

4

City of Manchester Agricultural Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
P-16-22-100-006	ENGLISH RD	09/22/22	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$102,250	34.08	\$300,000	54.16	54.16	\$5,539	\$0.13
P-16-06-300-027	BUSS RD	03/17/23	\$105,000	WD	03-ARMS LENGTH	\$105,000	\$52,400	49.90	\$105,000	20.21	20.21	\$5,195	\$0.12
Q-17-14-400-001	BRAUN RD	09/06/23	\$1,211,392	WD	03-ARMS LENGTH	\$1,211,392	\$522,500	43.13	\$1,211,392	214.65	220.25	\$5,500	\$0.13
Q-17-15-300-012	BRAUN RD	08/02/23	\$125,580	WD	03-ARMS LENGTH	\$125,580	\$59,800	47.61	\$125,580	20.63	20.93	\$6,000	\$0.14
Q-17-26-200-005	FISK RD1	09/01/23	\$87,000	WD	03-ARMS LENGTH	\$87,000	\$39,100	44.94	\$87,000	19.50	20.00	\$4,350	\$0.10
Q-17-31-200-007	SHERIDAN RD	04/15/22	\$192,091	WD	03-ARMS LENGTH	\$192,091	\$87,200	45.39	\$192,091	39.72	40.10	\$4,790	\$0.11
Q-17-31-300-004	BARTLETT RD	04/15/22	\$64,909	WD	03-ARMS LENGTH	\$64,909	\$17,300	26.65	\$64,909	13.33	13.33	\$4,869	\$0.11
Q-17-35-300-005	MICHIGAN AVE	09/07/23	\$600,000	WD	03-ARMS LENGTH	\$600,000	\$237,900	39.65	\$600,000	98.14	98.64	\$6,083	\$0.14
Totals:			\$2,685,972			\$2,685,972	\$1,118,450	41.64	\$2,685,972	480.34	487.62	Average per Net Acre=> 5,591.81	Average per SqFt=> \$0.13

MANCHESTER TILLABLE VALUES FOR THE 2025 YEAR			
#1 SOIL	\$5,500		
WOODS	\$3,800		

DUE TO HAVING ONLY 3 101 PARCELS IN THE CITY OF MANCHESTER, SALES OF PARCELS IN THE TOWNSHIP OF MANCHESTER AND BRIDGEWATER WERE UTILIZED TO DEVELOP THE 2024 AGRICULTURAL LAND VALUES.

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Percent Trans.
JTTER MARK A LESLIE S D	SUTTER MARK A LESLIE S D	0	01/04/2024	WD	18-LIFE ESTATE	5542/0666	DEED	0.0
EHENAU SCOTT G	SUTTER MARK A LESLIE S D	300,000	09/22/2022	WD	03-ARM'S LENGTH	5499/0958	DEED	0.0
HOMPSON DEBBIE	DEHENAU SCOTT G	190,000	10/18/2019	WD	03-ARM'S LENGTH	5326/0959	DEED	0.0
BENEDICT MICHAEL & KATHERY	THOMPSON DEBBIE	0	12/11/2013	QC	21-NOT USED/OTHER	5014/0609	DEED	100.0

Class: AGRICULTURAL-VACA Zoning: AR A Building Permit(s)
 School: MANCHESTER COMMUNITY SCH DST
 P.R.E. 100% 11/01/2019 Qual. Ag.
 MAP #:
 2025 Est TCV Tentative
 Improved X Vacant
 Public Improvements
 Dirt Road
 Gravel Road
 Paved Road
 Storm Sewer
 Sidewalk
 Water
 Sewer
 Electric
 Gas
 Curb
 Street Lights
 Standard Utilities
 Underground Utils.

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
PHZ	05/24/2023	DATA ENTER	2024	146,250	0	146,250			85,413C
PHZ	06/23/2021	DESKTOP RE	2023	121,850	0	121,850			81,346C
PHZ	11/12/2014	VACANT	2022	102,250	0	102,250			77,473C

Level Rolling X
 Low X
 High X
 Landscaped X
 Swamp X
 Wooded X
 Pond X
 Waterfront X
 Ravine X
 Wetland X
 Flood Plain X
 NO RD FRONTAGE X

Topography of Site
 Level Rolling X
 Low X
 High X
 Landscaped X
 Swamp X
 Wooded X
 Pond X
 Waterfront X
 Ravine X
 Wetland X
 Flood Plain X
 NO RD FRONTAGE X

PHZ 05/24/2023 DATA ENTER
 PHZ 06/23/2021 DESKTOP RE
 PHZ 11/12/2014 VACANT

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Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
AHEY RICHARD & JUDITH	AVRAM DARIUS & ANGELA	650,000	01/30/2024	WD	03-ARM'S LENGTH	5543/0959	DEED	100.0
AHEY RICHARD & JUDITH	FAHEY RICHARD & JUDITH	0	10/08/2021	QC	14-INTO/OUT OF TRUST	5453/0558	DEED	0.0
AHEY ETHEL	FAHEY RICHARD & JUDITH	0	05/07/1999	QC	21-NOT USED/OTHER	3885/0363	DEED	0.0
AHEY JAMES I	FAHEY RICHARD & JUDITH	0	07/30/1998	QC	21-NOT USED/OTHER	3748/871	DEED	0.0

Property Address: JRTLESS RD
 Class: AGRICULTURAL-VACA
 Zoning: AR A Building Permit(s)
 School: MANCHESTER COMMUNITY SCH DST
 P.R.E. 0%
 MAP #:

2025 Est TCV Tentative	Land Value Estimates for Land Table 00525.00525 AG IND RATE MANCHESTER
Improved	
Vacant	
Public Improvements	

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								

Topography of Site	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
PHZ	06/17/2024	DESKTOP RE	2025	Tentative	Tentative	Tentative			Tentative
PHZ	07/03/2019	VACANT	2024	227,300	0	227,300			145,211C
PHZ	10/08/2014	VACANT	2023	122,100	0	122,100			57,106C
			2022	111,800	0	111,800			54,387C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Percent Trans.
	BLUMENAUER HOLDINGS LLC	1,211,392	09/06/2023	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	0.0

Property Address	Class	Zoning	Building Permit(s)	Date	Number	Status
RAVN RD	AGRICULTURAL-VACA	AG				
	SCHOOL: SALINE AREA SCHOOL DISTRICT					
	P.R.E. 100% 10/05/2023 Qual. Ag.					

Owner's Name/Address	2025 Est TCV Tentative	Land Value Estimates for Land Table 100+-103.AG OVER 100 ACRES
JUVENAUER HOLDINGS LLC 2220 BETHHEL CHURCH RD ANNHESTER MI 48158		

ix Description	Public Improvements	Rate	Front	Depth	Rate %Adj.	Reason	Value
VNER REQUEST BR 14-3C PCL " III " COM AT							
1/4 COR SEC 14, TH S 01-29-05 E 1990.91	Dirt Road		207.17	Acres	4800	100	994,397
PT TO A POB, TH CONT S 01-29-05 E 660.90	Gravel Road		5.49	Acres	2300	100	12,627
F, TH N 88-19-46 E 2621.87 FT, TH S	Paved Road		2.00	Acres	19000	100	38,000
L-40-03 E 2672.27 FT, TH S 88-42-34 W	Storm Sewer		3.99	Acres	0	100	0
330.38 FT, TH N 01-29-05 W 1327.42 FT,	Sidewalk		1.61	Acres	0	100	0
S 88-29-14 W 1311.17 FT, TH N 01-21-58	Water						
1301.82 FT, TH N 33-55-30 W 26.01 FT,	Sewer						
1 N 88-19-46 E 14.00 FT, TH N 01-38-07 W	Electric						
57.37 FT, TH N 88-10-30 E 1310.18 FT TO	Gas						
HE POB. PT OF NW 1/4, SW 1/4, & SE 1/4	Curb						
EC 14, T4S-R4E. 220.25 AC	Street Lights						
PLOT ON 08/21/2023 FROM Q-17-14-200-003	Standard Utilities						
Q-17-14-200-004;	Underground Ufills.						

Comments/Influences

Level	Topography of Site	Rate	Size % Good	Cash Value
Rolling				
Low				
High				
Landscaped				
Swamp				
Wooded				
Pond				
Waterfront				
Ravine				
Wetland				
Flood Plain				

** Information herein deemed reliable but not guaranteed**

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
MCR	/	INSPECTED	2025	Tentative	Tentative	Tentative			Tentative
			2024	522,500	0	522,500			259,106C
			2023	0	486,800	486,800		486,800L	246,768C
			2022	0	0	0			0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Prcnt. Trans.
ESKE CATHERINE	KOHLER WILLARD C & RACHEL	125,580	08/02/2023	WD	03-ARM'S LENGTH	I5528 P908	PROPERTY TRANSFER	0.0

Property Address	Class	Zoning	Building Permit(s)	Date	Number	Status
RAUN RD	AGRICULTURAL-VACA	AG				
	School: CLINTON COMMUNITY SCHOOLS					
	P.R.E. 100% 08/02/2023 Qual. Ag.					
	MAP #: P.A.116					
	2025 Est TCV Tentative					
	Improved	X	Vacant			
	Public Improvements					
	Dirt Road					
	Gravel Road					
	Paved Road					
	Storm Sewer					
	Sidewalk					
	Water					
	Sewer					
	Electric					
	Gas					
	Curb					
	Street Lights					
	Standard Utilities					
	Underground Utils.					
	Topography of Site					
	Level					
	Rolling					
	Low					
	High					
	Landscaped					
	Swamp					
	Wooded					
	Pond					
	Waterfront					
	Ravine					
	Wetland					
	Flood Plain					

Owner's Name/Address	Map #	2025 Est TCV Tentative	Land Value Estimates for Land Table 0-40.101.AG UNDER 40 ACRES	Value
KOHLER WILLARD C & RACHEL A 111 BRAUN ROAD BRIDGEWATER MI 48158	P.A.116			119,654

ax Description	Rate	Front	Depth	Rate	Adj.	Reason	Value
PLIT/COMBINED ON 03/20/2023 FROM Q 17-15-300-006;	RATE TABLE TILLABLE	20.63 Acres	0.30 Acres	0	100		119,654
	RATE TABLE ROAD R.O.W.			0	100		0
		20.93 Total Acres				Total Est. Land Value =	119,654

OWNER REQUEST BR 15-9A-1A COM AT S 1/4
DR SEC 15, TH N 89-49-30 W 350.01 FT TO
POB, TH CONT N 89-49-30 W 390.94 FT, TH
00-33-27 E 351.51 FT, TH N 89-49-30 W
11.16 FT, TH N 00-33-27 E 648.49 FT, TH
89-49-30 W 370.00 FT, TH N 00-33-27 E
33.03 FT, TH S 89-47-30 E 1034.31 FT, TH
00-39-09 W 1332.44 FT TO THE POB. PT OF
N 1/4 SEC 15, T4S-R4E. 20.93 AC
PLIT ON 03/13/2023 FROM Q
17-15-300-006;

Comments/Influences
 Plit/Comb. on 03/20/2023 completed
 3/20/2023 MRIDER PROPERTY OWNER
 REQUEST:
 Parent Parcel(s): Q-17-15-300-006;
 Child Parcel(s): Q-17-15-300-012, Q
 17-15-300-013;

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	Tentative	Tentative	Tentative			Tentative
2024	59,800	0	59,800			50,805C
2023	113,500	0	113,500	56,700M		48,386C
2022	0	0	0			0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Percent Trans.									
FIMBACH LINDA	FINKBEINER KATHERINE & SC	87,000	09/01/2022	PTA	03-ARM'S LENGTH		BUYER/SELLER	100.0									
CREEDY GEORGE & CONSTAN	HEIMBACH LINDA	1	08/17/2020	WD	09-FAMILY		REAL PROPERTY STA	0.0									
CREEDY GEORGE & CONSTAN	STATE OF MI DEPARTMENT OF	0	08/24/2017	WD	03-ARM'S LENGTH		REAL PROPERTY STA	0.0									
CREEDY GEORGE & CONSTAN	STATE OF MI DEPARTMENT OF	0	06/22/2016	WD	03-ARM'S LENGTH	5163 P648	REAL PROPERTY STA	0.0									
Property Address		Class: AGRICULTURAL-VACA		Zoning: AG	Building Permit(s)	Date	Number	Status									
Owner's Name/Address		School: CLINTON COMMUNITY SCHOOLS															
550 WILLOW RD		P.R.E. 100% 09/01/2022 Qual. Ag.															
ALINE MI 48176		MAP #:															
		2025 Est TCV Tentative		Land Value Estimates for Land Table 100+.103.AG OVER 100 ACRES													
		Improved	X	Vacant													
Tax Description		Public Improvements		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value			
OLD SID - Q 17-026-004-00 BR 26-4 E 1/2				Dirt Road		0.50 Acres		1700	100	100	0	100	8,500				
F SE 1/4 OF NW 1/4 SEC. 26 T4S R4E 20.00				Gravel Road		5.00 Acres		1700	100	100	0	100	8,500				
				Paved Road		14.50 Acres		4800	100	100	0	100	69,600				
				Storm Sewer		20.00 Total Acres		Total Est. Land Value =				78,100					
				Sidewalk													
				Water													
				Sewer													
				Electric													
				Gas													
				Curb													
				Street Lights													
				Standard Utilities													
				Underground Utils.													
Comments/Influences				Topography of Site													
DED HISTORICAL AERIAL PHOTOS FOR THE				Level													
19 TAX YEAR:				Rolling													
15 AERIAL PHOTO JPEG				Low													
10 AERIAL PHOTO JPEG				High													
05 AERIAL PHOTO JPEG				Landscaped													
98 AERIAL PHOTO JPEG				Swamp													
90 AERIAL PHOTO JPEG				Wooded													
84 AERIAL PHOTO JPEG				Pond													
				Waterfront													
				Ravine													
				Wetland													
				Flood Plain													
AR				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
				2025		Tentative		Tentative		Tentative						Tentative	
				2024		39,100		0		39,100						39,100S	
				2023		39,100		0		39,100						39,100S	
				2022		37,300		0		37,300						23,982C	

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Pantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liberal Page	Verified By	Pct. Trans.
MIKART PHYLLIS S (TRUST)	OLIVER R GEOFREY & CHERYL	192,091	04/15/2022	PTA	08-ESTATE		PROPERTY TRANSFER	100.0
MIKART PHYLLIS S (TRUST)	MIKART PHYLLIS S (TRUST)	1	07/23/2008	QC	14-INTO/OUT OF TRUST		PROPERTY TRANSFER	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning: AG	Building Permit(s)	Date	Number	Status
HERIDAN RD	School: CLINTON COMMUNITY SCHOOLS					
Owner's Name/Address	P.R.E. 100% 02/27/2023 Qual. Ag.					
OLIVER R GEOFREY & CHERYL A	MAP #: Q-9					
5843 SHERIDAN RD	2025 Est TCV Tentative					
CLINTON MI 49236	Land Value Estimates for Land Table 40+.102.AG 40 TO 100 ACRES					

Description	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Improved	Vacant									
OWNER REQUEST 09/11/01 BR 31-6B			Dirt Road					5300	100		147,870
REMAINDER" S 20 AC OF E 1/2 OF NW 1/4			Gravel Road					1900	100		3,800
SO THE SW 1/4 OF NW 1/4, EXC THE N			Paved Road					1900	100		7,828
.28 CHNS IN WIDTH OF SAID SW 1/4 OF NW			Storm Sewer					2600	100		14,820
1/4, ALSO EXC, COM AT W 1/4 COR SEC 31,			Sidewalk					0	100		0
1 N 01-31-26 W 483.63 FT TO POB, TH N			Water					40.10	Total Acres		Total Est. Land Value = 174,318
1-31-26 W 410.70 FT, TH N 87-48-15 E			Sewer								
20.79 FT, TH S 01-31-26 E 443.68 FT, TH			Electric								
89-39-20 W 1020.93 FT TO POB. PT OF SW			Gas								
1/4 OF NW 1/4 SEC. 31, T4S-R4E. 40.10 AC.			Curb								
PLAT ON 09/24/2001 FROM Q			Street Lights								
17-31-200-003;			Standard Utilities								
Comments/Influences			Underground Utils.								

Level	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2025						
Rolling		2024	87,200	0	87,200			33,650C
Low		2023	84,800	0	84,800		84,800A	32,048C
High		2022	75,700	0	75,700			30,522C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

PHOTOS FOR THE
 AR
 176,766
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Pct. Trans.
SHIRART PHYLLIS S (TRUST)	OLIVER R GEOFFREY & CHYE	64,909	04/15/2022	PTA	08-ESTATE		PROPERTY TRANSFER	100.0
SHIRART PHYLLIS S (TRUST)	WEIKART PHYLLIS S (TRUST)	1	07/23/2008	PTA	14-INTO/OUT OF TRUST	I4693 P236	PROPERTY TRANSFER	0.0

Property Address	Class: AGRICULTURAL-VACA / Zoning: AG	Building Permitt(s)	Date	Number	Status
ARLETT RD	School: CLINTON COMMUNITY SCHOOLS				
Owner's Name/Address	P.R.E. 100% 05/05/2022 Qual. Ag.				
LIVER R GEOFFREY & CHERYL A	MAP #:				
5843 SHRIDIAN RD	2025 Est TCV Tentative				
JINTON MI 49236	Land Value Estimates for Land Table 40+.102.AG 40 TO 100 ACRES				

ax Description	Improved	X	Vacant	2025 Est TCV Tentative
SMRITE PER W.D. L1204 P509 BR 31-9 N				
3 OF W 40 AC OF NE FRL 1/4 OF SW FRL				
4 SEC 31, T4S-R4E 13.33 AC.				
Comments/Influences				
DED HISTORICAL AERIAL PHOTOS FOR THE				
19 TAX YEAR:				
015 AERIAL PHOTO JPEG				
010 AERIAL PHOTO JPEG				
005 AERIAL PHOTO JPEG				
398 AERIAL PHOTO JPEG				
390 AERIAL PHOTO JPEG				
384 AERIAL PHOTO JPEG				

Public Improvements	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utilis.
Topography of Site												

Land Improvement Cost Estimates	Residential Local Cost Land Improvements	Description	Rate	Size % Good	Cash Value
			0.00	1	80
			0.00	1	80
Total Estimated Land Improvements True Cash Value =					

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	Tentative	Tentative	Tentative			Tentative
2024	17,300	0	17,300			3,047C
2023	22,700	0	22,700		22,700A	2,902C
2022	25,300	0	25,300		22,600M	2,764C

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Santor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pct. Trans.
ASON AMY & SMITH PETER	NOWATZKE THOMAS THEODORE	600,000	09/07/2023	WD	03-ARM'S LENGTH	I5532 P61	PROPERTY TRANSFER	100.0
ASON THOMAS C & DEBORAH	KOPIN AMY & SMITH PETER	355,000	03/05/2019	WD	16-LC PAYOFF	I5294 P113	REAL PROPERTY STA	0.0
ASON THOMAS C & DEBORAH	KOPIN AMY & SMITH PETER	355,000	03/10/2017	LC	03-ARM'S LENGTH	I5196 P867	REAL PROPERTY STA	0.0

Property Address: 3199 E MICHIGAN AVE
 Class: AGRICULTURAL-VACA
 School: CLINTON COMMUNITY SCHOOLS
 P.R.E. 100% 10/05/2023

Owner's Name/Address: NOWATZKE THOMAS THEODORE
 2200 MARTIN DR
 CLINTON MI 49236

Improvements	2025 Est TCV Tentative	Land Value Estimates for Land Table 100+103.AG OVER 100 ACRES
Public		
Improved	X	
Vacant		

Description	Frontage	Depth	Rate	Adj. Reason	Value
Dirt Road	0.50 Acres	20000	100		10,000
Gravel Road	1.09 Acres	0	100		0
Paved Road	2.00 Acres	19000	100		38,000
Storm Sewer	83.64 Acres	4800	100		401,472
Sidewalk	11.41 Acres	2300	100		26,243
Water	98.64 Total Acres			Total Est. Land Value =	475,715

Level	Rate	Size & Good	Cash Value
Rolling	0.00	1	80
Low	0.00	1	80
High	0.00	1	80
Landscaped	0.00	1	80
Swamp	0.00	1	80
Wooded	0.00	1	80
Pond	0.00	1	80
Waterfront	0.00	1	80
Ravine	0.00	1	80
Wetland	0.00	1	80
Flood Plain	0.00	1	80

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	Tentative	Tentative	Tentative			Tentative
2024	237,900	0	237,900			237,900S
2023	226,500	0	226,500			178,970C
2022	215,000	0	215,000			170,448C

MCR 02/13/2009 INSPECTED
 MCR 10/27/1999 INSPECTED

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