

10

City of Manchester Site Condo ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
16-16-02-180-004	114 WOODLAND WAY	06/10/22	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$124,900
16-16-02-180-024	242 GLENWOOD CIR	06/15/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$126,650
16-16-02-180-035	209 GLENWOOD CIR	07/07/23	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$117,800
16-16-10-110-002	510 EMERALD GLEN DR	05/18/23	\$382,825	WD	03-ARM'S LENGTH	\$382,825	\$154,550
16-16-10-110-021	724 GLEN OAK DR	07/20/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$133,350
16-16-10-110-034	715 GLEN OAK DR	02/28/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$117,300
<b>Totals:</b>						<b>\$1,924,725</b>	<b>\$774,550</b>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
39.90	\$303,694	\$38,000	\$275,000	\$260,996	1.054	1,856	\$148.17	12235
42.93	\$277,115	\$38,000	\$257,000	\$234,887	1.094	1,680	\$152.98	12235
40.76	\$250,894	\$42,864	\$246,136	\$204,352	1.204	1,377	\$178.75	12235
40.37	\$344,992	\$30,876	\$351,949	\$308,562	1.141	2,040	\$172.52	12235
38.65	\$314,759	\$30,858	\$314,142	\$278,881	1.126	1,800	\$174.52	12235
39.11	\$295,668	\$30,000	\$269,900	\$260,971	1.034	1,468	\$183.86	12235
	<b>\$1,787,122</b>		<b>\$1,714,127</b>	<b>\$1,548,648</b>			<b>\$168.47</b>	
<b>40.24</b>					<b>E.C.F. =&gt; 1.107</b>		<b>Std. Deviation=&gt;</b>	<b>0.06212</b>
<b>1.51</b>					<b>Ave. E.C.F. =&gt; 1.109</b>		<b>Ave. Variance=&gt;</b>	<b>4.8251</b>



Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
5.5267	05 2 STORY	\$38,000	12235 CITY SITE CONDOS	407	78
1.4780	05 2 STORY	\$38,000	12235 CITY SITE CONDOS	407	78
9.5550	05 2 STORY	\$38,000	12235 CITY SITE CONDOS	407	81
3.1688	05 2 STORY	\$30,000	12235 CITY SITE CONDOS	407	99
1.7514	05 2 STORY	\$30,000	12235 CITY SITE CONDOS	407	98
7.4706	03 RANCH/1STY	\$30,000	12235 CITY SITE CONDOS	407	97

**0.2069**

Coefficient of Var=> 4.351149933

# Real Estate Summary Sheet

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

11/22/2024 2:48 PM

<b>Parcel:</b>	16-16-02-180-004	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	DIENES PAUL & KAITLYNN	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	114 WOODLAND WAY MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5486/0915	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Standard Utilities, Underground Utils.	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
<b>Topography:</b>	Level, Rolling	<b>Neighborhood:</b>	12235 12235 CITY SITE CONDOS

## Mailing Address:

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

## Most Recent Sale Information

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

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

**Liber/Page:** 5486/0915

## Most Recent Permit Information

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

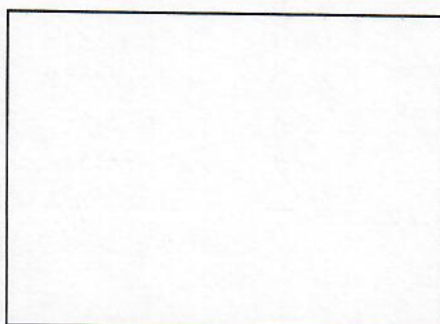
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	158,700	<b>2024 Taxable:</b>	143,587	<b>Acreage:</b>	0.00
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

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

## Image/Sketch





# Real Estate Summary Sheet

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

11/22/2024 2:48 PM

<b>Parcel:</b>	16-16-02-180-024	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	KURIN ELIZABETH & PETER CARRAVALLAH	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	242 GLENWOOD CIR MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5527/0083	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Standard Utilities, Underground Utils.	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
<b>Topography:</b>	Level	<b>Neighborhood:</b>	12235 12235 CITY SITE CONDOS

## Mailing Address:

KURIN ELIZABETH & PETER  
CARRAVALLAH  
242 GLENWOOD CIR  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 06/15/2023 for 295,000 by HUMITZ LIVING TRUST.

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

**Liber/Page:** 5527/0083

## Most Recent Permit Information

Permit 19-0420 on 12/11/2019 for \$0 category REROOF\ETC.

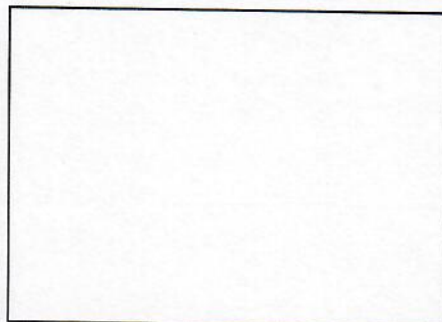
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	146,800	<b>2024 Taxable:</b>	146,800	<b>Acreage:</b>	0.00
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2001  
Occupancy: Single Family  
Class: C+10  
Style: 05 2 STORY  
Exterior: Vinyl  
% Good (Physical): 78  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,680  
Ground Area: 1,120  
Garage Area: 480  
Basement Area: 1,120  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch





# Real Estate Summary Sheet

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

11/22/2024 2:48 PM

<b>Parcel:</b>	16-16-02-180-035	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	ELLIOT BENJAMIN R & KYLEIGH E	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	209 GLENWOOD CIR MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5526/0225	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	/ /	<b>Gov. Unit:</b>	16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Standard Utilities, Underground Utils.	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
<b>Topography:</b>	Level	<b>Neighborhood:</b>	12235 12235 CITY SITE CONDOS

## Mailing Address:

ELLIOT BENJAMIN R & KYLEIGH E  
209 GLENWOOD CIR  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 07/07/2023 for 289,000 by THOMSON CASSANDRA E.

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

**Liber/Page:** 5526/0225

## Most Recent Permit Information

Permit 04-0454 on 08/21/2004 for \$110,000 category NEW BUILDING.

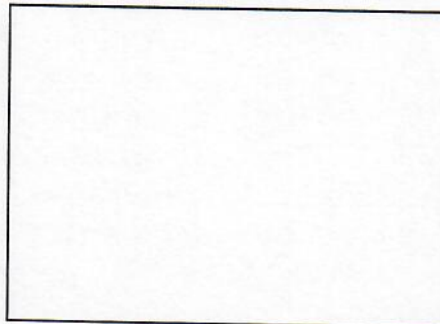
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	132,200	<b>2024 Taxable:</b>	132,200	<b>Acreage:</b>	0.00
<b>Zoning:</b>	R-1B SI (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: C+5  
Style: 05 2 STORY  
Exterior: Vinyl  
% Good (Physical): 81  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,377  
Ground Area: 765  
Garage Area: 483  
Basement Area: 747  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch





# Real Estate Summary Sheet

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

11/22/2024 2:48 PM

<b>Parcel:</b>	16-16-10-110-002	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	BURRELL RANDIE & DIXIE TRUST	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	510 EMERALD GLEN DR MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	6554/3031	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Street Lights, Underaround Utils.	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
<b>Topography:</b>	Level	<b>Neighborhood:</b>	12235 12235 CITY SITE CONDOS

## Mailing Address:

BURRELL RANDIE & DIXIE TRUST  
BURELL CHRISTIAN R  
510 EMERALD GLEN DR  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 01/19/2024 for 0 by BURRELL RANDIE & DIXIE.

**Terms of Sale:** 14-INTO/OUT OF TRUST

**Liber/Page:** 6554/3031

## Most Recent Permit Information

Permit 22-0191 on 06/01/2022 for \$0 category ELECT, MECH, PLUMB.

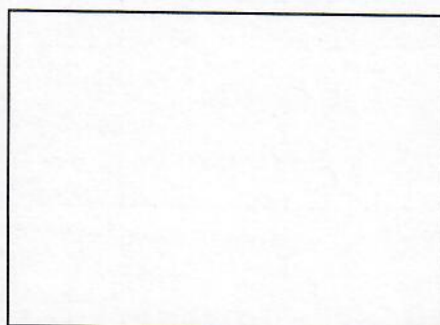
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	172,500	<b>2024 Taxable:</b>	172,500	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	84.1
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	145.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2022  
Occupancy: Single Family  
Class: C+5  
Style: 05 2 STORY  
Exterior: Vinyl  
% Good (Physical): 99  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,040  
Ground Area: 1,120  
Garage Area: 400  
Basement Area: 920  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch





# Real Estate Summary Sheet

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

11/22/2024 2:48 PM

<b>Parcel:</b>	16-16-10-110-021	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	VANAUKEN VICTORIA & ROBERT	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	724 GLEN OAK DR MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5527/0519	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Street Lights, Underground Utils.		
<b>Topography:</b>	Level		

## Mailing Address:

VANAUKEN VICTORIA & ROBERT  
724 GLEN OAK DR  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 07/20/2023 for 345,000 by BLACK RYAN.

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

**Liber/Page:** 5527/0519

## Most Recent Permit Information

Permit 21-0039 on 02/05/2021 for \$0 category ELECT, MECH, PLUMB.

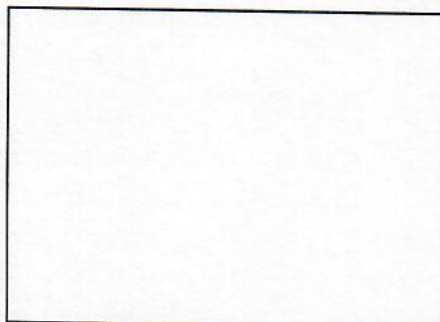
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	157,300	<b>2024 Taxable:</b>	157,300	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	89.7
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	145.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2021  
Occupancy: Single Family  
Class: C+5  
Style: 05 2 STORY  
Exterior: Vinyl  
% Good (Physical): 98  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,800  
Ground Area: 1,040  
Garage Area: 400  
Basement Area: 760  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch





# Real Estate Summary Sheet

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

11/22/2024 2:48 PM

<b>Parcel:</b>	16-16-10-110-034	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	HALL JOSHUA J & MERCEDES L ANGELO	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	715 GLEN OAK DR MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Libers/Page:</b>	5512/0392	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	16 CITY OF MANCHESTER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Street Lights, Underground Utils.		
<b>Topography:</b>	Rolling, Wooded		

## Mailing Address:

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

## Most Recent Sale Information

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

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

**Libers/Page:** 5512/0392

## Most Recent Permit Information

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

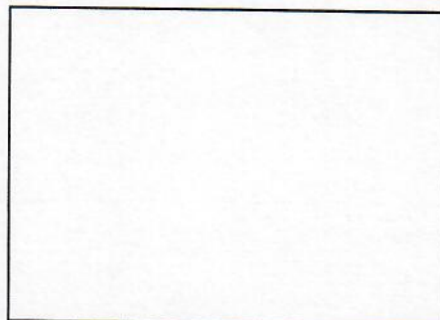
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	147,700	<b>2024 Taxable:</b>	147,700	<b>Acreage:</b>	0.00
<b>Zoning:</b>	AG AGR (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	74.8
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	145.0

## Improvement Data

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

## Image/Sketch





City of Manchester Site Condo Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
16-16-02-180-004	114 WOODLAND WAY	06/10/22	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$124,900
16-16-02-180-024	242 GLENWOOD CIR	06/15/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$126,650
16-16-02-180-035	209 GLENWOOD CIR	07/07/23	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$117,800
16-16-10-110-002	510 EMERALD GLEN DR	05/18/23	\$382,825	WD	03-ARM'S LENGTH	\$382,825	\$154,550
16-16-10-110-021	724 GLEN OAK DR	07/20/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$133,350
16-16-10-110-032	719 GLEN OAK DR	08/31/23	\$53,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$53,500	\$22,100
16-16-10-110-034	715 GLEN OAK DR	02/28/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$117,300
16-16-11-205-013	333 BAKER ST	03/04/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$10,500
<b>Totals:</b>						<b>\$2,008,225</b>	<b>\$807,150</b>

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
39.90	\$325,096	\$25,904	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!
42.93	\$296,376	\$36,624	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!
40.76	\$267,651	\$59,349	\$38,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!
40.37	\$370,294	\$42,531	\$30,000	84.1	145.0	0.00	0.00	\$506	#DIV/0!
38.65	\$337,627	\$37,373	\$30,000	89.7	145.0	0.00	0.00	\$416	#DIV/0!
41.31	\$84,000	\$53,500	\$58,000	143.0	290.0	0.00	0.00	\$374	#DIV/0!
39.11	\$317,068	\$12,832	\$30,000	74.8	145.0	0.00	0.00	\$172	#DIV/0!
35.00	\$30,000	\$30,000	\$30,000	118.0	110.3	0.30	0.30	\$254	\$100,334
<b>40.19</b>	<b>\$2,028,112</b>	<b>\$298,113</b>	<b>\$292,000</b>	<b>509.6</b>	<b>0.30</b>	<b>0.30</b>	<b>0.30</b>	<b>Average</b>	<b>Average</b>
<b>2.33</b>				<b>\$344</b>		<b>per Net Acre=&gt;</b>	<b>997,033.44</b>	<b>per SqFt=&gt;</b>	



Dollars/SqFt	Actual Front	ECF Area	Libber/Page	Other Parcels in Sale	Land Table	Class
#DIV/01	0.00	12235	5486/0915		12235 CITY SITE CONDOS	407
#DIV/01	0.00	12235	5527/0083		12235 CITY SITE CONDOS	407
#DIV/01	0.00	12235	5526/0225		12235 CITY SITE CONDOS	407
#DIV/01	84.09	12235	5522/0418		12235 CITY SITE CONDOS	407
#DIV/01	89.74	12235	5527/0519		12235 CITY SITE CONDOS	407
#DIV/01	143.03	12235	5531/0355	16-16-10-110-033	12235 CITY SITE CONDOS	407
#DIV/01	74.78	12235	5512/0392		12235 CITY SITE CONDOS	407
\$2.30	118.00	12235			12235 CITY SITE CONDOS	407

**\$22.89**

Rate Group 1

EMERALD GLEN

