

9

City of Manchester C+10, BC, B ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
16-16-01-305-009	105 HIBBARD ST	02/28/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$271,500	47.63
16-16-01-372-001	696 GRANGER ST	02/16/23	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$101,550	37.75
16-16-11-100-045	510 ADRIAN ST	06/12/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$199,900	47.04
Totals:			\$1,264,000			\$1,264,000	\$572,950	
							Sale. Ratio =>	45.33
							Std. Dev. =>	5.54

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$608,752	\$173,366	\$396,634	\$431,502	0.919	4,769	\$83.17	12231	7.0680
\$251,747	\$66,342	\$202,658	\$183,751	1.103	1,370	\$147.93	12231	11.3020
\$447,139	\$83,716	\$341,284	\$360,181	0.948	2,032	\$167.95	12231	4.2340
\$1,307,638		\$940,576	\$975,435			\$133.02		2.5610
				E.C.F. =>	0.964	Std. Deviation=>		0.09889862
				Ave. E.C.F. =>	0.990	Ave. Variance=>		7.5347
								Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
03 RANCH/1STY	\$164,410	12201 CITY LAND TBL	401	50
03 RANCH/1STY	\$66,342	12201 CITY LAND TBL	401	66
05 2 STORY	\$80,211	12201 CITY LAND TBL	401	81

7.611747044

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/22/2024 2:54 PM

Parcel:	16-16-01-305-009	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BAKKER DAVID L & LINDSAY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	105 HIBBARD ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5512/0497	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:	High, Wooded	Neighborhood:	12231 12231 CITY C+10, BC, B

Mailing Address:

BAKKER DAVID L & LINDSAY
BAKKER RANDALL & DONNA
105 HIBBARD ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 02/28/2023 for 570,000 by MORIAH INCORPORATED.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5512/0497

Most Recent Permit Information

Permit P24-070 on 03/08/2024 for \$0 category Res. Add/Alter/Repair.

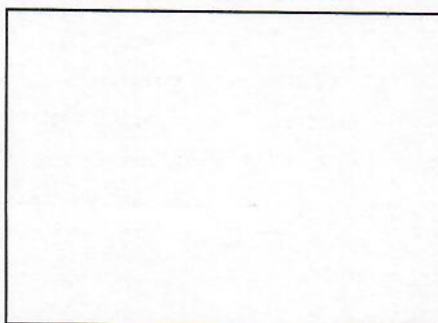
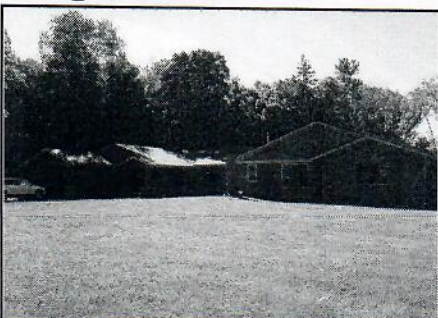
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	FLAG LOT
2024 S.E.V.:	301,500	2024 Taxable:	301,500	Acreage:	5.69
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	205.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	270.0

Improvement Data

of Residential Buildings: 1
Year Built: 1941
Occupancy: Single Family
Class: BC
Style: 03 RANCH/1STY
Exterior: Alum., Vinyl
% Good (Physical): 50
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 6
Full Baths: 3 Half Baths: 0
Floor Area: 4,769
Ground Area: 4,769
Garage Area: 629
Basement Area: 1,390
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/22/2024 2:54 PM

Parcel:	16-16-01-372-001	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RASPBURY SCOTT D	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	696 GRANGER ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5512/0048	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Standard Utilities	School:	81080 MANCHESTER COMMUNITY SCH DST
Topography:	Rolling	Neighborhood:	12231 12231 CITY C+10, BC, B
Mailing Address:	RASPBURY SCOTT D 696 GRANGER ST MANCHESTER MI 48158		

Most Recent Sale Information

Sold on 02/16/2023 for 269,000 by COMPTON SHEILA M TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5512/0048

Most Recent Permit Information

Permit 09-0026 on 02/27/2009 for \$0 category OTHER NON-NEW/ADDNS.

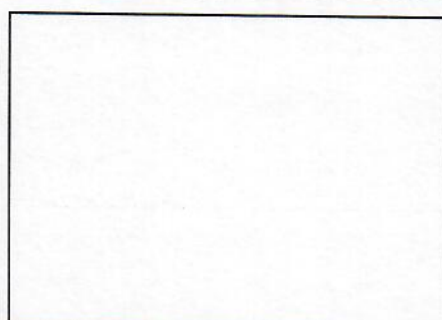
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	124,600	2024 Taxable:	124,600	Acreage:	0.43
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	112.3
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	166.4

Improvement Data

of Residential Buildings: 1
Year Built: 1977
Occupancy: Single Family
Class: C+10
Style: 03 RANCH/1STY
Exterior: Aluminum
% Good (Physical): 66
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,370
Ground Area: 1,370
Garage Area: 440
Basement Area: 1,040
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/22/2024 2:54 PM

Parcel:	16-16-11-100-045	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	NEFF DAKOTA & JOSEPHINE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	510 ADRIAN ST MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5523/0682	Prev. Taxable Stat	TAXABLE
Split:	10/22/2002	Gov. Unit:	16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Water, Sewer, Electric, Standard Utilities	School:	81080 MANCHESTER COMMUNITY SCH DST
Topography:	Rolling	Neighborhood:	12231 12231 CITY C+10, BC, B

Mailing Address:

NEFF DAKOTA & JOSEPHINE
510 ADRAIN ST
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 06/12/2023 for 425,000 by HAMM CHERESSA & TYLER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5523/0682

Most Recent Permit Information

Permit 18-0165 on 05/30/2018 for \$0 category ELECT, MECH, PLUMB.

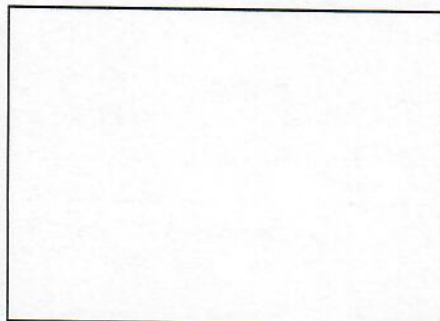
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	223,700	2024 Taxable:	223,700	Acreage:	1.02
Zoning:	AG AGR (*)	Land Value:	Tentative	Frontage:	101.7
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	436.0

Improvement Data

of Residential Buildings: 1
Year Built: 2003
Occupancy: Single Family
Class: C+10
Style: 05 2 STORY
Exterior: Vinyl
% Good (Physical): 81
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 2,032
Ground Area: 1,192
Garage Area: 1,488
Basement Area: 1,008
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



City of Manchester City Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
16-16-01-305-009	105 HIBBARD ST	02/28/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$271,500	47.63
16-16-01-325-002	705 E MAIN ST	11/27/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$121,950	35.87
16-16-01-335-001	625 E DUNCAN ST	06/07/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$87,550	32.43
16-16-01-350-005	822 E VERNON ST	01/11/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$57,400	29.44
16-16-01-365-002	705 E VERNON ST	01/04/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$104,150	53.41
16-16-01-366-008	712 CITY RD	09/26/23	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$85,150	35.55
16-16-01-367-004	314 TORREY ST	12/11/23	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$80,000	35.96
16-16-01-368-003	521 FURNACE ST	07/28/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$83,600	38.88
16-16-01-369-001	533 GRANGER ST	11/21/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$68,150	54.52
16-16-01-372-001	696 GRANGER ST	02/16/23	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$101,550	37.75
16-16-01-372-007	622 SUNSET ST	10/11/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$124,550	42.22
16-16-01-380-002	621 SPRING ST	07/31/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$83,300	46.28
16-16-02-175-008	505 ANN ARBOR ST	04/28/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$62,050	36.52
16-16-02-175-010	329 ANN ARBOR ST	10/31/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$233,550	51.90
16-16-02-265-022	515 CLARKSON LN	05/30/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$82,850	47.34
16-16-02-265-048	337 LAFAYETTE ST	06/01/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$110,000	36.07
16-16-02-305-005	322 ANN ARBOR ST	06/15/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$84,500	35.96
16-16-02-391-025	116 S MACOMB ST	10/26/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$91,100	60.73
16-16-02-391-027	108 S MACOMB ST	03/28/24	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$84,200	35.98
16-16-02-392-005	226 S WASHINGTON ST	12/28/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$64,450	41.58
16-16-02-396-004	115 S MACOMB ST	12/19/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$92,550	38.56
16-16-02-404-008	109 BEAUFORT ST	05/24/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$67,200	32.78
16-16-02-404-009	113 BEAUFORT ST	03/08/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,300	40.72
16-16-02-404-012	408 E DUNCAN ST	08/22/22	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$78,000	36.30
16-16-02-406-014	112 BEAUFORT ST	12/15/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,050	40.55
16-16-02-424-003	508 E MAIN ST	10/12/23	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$58,200	27.85
16-16-02-424-009	416 E MAIN ST	05/06/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$51,750	30.46
16-16-02-462-012	133 S CLINTON ST	04/27/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$67,250	28.02
16-16-02-480-006	317 WOLVERINE ST	07/07/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$87,600	35.76
16-16-02-482-003	411 E DUNCAN ST	08/29/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$50,750	31.72
16-16-02-484-001	319 E DUNCAN ST	08/08/23	\$251,323	WD	03-ARM'S LENGTH	\$251,323	\$80,450	32.01
16-16-02-491-002	315 RIVERSIDE DR	03/10/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$91,000	38.40

16-16-02-493-006	415 RIVERSIDE DR	03/13/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$60,250	31.71
16-16-11-100-045	510 ADRIAN ST	06/12/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$199,900	47.04
16-16-11-101-013	609 ADRIAN ST	07/08/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$76,700	33.49
16-16-11-201-001	322 S MACOMB ST	07/18/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$63,700	27.11
16-16-11-201-008	346 S MACOMB ST	06/29/23	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$112,800	44.06
16-16-11-202-001	306 S MACOMB ST	08/17/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$78,000	44.57
16-16-11-226-011	570 W MAIN ST	08/02/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$112,950	45.18

Totals: \$9,292,023

\$9,292,023

\$3,660,950

Sale. Ratio =>

39.40

Std. Dev. =>

7.89

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft
\$587,608	\$146,802	\$164,410	233.5	270.0	5.69	5.69	\$629	\$25,786	\$0.59
\$297,629	\$93,279	\$50,908	84.8	264.0	0.46	0.46	\$1,099	\$205,009	\$4.71
\$298,290	\$52,111	\$80,401	134.0	184.0	0.56	0.56	\$389	\$93,389	\$2.14
\$178,181	\$50,174	\$33,355	55.6	132.0	0.23	0.18	\$903	\$215,339	\$4.94
\$278,889	(\$1,700)	\$82,189	137.0	198.0	0.60	0.60	(\$12)	(\$2,833)	(\$0.07)
\$207,827	\$65,988	\$34,315	57.2	167.0	0.22	0.22	\$1,154	\$297,243	\$6.82
\$196,059	\$66,737	\$40,296	67.2	185.5	0.28	0.28	\$994	\$237,498	\$5.45
\$194,663	\$99,413	\$79,076	131.8	198.0	0.58	0.58	\$754	\$172,293	\$3.96
\$161,293	\$3,842	\$40,135	66.9	183.0	0.28	0.28	\$57	\$13,870	\$0.32
\$242,743	\$92,599	\$66,342	110.6	166.4	0.43	0.43	\$837	\$215,848	\$4.96
\$306,911	\$76,365	\$88,276	147.1	82.5	0.35	0.35	\$519	\$217,564	\$4.99
\$197,288	\$81,291	\$98,579	164.3	363.0	1.10	1.10	\$495	\$73,901	\$1.70
\$159,426	\$47,510	\$37,036	61.7	140.0	0.25	0.25	\$770	\$190,040	\$4.36
\$520,015	\$120,256	\$190,271	317.1	386.6	2.36	2.36	\$379	\$50,913	\$1.17
\$191,694	\$42,149	\$58,843	98.1	100.0	0.27	0.27	\$430	\$158,455	\$3.64
\$265,782	\$89,326	\$50,108	83.5	165.0	0.32	0.32	\$1,070	\$277,410	\$6.37
\$212,511	\$61,396	\$38,907	64.8	165.0	0.25	0.25	\$947	\$245,584	\$5.64
\$220,762	(\$26,168)	\$44,594	74.3	260.0	0.39	0.39	(\$352)	(\$66,416)	(\$1.52)
\$188,121	\$72,236	\$26,357	43.9	127.2	0.14	0.14	\$1,644	\$508,704	\$11.68
\$147,983	\$54,302	\$47,285	78.8	136.0	0.27	0.27	\$689	\$204,913	\$4.70
\$238,998	\$37,390	\$36,388	60.6	132.0	0.20	0.20	\$617	\$186,950	\$4.29
\$164,822	\$81,272	\$41,094	68.5	198.0	0.30	0.30	\$1,187	\$270,907	\$6.22
\$162,768	\$58,326	\$41,094	68.5	198.0	0.30	0.30	\$852	\$194,420	\$4.46
\$219,351	\$50,131	\$54,582	91.0	132.0	0.30	0.30	\$551	\$167,103	\$3.84
\$188,313	\$37,057	\$35,370	59.0	165.0	0.23	0.23	\$629	\$163,247	\$3.75
\$171,448	\$72,096	\$34,544	57.6	57.3	0.11	0.11	\$1,252	\$680,151	\$15.61
\$157,141	\$30,116	\$17,357	28.9	125.0	0.09	0.09	\$1,041	\$327,348	\$7.51
\$217,625	\$48,453	\$26,078	43.5	132.0	0.14	0.14	\$1,115	\$338,832	\$7.78
\$198,658	\$93,663	\$47,321	78.9	198.0	0.35	0.35	\$1,188	\$271,487	\$6.23
\$148,656	\$46,593	\$35,249	58.7	121.0	0.18	0.18	\$793	\$254,607	\$5.84
\$214,322	\$67,324	\$30,323	50.5	132.0	0.17	0.17	\$1,332	\$403,138	\$9.25
\$236,343	\$94,462	\$93,805	156.3	75.0	0.35	0.35	\$604	\$272,225	\$6.25

\$184,549	\$43,075	\$37,624	48.2	113.0	0.14	0.14	\$893	\$301,224	\$6.92
\$429,490	\$75,721	\$80,211	133.7	436.0	1.02	1.02	\$566	\$74,382	\$1.71
\$250,045	\$57,059	\$78,104	130.2	155.0	0.48	0.48	\$438	\$118,873	\$2.73
\$204,471	\$69,858	\$39,329	65.5	115.5	0.20	0.20	\$1,066	\$354,609	\$8.14
\$276,780	\$42,462	\$63,242	105.4	396.0	0.81	0.81	\$403	\$52,422	\$1.20
\$208,210	\$35,536	\$68,746	114.6	150.0	0.41	0.41	\$310	\$86,044	\$1.98
\$302,672	\$44,215	\$96,887	161.5	234.0	0.80	0.80	\$274	\$55,616	\$1.28
\$9,228,337	\$2,372,717	\$2,309,031	3,793.4		21.59	21.54			
Average			Average			Average			
per FF=>			per Net Acre=>			per SqFt=>			
			\$625		109,883.62				\$2.52

Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2
205.00	12231	5512/0497	12201 CITY LAND TBL	401	600 FF	
75.00	12230		12201 CITY LAND TBL	401	600 FF	
132.00	12230	5492/0383	12201 CITY LAND TBL	401	600 FF	
60.50	12230	5508/0803	12201 CITY LAND TBL	401	600 FF	
132.00	12230	5508/0431	12201 CITY LAND TBL	401	600 FF	
58.00	12230	5533/0925	12201 CITY LAND TBL	401	600 FF	
66.00	12230	5540/0697	12201 CITY LAND TBL	401	600 FF	
127.00	12226	5528/0191	12201 CITY LAND TBL	401	600 FF	
66.00	12230	5504/0177	12201 CITY LAND TBL	401	600 FF	
112.26	12231	5512/0048	12201 CITY LAND TBL	401	600 FF	
185.50	12230	5535/0522	12201 CITY LAND TBL	401	600 FF	600 FF
132.00	12226	5528/0390	12201 CITY LAND TBL	401	600 FF	
66.00	12226	5520/0330	12201 CITY LAND TBL	401	600 FF	
250.00	12226	5536/0865	12201 CITY LAND TBL	401	600 FF	
116.00	12226	5522/0267	12201 CITY LAND TBL	401	600 FF	
85.00	12230	5485/0757	12201 CITY LAND TBL	401	600 FF	
66.00	12230	5489/0732	12201 CITY LAND TBL	401	600 FF	
66.00	12226	5502/0114	12201 CITY LAND TBL	401	600 FF	
48.50	12226	5550/0055	12201 CITY LAND TBL	401	600 FF	600 FF
85.00	12226	5542/0413	12201 CITY LAND TBL	401	600 FF	
66.00	12226	5507/0500	12201 CITY LAND TBL	401	600 FF	
66.00	12230	5522/0359	12201 CITY LAND TBL	401	600 FF	
66.00	12230	5548/0408	12201 CITY LAND TBL	401	600 FF	
99.00	12226	5494/0819	12201 CITY LAND TBL	401	600 FF	
60.00	12230	5542/0026	12201 CITY LAND TBL	401	600 FF	
80.50	12226	5535/0159	12201 CITY LAND TBL	401	600 FF	
32.00	12226	5482/0925	12201 CITY LAND TBL	401	600 FF	
47.30	12226	5481/0334	12201 CITY LAND TBL	401	600 FF	
76.00	12226	5526/0165	12201 CITY LAND TBL	401	600 FF	
66.00	12230	5495/0740	12201 CITY LAND TBL	401	600 FF	600 FF
55.00	12230	5529/0387	12201 CITY LAND TBL	401	600 FF	
201.59	12226	5513/0636	12201 CITY LAND TBL	401	600 FF	

55.00	12230 5513/0602	12201 CITY LAND TBL	401	600 FF
101.66	12231 5523/0682	12201 CITY LAND TBL	401	600 FF
135.00	12226 5489/0927	12201 CITY LAND TBL	401	600 FF
74.25	12230 5491/0680	12201 CITY LAND TBL	401	600 FF
82.50	12230 5525/0631	12201 CITY LAND TBL	401	600 FF
120.00	12230 5498/0395	12201 CITY LAND TBL	401	600 FF
148.00	12230 5492/0892	12201 CITY LAND TBL	401	600 FF