

11

River Edge & Manchester Woods Condo ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
16-16-01-375-008	1107 NATURE TRAIL	09/14/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$126,500
16-16-02-185-022	340 WILDWOOD DR	10/05/22	\$225,000	WD	03-ARM'S LENGTH	\$265,000	\$101,100
16-16-02-185-027	330 WILDWOOD DR	11/01/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$112,500
16-16-02-185-032	320 WILDWOOD DR	12/06/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$90,550
16-16-02-185-032	320 WILDWOOD DR	06/01/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$114,900
16-16-02-403-004	521 E MAIN ST	04/01/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$68,850
Totals:						\$1,579,900	\$614,400

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
38.33	\$322,756	\$9,912	\$320,088	\$332,813	0.962	1,912	\$167.41	12246
38.15	\$249,819	\$35,000	\$230,000	\$228,531	1.006	1,374	\$167.39	12246
37.50	\$265,417	\$35,000	\$265,000	\$245,124	1.081	1,374	\$192.87	12246
34.83	\$270,627	\$35,000	\$225,000	\$250,667	0.898	1,360	\$165.44	12246
43.36	\$270,627	\$35,000	\$230,000	\$250,667	0.918	1,360	\$169.12	12246
45.93	\$145,342	\$8,000	\$141,900	\$146,109	0.971	972	\$145.99	12246
	\$1,524,588		\$1,411,988	\$1,453,911			\$168.04	
39.14				E.C.F. =>	0.971		Std. Deviation=>	0.06585879
4.12				Ave. E.C.F. =>	0.973		Ave. Variance=>	4.7434

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
1.0839	05 2 STORY	\$9,000	12240 CITY CONDOS	407	78
3.3824	03 RANCH/1STY	\$35,000	12240 CITY CONDOS	407	77
10.8478	03 RANCH/1STY	\$35,000	12240 CITY CONDOS	407	77
7.5000	03 RANCH/1STY	\$35,000	12240 CITY CONDOS	407	77
5.5053	03 RANCH/1STY	\$35,000	12240 CITY CONDOS	407	77
0.1409	05 2 STORY	\$8,000	12240 CITY CONDOS	407	69
0.1440					

Coefficient of Var=> 4.876996596

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/22/2024 2:43 PM

Parcel:	16-16-01-375-008	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	KILLEEN TERESA	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	1107 NATURE TRAIL MANCHESTER, MI 48158	Taxable Status	TAXABLE
Libers/Page:	5532/0982	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	School:	81080 MANCHESTER COMMUNITY SCH DST
Topography:	Rolling	Neighborhood:	12246 12246 RIVER EDGE, MWOODS CONDOS = 6

Mailing Address:

KILLEEN TERESA
1107 NATURE TRAIL
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 09/14/2023 for 330,000 by MALISH HEATHER & KEVIN BANCROFT.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5532/0982

Most Recent Permit Information

Permit 14-0112 on 06/04/2014 for \$0 category ELECT, MECH, PLUMB.

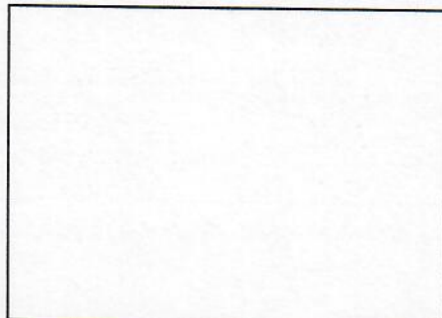
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	162,300	2024 Taxable:	162,300	Acreage:	0.00
Zoning:	AG AGR (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2002
Occupancy: Town Home
Class: BC
Style: 05 2 STORY
Exterior: Brick/Siding
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 1
Floor Area: 1,912
Ground Area: 756
Garage Area: 462
Basement Area: 756
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/22/2024 2:43 PM

Parcel:	16-16-02-185-022	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	WILD CAROL ELAINE	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	340 WILDWOOD DR MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5499/0585	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16 CITY OF MANCHESTER
Public Impr.:	Paved Road. Storm Sewer. Sidewalk. Water. Sewer. Electric. Gas. Curb. Underground Utils.	School:	81080 MANCHESTER COMMUNITY SCH DST
Topography:	Level	Neighborhood:	12246 12246 RIVER EDGE, MWOODS CONDOS = 6

Mailing Address:

WILD CAROL ELAINE
340 WILDWOOD DR
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 10/05/2022 for 275,000 by LIVESAY ROBERT & SANDRA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5499/0585

Most Recent Permit Information

Permit 20-1364 on 09/30/2020 for \$0 category REROOF\ETC.

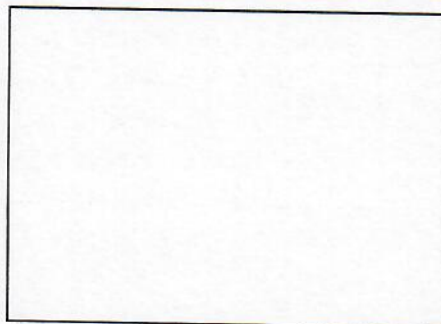
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	126,700	2024 Taxable:	110,512	Acreage:	0.00
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1998
Occupancy: Town Home
Class: C+10
Style: 03 RANCH/1STY
Exterior: Vinyl
% Good (Physical): 77
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,374
Ground Area: 1,360
Garage Area: 484
Basement Area: 1,360
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/22/2024 2:43 PM

Parcel:	16-16-02-185-027	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	BALLARD DAVID (LE)	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	330 WILDWOOD DR MANCHESTER, MI 48158	Taxable Status	TAXABLE
Librer/Page:		Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	School:	81080 MANCHESTER COMMUNITY SCH DST
Topography:	Level, Low	Neighborhood:	12246 12246 RIVER EDGE, MWOODS CONDOS = 6

Mailing Address:

BALLARD DAVID (LE)
330 WILDWOOD DR
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 07/25/2024 for 0 by BALLARD DAVID.

Terms of Sale: 18-LIFE ESTATE

Liber/Page:

Most Recent Permit Information

Permit 22-0205 on 06/03/2022 for \$0 category ELECT, MECH, PLUMB.

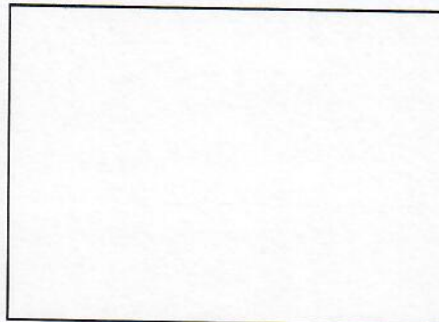
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	134,600	2024 Taxable:	134,600	Acreage:	0.00
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1998
Occupancy: Town Home
Class: C+10
Style: 03 RANCH/1STY
Exterior: Vinyl
% Good (Physical): 77
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,374
Ground Area: 1,360
Garage Area: 462
Basement Area: 1,360
Basement Walls: Poured
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

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11/22/2024 2:43 PM

Parcel:	16-16-02-185-032	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	POKORNICKI MATTHEW	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	320 WILDWOOD DR MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5522/0978	Created:	//
Split:	//	Active:	Active
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.		
Topography:	Level		

Mailing Address:

POKORNICKI MATTHEW
ASHLEY MILLER
320 WILDWOOD DR
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 06/01/2023 for 265,000 by VAINNER ANDREW T.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5522/0978

Most Recent Permit Information

Permit 20-1367 on 09/30/2020 for \$0 category REROOF\ETC.

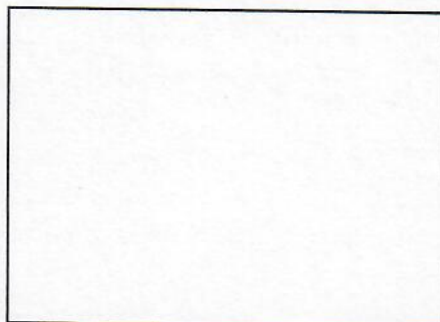
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	137,200	2024 Taxable:	137,200	Acreage:	0.00
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1998
Occupancy: Town Home
Class: C+10
Style: 03 RANCH/1STY
Exterior: Vinyl
% Good (Physical): 77
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,360
Ground Area: 1,360
Garage Area: 462
Basement Area: 1,360
Basement Walls: Poured
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

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11/22/2024 2:43 PM

Parcel:	16-16-02-403-004	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	MASON PAMELA	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	521 E MAIN ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Libor/Page:	5569/0143	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Standard Utilities	School:	81080 MANCHESTER COMMUNITY SCH DST
Topography:	Level	Neighborhood:	12246 12246 RIVER EDGE, MWOODS CONDOS = 6

Mailing Address:

MASON PAMELA
521 E MAIN ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 10/23/2024 for 160,000 by WALKER BURR H.

Terms of Sale: 03-ARM'S LENGTH

Libor/Page: 5569/0143

Most Recent Permit Information

Permit 22-0496 on 11/07/2022 for \$0 category WINDOWS, REPLACEMNT.

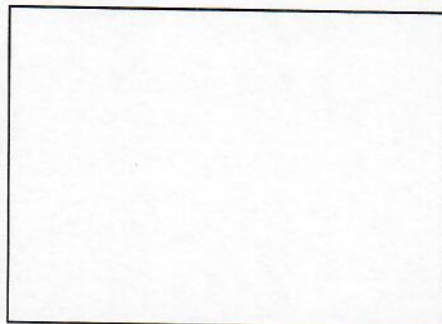
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	72,900	2024 Taxable:	72,660	Acreage:	0.39
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	49.5
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	344.5

Improvement Data

of Residential Buildings: 1
Year Built: 1987
Occupancy: Town Home
Class: BC
Style: 05 2 STORY
Exterior: Vinyl
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 972
Ground Area: 540
Garage Area: 396
Basement Area: 432
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



River Edge & Manchester Woods Condo Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
16-16-01-375-008	1107 NATURE TRAIL	09/14/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$126,500
16-16-02-185-022	340 WILDWOOD DR	10/05/22	\$275,000	WD	03-ARM'S LENGTH	\$265,000	\$101,100
16-16-02-185-027	330 WILDWOOD DR	11/01/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$112,500
16-16-02-185-032	320 WILDWOOD DR	12/06/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$90,550
16-16-02-185-032	320 WILDWOOD DR	06/01/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$114,900
16-16-02-403-004	521 E MAIN ST	04/01/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$68,850
Totals:						\$1,579,900	\$614,400

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
38.33	\$332,741	\$6,259	\$9,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!
38.15	\$256,675	\$43,325	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!
37.50	\$272,770	\$62,230	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!
34.83	\$278,147	\$16,853	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!
43.36	\$278,147	\$21,853	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!
45.93	\$149,725	\$8,175	\$8,000	49.5	344.5	0.39	0.39	\$165	\$20,908
39.14	\$1,568,205	\$158,695	\$157,000	49.5		0.39	0.39		
4.12			Average			Average	405,869.57		Average
			per FF=>	\$3,206		per Net Acre=>			per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
#DIV/01	0.00	12246 5532/0982		12240 CITY CONDOS	407	
#DIV/01	0.00	12246 5499/0585		12240 CITY CONDOS	407	
#DIV/01	0.00	12246 5536/0976		12240 CITY CONDOS	407	
#DIV/01	0.00	12246 5505/0694		12240 CITY CONDOS	407	
#DIV/01	0.00	12246 5522/0978		12240 CITY CONDOS	407	
\$0.48	49.50	12246 5478/0307		12240 CITY CONDOS	407	RIVERSEDGE "A"

\$9.32