	0.996	2,126	\$113.25	12230	3.8030
53.38	\$222,766	\$38,697	\$168,303	\$205,894	0.817	3,002	\$56.06	12230	14.0604
35.48	\$239,518	\$49,224	\$190,776	\$200,944	0.949	1,692	\$112.75	12230	0.8632
37.25	\$133,025	\$22,881	\$119,119	\$116,308	1.024	996	\$119.60	12230	6.6135
44.06	\$153,450	\$39,811	\$125,189	\$127,113	0.985	1,308	\$95.71	12230	2.6834
48.22	\$320,774	\$84,679	\$190,221	\$253,540	0.750	2,515	\$75.63	12230	20.7770
31.72	\$135,175	\$33,205	\$126,795	\$107,677	1.178	1,078	\$117.62	12230	21.9520
34.64	\$227,285	\$29,922	\$220,078	\$208,409	1.056	1,864	\$118.07	12230	9.7962
41.51	\$188,315	\$33,411	\$178,589	\$173,271	1.031	1,906	\$93.70	12230	7.2663
31.71	\$167,580	\$35,628	\$154,372	\$139,337	1.108	958	\$161.14	12230	14.9874
39.12	\$274,507	\$69,844	\$185,156	\$216,117	0.857	1,626	\$113.87	12230	10.1292
27.11	\$185,536	\$37,035	\$197,965	\$156,812	1.262	1,208	\$163.88	12230	30.4405
41.92	\$258,471	\$96,485	\$168,515	\$181,192	0.930	1,934	\$87.13	12230	2.7997
44.57	\$190,424	\$67,286	\$107,714	\$130,030	0.828	1,336	\$80.62	12230	12.9650
45.18	\$276,862	\$96,460	\$153,540	\$190,498	0.806	1,824	\$84.18	12230	15.2040
49.34	\$238,456	\$90,433	\$130,567	\$164,317	0.795	2,368	\$55.14	12230	16.3425
39.57	\$6,610,499		\$4,970,608	\$5,261,519	0.945		\$111.59		1.3321
7.67				E.C.F. =>	0.945		Std. Deviation=>	0.17797416	
				Ave. E.C.F. =>	0.958		Ave. Variance=>	14.0712	Coefficient of Var=>

Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
04 1.25 TO 1.75		\$47,938		12201 CITY LAND TBL	401	64
03 RANCH/1STY		\$75,711		12201 CITY LAND TBL	401	74
04 1.25 TO 1.75		\$38,697		12201 CITY LAND TBL	401	73
03 RANCH/1STY		\$31,410		12201 CITY LAND TBL	401	65
03 RANCH/1STY		\$102,718	16-16-01-350-011, 16-16-01-350-012	12201 CITY LAND TBL	401	63
05 2 STORY		\$77,395		12201 CITY LAND TBL	401	64
04 1.25 TO 1.75		\$37,793		12201 CITY LAND TBL	401	51
03 RANCH/1STY		\$96,291		12201 CITY LAND TBL	401	53
03 RANCH/1STY		\$47,185		12201 CITY LAND TBL	401	82
04 1.25 TO 1.75		\$79,345		12201 CITY LAND TBL	401	73
04 1.25 TO 1.75		\$38,697		12201 CITY LAND TBL	401	58
04 1.25 TO 1.75		\$36,638		12201 CITY LAND TBL	401	58
03 RANCH/1STY		\$29,485		12201 CITY LAND TBL	401	65
04 1.25 TO 1.75		\$32,173		12201 CITY LAND TBL	401	56
03 RANCH/1STY		\$38,697		12201 CITY LAND TBL	401	65
04 1.25 TO 1.75		\$32,353		12201 CITY LAND TBL	401	67
04 1.25 TO 1.75		\$38,697		12201 CITY LAND TBL	401	53
05 2 STORY		\$48,495		12201 CITY LAND TBL	401	74
04 1.25 TO 1.75		\$21,085		12201 CITY LAND TBL	401	65
03 RANCH/1STY		\$36,638		12201 CITY LAND TBL	401	66
05 2 STORY		\$74,194		12201 CITY LAND TBL	401	65
04 1.25 TO 1.75		\$33,193		12201 CITY LAND TBL	401	60
04 1.25 TO 1.75		\$26,193		12201 CITY LAND TBL	401	70
05 2 STORY		\$32,138		12201 CITY LAND TBL	401	65
04 1.25 TO 1.75		\$35,430		12201 CITY LAND TBL	401	75
04 1.25 TO 1.75		\$69,462		12201 CITY LAND TBL	401	65
03 RANCH/1STY		\$37,035		12201 CITY LAND TBL	401	69
04 1.25 TO 1.75		\$95,212		12201 CITY LAND TBL	401	68
03 RANCH/1STY		\$64,736		12201 CITY LAND TBL	401	51
03 RANCH/1STY		\$91,235		12201 CITY LAND TBL	401	59
04 1.25 TO 1.75		\$89,552		12201 CITY LAND TBL	401	51

14.68758956

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
Totals:			\$10,526,800			\$10,526,800	\$4,170,050

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. 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

44.06	\$153,450	\$48,188	\$36,638	64.8	165.0	0.25	0.25	\$743	\$192,752
48.22	\$320,774	\$28,320	\$74,194	131.3	172.0	0.52	0.52	\$216	\$54,357
31.72	\$135,175	\$58,018	\$33,193	58.7	121.0	0.18	0.18	\$988	\$317,038
34.64	\$227,285	\$48,908	\$26,193	46.4	99.0	0.13	0.13	\$1,055	\$391,264
38.40	\$225,188	\$100,145	\$88,333	156.3	75.0	0.35	0.35	\$641	\$288,602
41.51	\$188,315	\$55,823	\$32,138	56.9	164.0	0.22	0.22	\$981	\$256,069
31.71	\$167,580	\$57,850	\$35,430	48.2	113.0	0.14	0.14	\$1,199	\$404,545
39.12	\$274,507	\$49,955	\$69,462	122.9	125.0	0.39	0.39	\$406	\$128,090
46.97	\$214,009	\$69,868	\$93,977	183.9	345.0	1.22	1.30	\$380	\$57,128
33.49	\$238,523	\$64,025	\$73,548	130.2	155.0	0.48	0.48	\$492	\$133,385
27.11	\$185,536	\$86,499	\$37,035	65.5	115.5	0.20	0.20	\$1,320	\$439,081
41.92	\$258,471	\$101,741	\$95,212	168.5	395.0	1.30	1.30	\$604	\$78,082
44.57	\$190,424	\$49,312	\$64,736	114.6	150.0	0.41	0.41	\$430	\$119,400
45.18	\$276,862	\$64,373	\$91,235	161.5	234.0	0.80	0.80	\$399	\$80,972
49.34	\$238,456	\$72,096	\$89,552	370.4	1073.0	5.39	5.39	\$195	\$13,386
39.61	\$10,403,802	\$2,686,298	\$2,563,300	4,751.7		27.91	27.61		
7.33		Average	Average	\$565	Average	per Net Acre=>	96,262.38	Average	per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber./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	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