

5

City of Manchester Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
16-16-02-391-005	327 W MAIN ST	05/03/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$50,750	50.75
16-16-02-391-005	327 W MAIN ST	03/15/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,050	34.70
16-16-02-432-013	118 E MAIN ST	10/21/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$125,000	54.35
16-16-02-432-015	110 E MAIN ST	06/15/22	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$92,100	34.49
16-16-02-460-021	201 E MAIN ST	08/19/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$129,750	46.34

**Totals: \$1,027,000**

**\$1,027,000**

**\$449,650**

Sale. Ratio => **43.78**  
 Std. Dev. => **9.15**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$110,364	\$23,190	\$76,810	\$142,441	0.539	1,415	\$54.28	66940	8.4752
\$119,514	\$24,712	\$125,288	\$168,923	0.742	1,415	\$88.54	66940	11.7696
\$259,741	\$17,330	\$212,670	\$396,096	0.537	6,428	\$33.08	66910	8.7077
\$230,758	\$19,284	\$247,716	\$356,617	0.695	4,698	\$52.73	66910	7.0635
\$281,604	\$63,982	\$216,018	\$355,592	0.607	4,990	\$43.29	66940	1.6503
<b>\$1,001,981</b>		<b>\$878,502</b>	<b>\$1,419,669</b>			<b>\$54.39</b>		<b>0.5184</b>
				E.C.F. =>	0.619	Std. Deviation=>	0.09203168	
				Ave. E.C.F. =>	0.624	Ave. Variance=>	7.5333	

Land Value	Land Table	Property Class	Building Depr.
\$16,899	60000 COM CITY LND TBL	201	0
\$18,383	60000 COM CITY LND TBL	201	0
\$16,082	60000 COM CITY LND TBL	201	0
\$16,365	60000 COM CITY LND TBL	201	0
\$59,510	60000 COM CITY LND TBL	201	0

# Real Estate Summary Sheet

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

12/08/2024 11:29 AM

<b>Parcel:</b>	16-16-02-391-005	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	GUIDO VENTURES LLC	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	327 W MAIN ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5513/0920	<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	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
<b>Topography:</b>	Level, Landscaped	<b>Neighborhood:</b>	66940 66940 COM RETAIL

## Mailing Address:

GUIDO VENTURES LLC  
SANTO GUIDO  
10782 NOGGLES RD  
MANCHESTER MI 48158

## Most Recent Sale Information

Sold on 03/15/2023 for 150,000 by CJM MANCHESTER PROPERTIES LLC.

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

**Liber/Page:** 5513/0920

## Most Recent Permit Information

Permit P23-497 on 09/18/2023 for \$0 category Plumbing.

## 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>	62,300	<b>2024 Taxable:</b>	62,300	<b>Acreage:</b>	0.15
<b>Zoning:</b>	I-2 GEN (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Commercial Buildings: 1  
Type: Restaurants - Fast Food  
Desc:  
Class: C  
Quality: Average  
Built: 1946 Remodeled: 2022  
Overall Building Height: 14  
Floor Area: 1,415  
Sale Price/Floor Area: 106.01  
Estimated TCV: Tentative  
Cmts:

## Image



# Real Estate Summary Sheet

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12/08/2024 11:29 AM

<b>Parcel:</b>	16-16-02-432-015	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	APPOLD MELINDA	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	110 E MAIN ST MANCHESTER, MI 48158	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5487/0444	<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, Street Lights, Standard Utilities	<b>School:</b>	81080 MANCHESTER COMMUNITY SCH DST
<b>Topography:</b>	Level	<b>Neighborhood:</b>	66910 66910 COM RETAILML, APTS UL DNTOWN
<b>Mailing Address:</b>	APPOLD MELINDA 8885 BURMEISTER SALINE MI 48176		

## Most Recent Sale Information

Sold on 06/15/2022 for 267,000 by BEUERLE PROPERTIES LLC.

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

**Liber/Page:** 5487/0444

## Most Recent Permit Information

Permit 05-0253 on 06/17/2005 for \$1,000 category WINDOWS, REPLACEMNT.

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	29 X 198
<b>2024 S.E.V.:</b>	121,500	<b>2024 Taxable:</b>	121,500	<b>Acreage:</b>	0.13
<b>Zoning:</b>	C-2 GEN (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

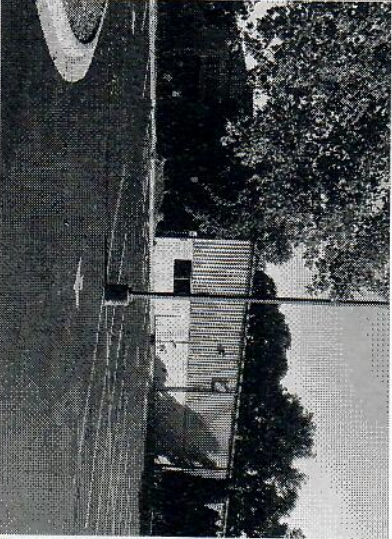
## Improvement Data

# of Commercial Buildings: 1  
Type: Shopping Centers - Mixed w/Residential Units  
Desc: STORE W/3 APTS  
Class: C  
Quality: Average  
Built: 1866 Remodeled: 2007  
Overall Building Height: 26  
Floor Area: 4,698  
Sale Price/Floor Area: 56.83  
Estimated TCV: Tentative  
Cmts:

## Image

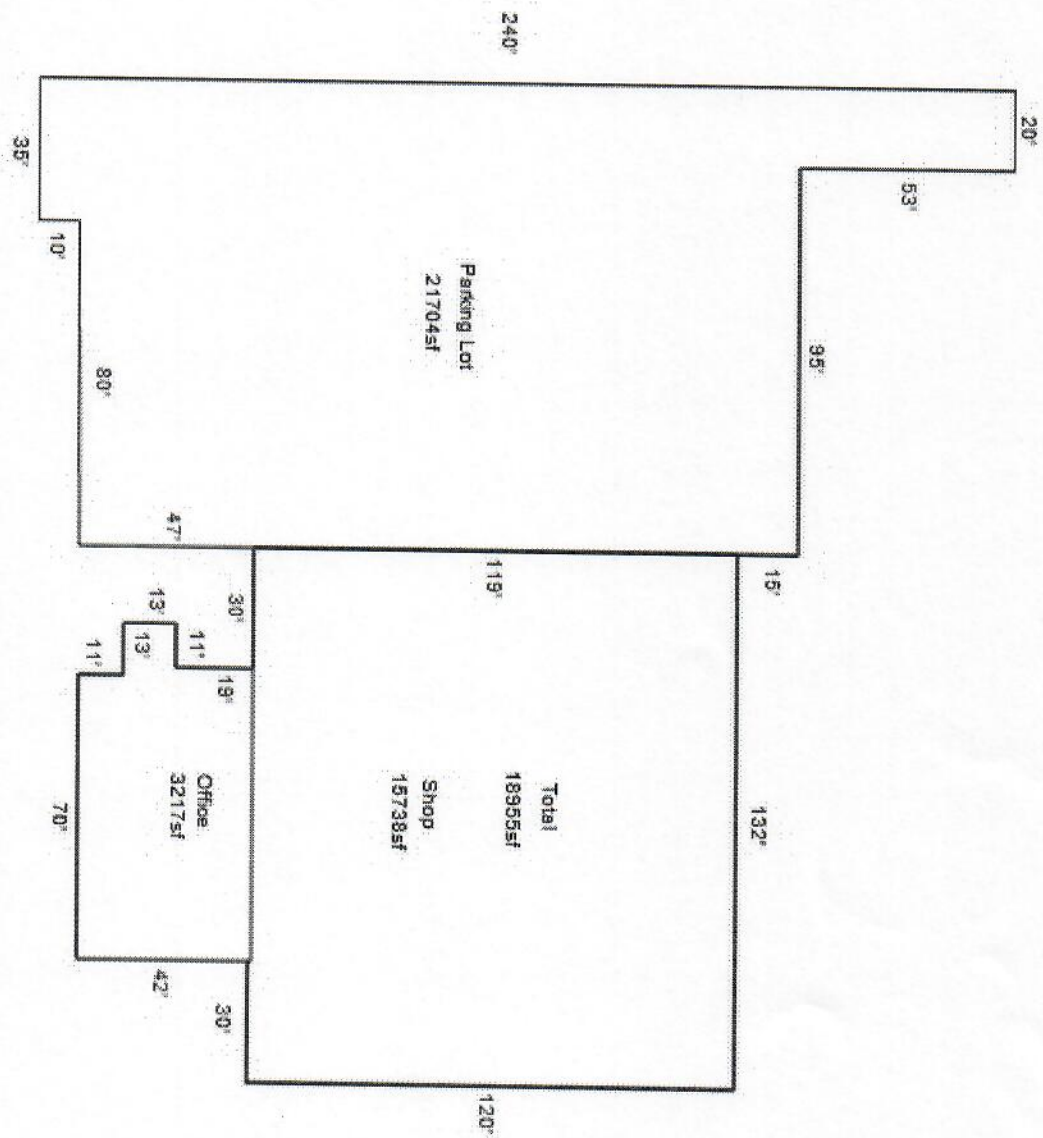


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.		
SONG & CRANE LLC	CHAMPION PROPERTIES HOLDING	1,900,000	08/18/2023	WD	03-ARM'S LENGTH	551/691	DEED	100.0		
CHAMPION HOLDINGS LLC	SONG & CRANE LLC	1,650,000	11/18/2022	WD	03-ARM'S LENGTH	5505/114	DEED	100.0		
DOOR CONTROLS INTERNATIONAL	CHAMPION HOLDINGS LLC	706,000	08/26/2002	WD	03-ARM'S LENGTH	4429/0796	NOT VERIFIED	100.0		
Property Address		Class: INDUSTRIAL-IMPROVE		Zoning: RD	Building Permit(s)	Date	Number	Status		
2362 BISHOP CIRCLE EAST		School: DEXTER COMMUNITY SCHOOL DIST		C/I MISC		10/03/2023	BLDCC2023-0154	CLOSED		
Owner's Name/Address		P.R.E. 0%		MAP #:						
CHAMPION PROPERTIES HOLDINGS LLC		2024 Est TCV 1,839,192		Land Value Estimates for Land Table 301. INDUSTRIAL PARCELS						
7501 SUNSET CT		X Improved		Public Improvements						
SALINE MI 48176		Vacant								
Tax Description		Dirt Road		Gravel Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
LOTS 18 & 19, DEXTER BUSINESS & RESEARCH		Gravel Road		Paved Road		RATE TABLE IND AVG 2.20 Total Acres Total Est. Land Value = 188,320				
PARK PT NW 1/4 SEC 8, T2S-R5E, 2.20 AC.		Storm Sewer		Sidewalk		Work Description for Permit BLDCC2023-0154, Issued 10/03/2023: CONSTRUCTION OF 2 VAULT PITS IN EXISTING COMMERCIAL BUILDING- P1T 1 IS 20' X 20' X 6' -PIT 2 IS 8' X 17' X 6' NO OTHER CHANGES TO BE MADE IS REST OF THE BUILDING DOES NOT NEED MEP SIGN OFF (MUNICIPAL)				
Comments/Influences		X Water		X Sewer						
		X Electric		Gas						
		Curb		Street Lights						
		Standard Utilities		Underground Utilis.						
		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
TW		10/24/2023	INSPECTED	2023	68,400	431,500	499,900			499,900S
MS		01/09/2023	PHOTOGRAPH	2022	68,400	404,100	472,500			463,442C
				2021	62,300	412,700	475,000			448,637C



08-08-07-125-018  
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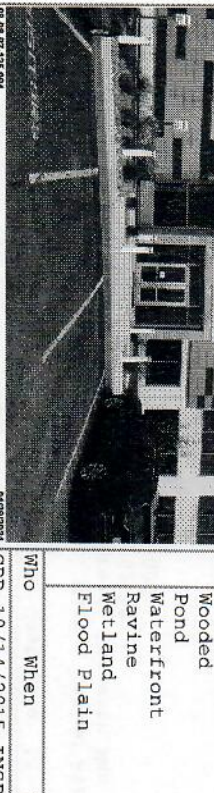


Bishop Circle East

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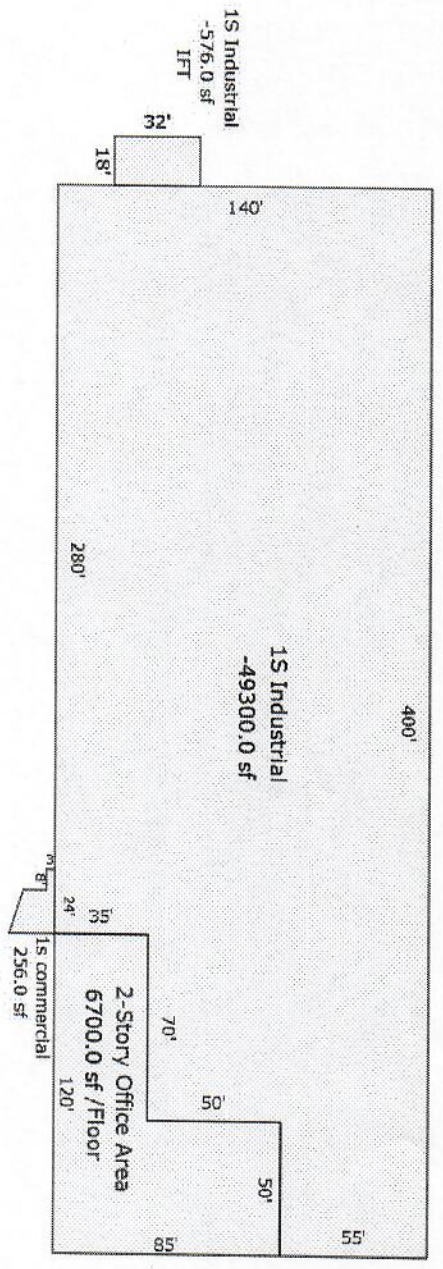


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Status	Pct. Trans.
EXCALIBUR HOLDINGS INC	MEDTRONIC INC	2,600,000	03/13/2024	CD	03-ARM'S LENGTH	5549/281	DEED	CLOSED	100.0
NEWMAN, ALLAN	EXCALIBUR HOLDINGS, INC	2,492,500	03/14/2014	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	CLOSED	100.0
PILOT INDUSTRIES INC	DEXTER WIRELESS PROPERTIES	2,450,000	12/13/2002	WD	10-FORECLOSURE	4204/0608	PROPERTY TRANSFER	CLOSED	100.0
Property Address		Class: INDUSTRIAL-IMPROVE      Zoning: RD      Building Permit(s)							
2555 BISHOP CIRCLE WEST		School: DEXTER COMMUNITY SCHOOL DIST      C/I MISC      01/13/2017      201700023      CLOSED							
Owner's Name/Address		P.R.E. 0%      C/I DEMOLITION      09/14/2015      1500729      CLOSED							
MEDTRONIC INC		MAP #:      C/I ADDITION      02/25/2015      201500096      CLOSED							
710 MEDTRONIC PARKWAY		2024 Est TCV 3,459,263      C/I MISC      01/16/2015      201400033      CLOSED							
MINNEAPOLIS MN 55432		Land Value Estimates for Land Table 301 INDUSTRIAL PARCELS							
Tax Description		X Improved		X Vacant		* Factors *			
LOTS 4, 5, 6, 7, & 8 DEXTER BUSINESS AND RESEARCH PARK PT NE 1/4 SEC 7, T2S-R5E, 10.10 AC.		Dirt Road		Gravel Road		Paved Road		Storm Sewer	
Comments/Influences		X Water		X Sewer		X Electric		X Gas	
		Street Lights		Standard Utilities		Underground Utilis.		Topography of Site	
		Level Rolling		Level High		Landscaped		Swamp	
		Low		Wooded		Pond		Waterfront	
		Ravine		Wetland		Flood Plain		Who	
		When		What		Year		Land Value	
		CRR 10/14/2015		INSPECTED		2024		428,400	
						2023		311,300	
						2022		311,300	
						2021		283,300	
								Building Value	
								1,301,200	
								1,245,600	
								1,556,900	
								1,454,400	
								1,170,900	
								1,454,200	
								Assessed Value	
								1,729,600	
								1,556,900	
								1,454,400	
								1,170,900	
								1,454,200	
								Board of Review	
								1,546,644C	
								1,472,995C	
								1,402,853C	
								1,358,038C	
								Tribunal/Other	
								Taxable Value	
								1,546,644C	
								1,472,995C	
								1,402,853C	
								1,358,038C	



08-08-07-125-004      04/29/2024  
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Sketch by Adee-Stueck  
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

City of Manchester Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
16-16-02-391-005	327 W MAIN ST	03/15/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,050	34.70
16-16-02-391-034	S UNION ST	01/20/22	\$160,000	LC	03-ARM'S LENGTH	\$160,000	\$31,050	19.41
16-16-02-432-015	110 E MAIN ST	06/15/22	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$92,100	34.49
16-16-02-460-021	201 E MAIN ST	08/19/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$129,750	46.34
<b>Totals:</b>			<b>\$857,000</b>			<b>\$857,000</b>	<b>\$304,950</b>	

Sale. Ratio =>

35.58

Std. Dev. =>

11.04

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$119,514	\$47,385	\$18,383	0.15	0.15	\$320,169	\$7.35	66940	5513/0920
\$84,673	\$160,000	\$73,897	2.59	2.59	\$61,776	\$1.42	66940	5468/0342
\$230,758	\$52,607	\$16,365	0.13	0.13	\$398,538	\$9.15	66910	5487/0444
\$281,604	\$57,906	\$59,510	0.40	0.40	\$144,404	\$3.32	66940	5443/0454
<b>\$716,549</b>	<b>\$317,898</b>	<b>\$168,155</b>	<b>3.27</b>	<b>3.27</b>				
			Average		Average			
			per Net Acre=>		per SqFt=>			
			97,186.79				\$2.23	

Land Table	Class
60000 COM CITY LND TBL	201
60000 COM CITY LND TBL	202
60000 COM CITY LND TBL	201
60000 COM CITY LND TBL	201

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