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City of Manchester River Front ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
16-16-02-265-008	320 RIVERBEND DR	03/27/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$144,100	41.17
16-16-02-428-004	224 ANN ARBOR ST	07/28/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$152,450	42.35
16-16-02-490-003	420 ADRIAN ST	10/24/23	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$109,200	54.06
16-16-11-101-004	529 ADRIAN ST	12/02/22	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$133,850	41.70
Totals:			\$1,233,000			\$1,233,000	\$539,600	

Sale. Ratio => 43.76

Std. Dev. => 6.18

Building Style	Land Value	Land Table	Property Class	Building Depr.
03 RANCH/1STY	\$46,383	12400 CITY RIVER FRONT LND TBL	401	71
05 2 STORY	\$74,296	12400 CITY RIVER FRONT LND TBL	401	58
03 RANCH/1STY	\$106,929	12400 CITY RIVER FRONT LND TBL	401	32
03 RANCH/1STY	\$123,431	12400 CITY RIVER FRONT LND TBL	401	61

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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/22/2024 2:30 PM

Parcel:	16-16-02-265-008	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BROSAMER CAMERON & EMILY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	320 RIVERBEND DR MANCHESTER, MI 48158	Taxable Status	TAXABLE
Libers/Page:		Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16 CITY OF MANCHESTER INCLUDES ISLAND
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Underground Utils.	School:	81080 MANCHESTER COMMUNITY SCH DST
Topography:	Rolling, Waterfront	Neighborhood:	12400 12400 CITY RIVER FRONT

Mailing Address:

BROSAMER CAMERON & EMILY
320 RIVERBEND DR
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 03/27/2024 for 350,000 by MEADE RYAN & MISTY DUFFING.

Terms of Sale: 03-ARM'S LENGTH

Libers/Page:

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	148,300	2024 Taxable:	134,669	Acreage:	0.34
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	90.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	166.0

Improvement Data

of Residential Buildings: 1
Year Built: 1990
Occupancy: Single Family
Class: C+10
Style: 03 RANCH/1STY
Exterior: Vinyl
% Good (Physical): 71
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,680
Ground Area: 1,680
Garage Area: 616
Basement Area: 1,680
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/22/2024 2:30 PM

Parcel:	16-16-02-428-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SINGH HEATHER L H	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	224 ANN ARBOR ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5528/0892	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Sidewalk, Water, Sewer, Electric, Gas, Curb, Standard Utilities	School:	81080 MANCHESTER COMMUNITY SCH DST
Topography:	Rolling, Waterfront	Neighborhood:	12400 12400 CITY RIVER FRONT

Mailing Address:

SINGH HEATHER L H
224 ANN ARBOR ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 07/28/2023 for 360,000 by RALEIGH RUTH ANNE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5528/0892

Most Recent Permit Information

Permit P23-605 on 11/08/2023 for \$0 category Mechanical.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	156,200	2024 Taxable:	156,200	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: 1863
Occupancy: Single Family
Class: C+10
Style: 05 2 STORY
Exterior: Brick
% Good (Physical): 58
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,398
Ground Area: 1,410
Garage Area: 484
Basement Area: 1,072
Basement Walls:
Estimated TCV: Tentative

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Real Estate Summary Sheet

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11/22/2024 2:30 PM

Parcel:	16-16-02-490-003	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	APPOLD MELINDA M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	420 ADRIAN ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5537/0238	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Standard Utilities	School:	81080 MANCHESTER COMMUNITY SCH DST
Topography:	Rolling	Neighborhood:	12400 12400 CITY RIVER FRONT
Mailing Address:	APPOLD MELINDA M 8885 BURMEISTER SALINE MI 48176		

Most Recent Sale Information

Sold on 10/24/2023 for 202,000 by BRIGGS MICHAEL W.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5537/0238

Most Recent Permit Information

Permit P24-298 on 07/25/2024 for \$0 category Plumbing.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	?RIVERFRONT
2024 S.E.V.:	104,900	2024 Taxable:	104,900	Acreage:	1.63
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	106.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	636.0

Improvement Data

of Residential Buildings: 1
Year Built: 1973
Occupancy: Single Family
Class: C+5
Style: 03 RANCH/1STY
Exterior: Wood Siding
% Good (Physical): 32
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,762
Ground Area: 1,762
Garage Area: 624
Basement Area: 1,762
Basement Walls:
Estimated TCV: Tentative

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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/22/2024 2:30 PM

Parcel:	16-16-11-101-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	APPEL DENIS &	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	529 ADRIAN ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5505/0308	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Standard Utilities	School:	81080 MANCHESTER COMMUNITY SCH DST
Topography:	Rolling, Waterfront	Neighborhood:	12400 12400 CITY RIVER FRONT

Mailing Address:

APPEL DENIS &
ROSEMARIE WHITCHER-APPEL
529 ADRIAN ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 12/02/2022 for 321,000 by STROEHMANN JAMES & KRISTEN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5505/0308

Most Recent Permit Information

Permit 19-0124 on 04/22/2019 for \$0 category ELECT, MECH, PLUMB.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	158,000	2024 Taxable:	158,000	Acreage:	1.23
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	230.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	180.0

Improvement Data

of Residential Buildings: 1

Year Built: 1977

Occupancy: Single Family

Class: C

Style: 03 RANCH/1STY

Exterior: Wood Siding

% Good (Physical): 61

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 2 Half Baths: 1

Floor Area: 1,464

Ground Area: 1,464

Garage Area: 0

Basement Area: 1,464

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 3

Estimated TCV: Tentative

Cmts: B02

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City of Manchester River Front Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
16-16-02-265-008	320 RIVERBEND DR	03/27/24	\$350,000	WD	03-ARMI'S LENGTH	\$350,000	\$144,100	41.17
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16-16-11-101-004	529 ADRIAN ST	12/02/22	\$321,000	WD	03-ARMI'S LENGTH	\$321,000	\$133,850	41.70
Totals:			\$1,233,000			\$1,233,000		

Sale. Ratio => 43.76

Std. Dev. => 6.18

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$322,241	\$74,142	\$46,383	77.3	166.0	0.34	0.34	\$959	\$216,157	\$4.96
\$339,640	\$94,656	\$74,296	123.8	198.0	0.60	0.60	\$764	\$157,760	\$3.62
\$224,404	\$84,525	\$106,929	178.2	636.0	1.63	1.63	\$474	\$51,824	\$1.19
\$340,750	\$103,681	\$123,431	205.7	180.0	1.23	1.23	\$504	\$84,500	\$1.94
\$1,227,035	\$357,004	\$351,039	585.1		3.80	3.80			
Average			Average			Average			Average
per FF=>			per Net Acre=>			per SqFt=>			\$2.16
			\$610			93,923.70			

Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
90.00	12400		12400 CITY RIVER FRONT LND TBL	401	RIVER FRONT
132.00	12400	5528/0892	12400 CITY RIVER FRONT LND TBL	401	RIVER FRONT
106.00	12400	5537/0238	12400 CITY RIVER FRONT LND TBL	401	RIVER FRONT
230.00	12400	5505/0308	12400 CITY RIVER FRONT LND TBL	401	RIVER FRONT