Township Moblie Home ECF Analysis

Std. Dev. =>	10					
Sale. Ratio =>	"					
\$380,400	\$822,870		\$822,870	Totals:		
\$7,100	\$25,900	\$25,900 WD 03-ARM'S LENGTH	\$25,900 WD	02/08/19	1472 OGDEN ST	FAJ-500-2130-00 1472 OGDEN ST
\$58,200	\$103,000	\$103,000 WD 03-ARM'S LENGTH	\$103,000 WD	07/09/20	1160 RAILROAD AVE	FAJ-111-1745-00
\$43,900	\$63,000	03-ARM'S LENGTH	\$63,000 WD	08/31/18	8401 FERGUSON ST	FAJ-000-0090-00
\$59,300	\$147,970	03-ARM'S LENGTH	\$147,970 WD	08/01/19	1217 CHURCH ST	FAF-440-0140-00
\$42,700	\$88,000	03-ARM'S LENGTH	\$88,000 WD	05/24/19	7482 JEFFERSON ST	FAF-400-0240-00
\$40,800	\$75,000	03-ARM'S LENGTH	\$75,000 WD	03/25/19	7466 JEFFERSON ST	FAF-400-0180-00
\$80,800	\$225,000	03-ARM'S LENGTH	\$225,000 WD	12/30/19	1371 CODLING RD	FA0-102-3175-00
\$47,600	\$95,000	03-ARM'S LENGTH	\$95,000 WD	09/13/19	7615 S ADRIAN HWY	FA0-102-3015-00
Asd. when Sold	Adj. Sale \$	Terms of Sale	Sale Date Sale Price Instr.	Sale Date	Street Address	Parcel Number

Due to lack of sales in this neighborhood, I expanded the analysis to include sales of Modular/Manufacutred homes in the entire township along with expanded the sales dates to include additional sales.

Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area \$/\$q \$136,920 \$26,550 \$68,450 \$117,917 0.580 1,456 \$228,456 \$21,017 \$203,983 \$221,623 0.920 2,320 \$106,619 \$17,500 \$57,500 \$130,482 0.441 1,296 \$83,032 \$15,000 \$73,000 \$101,830 0.717 1,248 \$118,097 \$25,203 \$122,767 \$140,748 0.872 1,384 \$100,696 \$22,293 \$40,707 \$121,367 0.335 1,228 \$137,806 \$25,000 \$78,000 \$163,619 0.477 1,848 \$66,843 \$21,665 \$4,235 \$69,935 0.061 1,152 \$978,469 \$648,642 \$1,067,521 \$1,152	0.286044 30.2279		Std Ave	0.608	E.C.F. => Ave. E.C.F. =>				46.23 13.21
Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area \$/\$q.Ft. ECF \$136,920 \$26,550 \$68,450 \$117,917 0.580 1,456 \$47.01 \$228,456 \$21,017 \$203,983 \$221,623 0.920 2,320 \$87.92 \$106,619 \$17,500 \$57,500 \$130,482 0.441 1,296 \$44.37 \$83,032 \$15,000 \$73,000 \$101,830 0.717 1,248 \$58.49 \$118,097 \$25,203 \$122,767 \$140,748 0.872 1,384 \$88.70 \$137,806 \$22,293 \$40,707 \$121,367 0.335 1,228 \$33.15 \$137,806 \$25,000 \$78,000 \$163,619 0.477 1,848 \$42.21 \$66,843 \$21,665 \$4,235 \$69,935 0.061 1,152 \$3.68		\$50.69			\$1,067,521	\$648,642		\$978,469	
Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area \$/Sq.Ft. ECF \$136,920 \$26,550 \$68,450 \$117,917 0.580 1,456 \$47.01 \$228,456 \$21,017 \$203,983 \$221,623 0.920 2,320 \$87.92 \$106,619 \$17,500 \$57,500 \$130,482 0.441 1,296 \$44.37 \$83,032 \$15,000 \$73,000 \$101,830 0.717 1,248 \$58.49 \$118,097 \$25,203 \$122,767 \$140,748 0.872 1,384 \$88.70 \$100,696 \$22,293 \$40,707 \$121,367 0.335 1,228 \$33.15 \$137,806 \$25,000 \$78,000 \$163,619 0.477 1,848 \$42.21	FAJ	\$3.68	1,152	0.061	\$69,935	\$4,235	\$21,665	\$66,843	27,41
Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area \$/\$q.Ft. ECF \$136,920 \$26,550 \$68,450 \$117,917 0.580 1,456 \$47.01 \$228,456 \$21,017 \$203,983 \$221,623 0.920 2,320 \$87.92 \$106,619 \$17,500 \$57,500 \$130,482 0.441 1,296 \$44.37 \$83,032 \$15,000 \$73,000 \$101,830 0.717 1,248 \$58.49 \$118,097 \$25,203 \$122,767 \$140,748 0.872 1,384 \$88.70 \$100,696 \$22,293 \$40,707 \$121,367 0.335 1,228 \$33.15	FAJ	\$42.21	1,848	0.477	\$163,619	\$78,000	\$25,000	\$137,806	37.30
Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area \$/Sq.Ft. ECF \$136,920 \$26,550 \$68,450 \$117,917 0.580 1,456 \$47.01 \$228,456 \$21,017 \$203,983 \$221,623 0.920 2,320 \$87.92 \$106,619 \$17,500 \$57,500 \$130,482 0.441 1,296 \$44.37 \$83,032 \$15,000 \$73,000 \$101,830 0.717 1,248 \$58.49 \$118,097 \$25,203 \$122,767 \$140,748 0.872 1,384 \$88.70	FA	\$33.15	1,228	0.335	\$121,367	\$40,707	\$22,293	\$137,696	69.68
Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area \$/Sq.Ft. ECF \$136,920 \$26,550 \$68,450 \$117,917 0.580 1,456 \$47.01 \$228,456 \$21,017 \$203,983 \$221,623 0.920 2,320 \$87.92 \$106,619 \$17,500 \$57,500 \$130,482 0.441 1,296 \$44.37 \$83,032 \$15,000 \$73,000 \$101,830 0.717 1,248 \$58.49	FAF	\$88.70	1,384	0.872	\$140,748	\$122,767	\$25,203	\$100,097	60.69
Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area \$/Sq.Ft. ECF \$136,920 \$26,550 \$68,450 \$117,917 0.580 1,456 \$47.01 \$228,456 \$21,017 \$203,983 \$221,623 0.920 2,320 \$87.92 \$106,619 \$17,500 \$57,500 \$130,482 0.441 1,296 \$44.37	FAF	\$58.49		0.717		\$73,000	\$25,000	\$63,032	10.00
Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area \$/Sq.Ft. ECF \$136,920 \$26,550 \$68,450 \$117,917 0.580 1,456 \$47.01 \$228,456 \$21,017 \$203,983 \$221,623 0.920 2,320 \$87.92	FAF	\$44.37		0.441	ill.	\$57,500	\$17,500	GTO'OOTE	79.40
Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area \$/Sq.Ft. \$136,920 \$26,550 \$68,450 \$117,917 0.580 1,456 \$47.01	FAM	\$87.92	2,320	0.920	\$221,623	\$203,983	\$21,017	\$228,456	57.70
Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area \$/Sq.Ft.	FAN	\$47.01	1,456	0.580	\$117,917	\$68,450	\$26,550	\$136,920	3F 61
	ECF Area	\$/Sq.Ft.	Floor Area	E.C.F.	Cost Man. \$	Bldg. Residual	Land + Yard	Cur. Appraisal	Asa/Adj. Sale

1				
JASPER VILLAGE 401		\$19,000	6.0556 MODULAR/MAN	6.0556
JASPER VILLAGE 401	\$25,000 FAJ-510-1361-00	\$25,000 F/	47.6716 MODULAR/MAN	47.6716
JASPER VILLAGE 401		\$20,000	33.5405 MODULAR/MAN	33.5405
FAIRFIELD VILLAGE 401		\$20,000	87.2244 MODULAR/MAN	87.2244
FAIRFIELD VILLAGE 401		\$15,000	16.6462 MODULAR/MAN	16.6462
FAIRFIELD VILLAGE 401		\$17,500	16.6941 MODULAR/MAN	16.6941
RESIDENTIAL LAND TABLE		\$21,017	31.2790 MODULAR/MAN	31.2790
RESIDENTIAL LAND TABLE		\$20,000	2.7121 MODULAR/MAN	2.7121
	Other Parcels in Sale	Use Code Land Value	Building Style	Dev. by Iviean (%)

Coefficient of Var=>

54.91767671

								Property
401	401	401	401	401	401	401	401	rty class Bul
65	73	82	83	69	86	79	72	Building Depr.

Information herein deemed reliable but not guaranteed

07/16/2022 10:32 AM

Parcel:

FA0-102-3015-00

Owner's Name: Property Address: BARNETT, DEANA A 7615 S ADRIAN HWY

ADRIAN, MI 49221

Liber/Page: Split:

2585-963 11

Created:

Active: Active

Current Class: Previous Class: Taxable Status

401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

TAXABLE

Prev. Taxable Stat

TAXABLE

Gov. Unit:

FA0 FAIRFIELD TOWNSHIP

School: 46130 SAND CREEK COMMUNITY SCHOOLS Neighborhood: FAM TWP MODERN 401

Public Impr.: Topography:

None None

Mailing Address:

BARNETT, DEANA A 7615 S ADRIAN HWY

ADRIAN MI 49221

Description:

LD 221.9 FT S 1 DEG 19'10"E AND 75 FT N 88 DEG 40'50"E FROM W 1/4 COR SEC 2 RUNN TH N 88 DEG 40'50"E 256.25 FT

TH S 1 DEG 19'10"E 170 FT TH S 88 DEG 40'50"W 256.25 FT TH N 1 DEG 19'10"W 170 FT TO POB

Most Recent Sale Information

Sold on 09/13/2019 for 95,000 by RICHARDS, RODERICK & TRACY.

Terms of Sale:

03-ARM'S LENGTH

Liber/Page:

2585-963

Most Recent Permit Information

Permit FA19-10 on 06/24/2019 for \$0 category REROOF.

Physical Property Characteristics

2023 S.E.V.:

Tentative

2023 Taxable:

Tentative

Lot Dimensions:

2022 S.E.V.:

72,000

2022 Taxable:

59,705

Acreage: Frontage:

1.00

Zoning: PRE:

100,000

Land Value: Tentative Land Impr. Value:

Tentative

Average Depth:

0.0 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD

Style: MODULAR/MAN

Exterior:

% Good (Physical): 71

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 2 Half Baths: 0

Floor Area: 1,456 Ground Area: 1,456 Garage Area: 0 Basement Area: 1,456

Basement Walls: Estimated TCV: Tentative

Information herein deemed reliable but not guaranteed

07/16/2022 10:32 AM

Parcel:

FA0-102-3175-00

Owner's Name:

KMIC, JODY & NATHAN M

Property Address:

1371 CODLING RD

ADRIAN, MI 49221

Liber/Page:

Split:

2591-147

Created:

Active: Active

Current Class: Previous Class: Taxable Status

401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

TAXABLE TAXABLE

Prev. Taxable Stat

Gov. Unit:

FA0 FAIRFIELD TOWNSHIP

School:

46130 SAND CREEK COMMUNITY SCHOOLS

Neighborhood: FAM TWP MODERN 401

Public Impr.: Topography: None None

11

Mailing Address:

ADRIAN MI 49221

Description:

KMIC, JODY & NATHAN M 1371 CODLING RD

LD BEG 1543.12 FT N 89^8'20" E FROM W 1/4 COR SEC 2 RUNN TH N 89^8'20" E 170 FT TH S 0^51'40" E 343 FT TH S 89^8'20" W 170 FT TH N 0^51'40" W 343 FT TO POB - 1.338 ACRES

Most Recent Sale Information

Sold on 12/30/2019 for 225,000 by FRANK, LIBBEY L.

Terms of Sale:

03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information Permit FA13-020 on 09/05/2013 for \$5,000 category REROOF.

Physical Property Characteristics

2023 S.E.V.:

Tentative

2023 Taxable:

Tentative

Lot Dimensions:

2591-147

2022 S.E.V.:

120,400

2022 Taxable: **Land Value:**

87,986

Acreage: 1.34 Frontage:

Zoning:

PRE: 100.000

Land Impr. Value:

Tentative Tentative

Average Depth:

170.0 343.0

Improvement Data

of Residential Buildings: 1

Year Built: 2001

Occupancy: Single Family

Class: C

Style: MODULAR/MAN

Exterior:

% Good (Physical): 78

Heating System: Forced Heat & Cool

Electric - Amps Service: 0 # of Bedrooms: 3

Full Baths: 2 Half Baths: 1

Floor Area: 2,320 Ground Area: 1,008 Garage Area: 1,408 Basement Area: 1,008 Basement Walls:

Information herein deemed reliable but not guaranteed

07/16/2022 10:32 AM

Parcel: **Owner's Name:**

Property Address:

FAF-400-0180-00 DUNCAN, BRADLEY 7466 JEFFERSON ST

ADRIAN, MI 49221

Liber/Page:

Split:

2578-38 11

Active: Active

Current Class: Previous Class: Taxable Status

401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

TAXABLE

Prev. Taxable Stat **TAXABLE**

Gov. Unit:

FA0 FAIRFIELD TOWNSHIP

School:

46130 SAND CREEK COMMUNITY SCHOOLS

Neighborhood: FAF FAIRFIELD VILLAGE 401

Public Impr.: Topography:

None

Mailing Address:

None

Description:

LOT 18 & 20 O.J. AVERYS ADD TO V/FAIRFIELD

DUNCAN, BRADLEY 7466 JEFFERSON ST ADRIAN MI 49221

Most Recent Sale Information

Sold on 03/25/2019 for 75,000 by BAAS, LARRY R. Terms of Sale:

03-ARM'S LENGTH

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:

Tentative

2023 Taxable:

Tentative

Liber/Page:

Lot Dimensions:

2022 S.E.V.:

55,100

2022 Taxable:

Land Value:

51,546

Tentative

Acreage: Frontage:

2577-856

0.43 126.0

Zoning: PRE:

100.000

Land Impr. Value:

Tentative

Average Depth:

148.5

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: C-5

Style: MODULAR/MAN

Exterior:

% Good (Physical): 84

Heating System: Forced Heat & Cool

Electric - Amps Service: 0 # of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,296 Ground Area: 1,296 Garage Area: 0 Basement Area: 0 Basement Walls:

Information herein deemed reliable but not guaranteed

07/16/2022 10:32 AM

Parcel: Owner's Name:

Property Address:

FAF-400-0240-00 MORGRET, HEIDI 7482 JEFFERSON ST

ADRIAN, MI 49221

Liber/Page:

Split:

2580-735

Created: Active: Active

Current Class: Previous Class: Taxable Status

401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

TAXABLE TAXABLE

Prev. Taxable Stat

Gov. Unit:

FA0 FAIRFIELD TOWNSHIP

School:

46130 SAND CREEK COMMUNITY SCHOOLS

Neighborhood: FAF FAIRFIELD VILLAGE 401

Public Impr.: Topography:

None

Mailing Address:

None

11

Description:

LOT 24 O.J. AVERYS ADD. TO VILL. OF FAIRFIELD

MORGRET, HEIDI 7482 JEFFERSON ST ADRIAN MI 49221

Most Recent Sale Information

Sold on 05/24/2019 for 88,000 by MCGEE, DOUGLAS E. **Terms of Sale:**

03-ARM'S LENGTH

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: 2022 S.E.V.:

Zoning:

Tentative 43,500

2023 Taxable: 2022 Taxable:

Land Value:

Land Impr. Value:

Tentative 40,596

Tentative

Tentative

Liber/Page:

Lot Dimensions: Acreage:

2580-735

Frontage:

Average Depth:

0.23 66.0 148.5

PRE: 100.000 Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD

Style: MODULAR/MAN

Exterior:

% Good (Physical): 68

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0 # of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,248 Ground Area: 1,248 Garage Area: 0 Basement Area: 1,248 Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 2 Estimated TCV: Tentative

Cmts:

Information herein deemed reliable but not guaranteed

07/16/2022 10:32 AM

Parcel: Owner's Name:

Property Address:

FAF-440-0140-00 BORTON, LEVI 1217 CHURCH ST

ADRIAN, MI 49221

Liber/Page: Split:

2583-925

Created: 11 Active: Active

Current Class: Previous Class: Taxable Status

401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

TAXABLE

Prev. Taxable Stat TAXABLE

Gov. Unit:

FA0 FAIRFIELD TOWNSHIP

School: 46130 SAND CREEK COMMUNITY SCHOOLS Neighborhood: FAF FAIRFIELD VILLAGE 401

Public Impr.: Topography:

None None

Mailing Address:

BORTON, LEVI 1217 CHURCH ST ADRIAN MI 49221 **Description:**

LOT 14 ORIN BAKERS ADDITION TO THE VILLAGE OF FAIRFIELD

Most Recent Sale Information

Sold on 08/01/2019 for 147,970 by MYERS, TREVOR SCOTT & ROSEMARIE S.

Terms of Sale:

03-ARM'S LENGTH

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: 2022 S.E.V.:

Zoning:

PRE:

Tentative 62,000

100.000

2023 Taxable: 2022 Taxable:

Land Value:

Land Impr. Value:

Tentative 58,157

Tentative

Liber/Page:

Tentative

Frontage: **Average Depth:**

Acreage:

Lot Dimensions:

2583-925

0.25 82.5

132.0

Improvement Data

of Residential Buildings: 1 Year Built: 2004

Occupancy: Single Family

Class: C-5

Style: MODULAR/MAN

Exterior:

% Good (Physical): 82

Heating System: Forced Heat & Cool

Electric - Amps Service: 0 # of Bedrooms: 0

Full Baths: 1 Half Baths: 1

Floor Area: 1,384 Ground Area: 812 Garage Area: 400 Basement Area: 572 Basement Walls:

Information herein deemed reliable but not guaranteed

07/16/2022 10:32 AM

Parcel:

FAJ-000-0090-00

Owner's Name: Property Address: ALCOCK, KOLTON 8401 FERGUSON ST

JASPER, MI 49248

Liber/Page: Split:

2568-538

Created:

Active: Active

Current Class: Previous Class: Taxable Status

401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

TAXABLE **TAXABLE**

Prev. Taxable Stat

Gov. Unit:

FA0 FAIRFIELD TOWNSHIP

School:

46130 SAND CREEK COMMUNITY SCHOOLS

Neighborhood: FAJ JASPER VILLAGE 401

Public Impr.: Topography:

None None

11

Mailing Address:

ALCOCK, KOLTON 8401 FERGUSON ST JASPER MI 49248

Description:

LOTS 9 AND 10 ORIG PLAT-JASPER VILLAGE

Most Recent Sale Information

Sold on 08/31/2018 for 63,000 by PRESTON, KERRI.

Terms of Sale:

03-ARM'S LENGTH

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:

Tentative

2023 Taxable:

Tentative

Lot Dimensions:

2022 S.E.V.:

56,900

2022 Taxable:

Land Value:

51,018

Liber/Page:

Acreage: Frontage:

2568-538

0.50 132.0

Zoning: PRE:

100.000

Tentative Land Impr. Value: Tentative

Average Depth:

165.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD

Style: MODULAR/MAN

Exterior:

% Good (Physical): 80

Heating System: Forced Heat & Cool

Electric - Amps Service: 0 # of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,228 Ground Area: 1,228 Garage Area: 0 Basement Area: 1,228

Basement Walls: Estimated TCV: Tentative

Information herein deemed reliable but not guaranteed

07/16/2022 10:32 AM

Parcel:

FAJ-111-1745-00 WOOD, JASON C

Property Address:

Owner's Name:

1160 RAILROAD AVE JASPER, MI 49248

2600-518

Created: 11 Active: Active

Current Class: **Previous Class: Taxable Status**

401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

TAXABLE TAXABLE

Prev. Taxable Stat

Gov. Unit:

FA0 FAIRFIELD TOWNSHIP

46130 SAND CREEK COMMUNITY SCHOOLS

School: Neighborhood:

FAJ JASPER VILLAGE 401

Public Impr.: Topography:

Liber/Page:

Split:

None None

11

Mailing Address:

WOOD, JASON C 1160 RAILROAD AVE JASPER MI 49248

Description:

LD DES AS COMM AT THE W1/4 COR OF SEC 11 T8S R3E TH N 129.99 FT ALG THE W LI OF SD SEC TH N63^55'12"E 883.20 FT TH S51^45'44"E (ALSO DES AS S53^24'11"E) 60.90 FT POB TH N63^58'16"E (ALSO DES AS N62^14'05"E) 103.59 FT TH N 61.19 FT TH N63^55'12"E 179.97 FT TH S26^04'48"E 50 FT TH N63^55'12"E 484.57 FT TH S 111.34 FT TH S63^55'12"W

700.30 FT TH N51^45'44"W 105.54 FT TO POB (SURVEY 1.93 AC)

Most Recent Sale Information

Sold on 07/09/2020 for 103,000 by FLORES, RICHARDO D & LINDA C.

Terms of Sale:

03-ARM'S LENGTH

Liber/Page:

2600-518

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:

Tentative

2023 Taxable:

Tentative

Lot Dimensions:

2022 S.E.V.:

64,400

2022 Taxable:

63,632

Acreage:

1.93

Zoning: PRE:

100,000

Land Value: Tentative Land Impr. Value:

Tentative

Frontage: Average Depth: 0.0 0.0

Improvement Data

of Residential Buildings: 1 Year Built: 0

Occupancy: Single Family

Class: CD

Style: MODULAR/MAN

Exterior:

% Good (Physical): 73

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,848 Ground Area: 1,848 Garage Area: 0 Basement Area: 1,848 Basement Walls:

Information herein deemed reliable but not guaranteed

07/16/2022 10:32 AM

Parcel:

Split:

FAJ-500-2130-00

Owner's Name:

BILLINGHAM, WILLIAM & SHARON

Property Address:

1472 OGDEN ST JASPER, MI 49248

Liber/Page:

Created: //

Public Impr.:

11 None None

2575-289

Active: Active

Current Class: Previous Class: Taxable Status

401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

TAXABLE

Prev. Taxable Stat

TAXABLE

Gov. Unit:

FA0 FAIRFIELD TOWNSHIP

School: Neighborhood: 46130 SAND CREEK COMMUNITY SCHOOLS

FAJ JASPER VILLAGE 401

Topography: Mailing Address:

Description:

BILLINGHAM, WILLIAM & SHARON

5151 PALMYRA RD PALMYRA MI 49268 LOTS 213 AND 212 JAMES LIVESAYS EASTERN ADD TO THE VILL OF JASPER

Most Recent Sale Information

Sold on 02/08/2019 for 25,900 by WAITE, CHRISTINE K (VAN DUSEN).

Terms of Sale:

03-ARM'S LENGTH

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:

Tentative

2023 Taxable:

Tentative

Lot Dimensions:

2022 S.E.V.:

37,600

2022 Taxable: Land Value:

35,089

Tentative

Liber/Page:

Acreage:

2575-289

0.50 Frontage:

Zoning: PRE:

0.000

Land Impr. Value:

Tentative

Average Depth:

132.0 165.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: D

Style: MODULAR/MAN

Exterior:

% Good (Physical): 65

Heating System: Forced Heat & Cool

Electric - Amps Service: 0 # of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,152 Ground Area: 1,152 Garage Area: 0 Basement Area: 0 Basement Walls:

Township Residential Land Analysis

And-103-2310-00 7094 SADRIAN HWY 707/09/20 7294/00 7294/	10.99	Std. Dev. =>	Ş					
Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold 10/08/21 \$62,000 WD 03-ARM'S LENGTH \$87,500 \$28,600 04/14/21 \$120,000 WD 03-ARM'S LENGTH \$120,000 \$56,300 07/09/20 \$232,000 WD 03-ARM'S LENGTH \$120,000 \$56,300 09/10/20 \$68,000 WD 03-ARM'S LENGTH \$123,000 \$58,600 09/10/20 \$68,000 WD 03-ARM'S LENGTH \$175,000 \$58,600 \$51,300 08/14/20 \$175,000 WD 03-ARM'S LENGTH \$191,724 \$46,500 \$46,500 \$77,724 \$189,000 WD 03-ARM'S LENGTH \$189,000 \$68,600 \$51,200 \$69,600	40.72	ale. Ratio =>	S					
Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold 10/08/21 \$62,000 WD 03-ARM'S LENGTH \$62,000 \$28,600 05/20/21 \$87,500 WD 03-ARM'S LENGTH \$87,500 \$26,900 04/14/21 \$120,000 WD 03-ARM'S LENGTH \$120,000 \$66,300 07/09/20 \$232,000 WD 03-ARM'S LENGTH \$232,000 \$78,400 09/10/20 \$68,000 WD 03-ARM'S LENGTH \$232,000 \$51,300 09/10/20 \$68,000 WD 03-ARM'S LENGTH \$175,000 \$68,600 VY 07/16/21 \$175,000 WD 03-ARM'S LENGTH \$189,000 \$69,600 Y 11/05/21 \$189,000 WD 03-ARM'S LENGTH \$158,000 \$69,600 Y 07/24/20 \$155,000 WD 03-ARM'S LENGTH \$158,000 \$5102,600 Y 07/24/20 \$155,000 WD 03-ARM'S LENGTH \$221,500 \$64,700 Y		\$1,385,400	\$3,402,524		\$3,402,524	Totals:		
Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold 10/08/21 \$62,000 WD 03-ARM'S LENGTH \$62,000 \$28,600 05/20/21 \$87,500 WD 03-ARM'S LENGTH \$87,500 \$26,900 04/14/21 \$120,000 WD 03-ARM'S LENGTH \$120,000 \$66,300 07/09/20 \$232,000 WD 03-ARM'S LENGTH \$232,000 \$78,400 09/10/20 \$68,000 WD 03-ARM'S LENGTH \$232,000 \$51,300 09/10/20 \$68,000 WD 03-ARM'S LENGTH \$175,000 \$68,600 VY 07/16/21 \$175,000 WD 03-ARM'S LENGTH \$189,000 \$68,600 VY 11/05/21 \$189,000 WD 03-ARM'S LENGTH \$189,000 \$69,600 Y 11/05/21 \$189,000 WD 03-ARM'S LENGTH \$189,000 \$69,600 Y 11/05/21 \$189,000 WD 03-ARM'S LENGTH \$189,000 \$69,600 Y	45.83	\$68,700	\$149,900	03-ARM'S LENGTH	\$149,900 WD	04/27/21	4900 W MULBERRY RD	70-70-70-70-00
	38.03	\$110,300	\$290,000	03-ARM'S LENGTH	CM 000'067¢	02/22/20	ACCO I ACKAND NO	VU 130 36E0 00
O 7094 S ADRIAN HWY 10/08/21 \$62,000 WD 3-ARM'S LENGTH \$62,000 \$28,600 0 1391 SENECA ST 05/20/21 \$67,000 WD 03-ARM'S LENGTH \$62,000 \$28,600 0 3757 W WESTON RD 04/14/21 04/14/21 \$120,000 WD 03-ARM'S LENGTH \$120,000 \$66,300 0 10995 ARNOLD HWY 07/09/20 \$232,000 WD 03-ARM'S LENGTH \$120,000 \$66,300 0 12714 MORSE HWY 09/10/20 \$68,000 WD 03-ARM'S LENGTH \$175,000 \$58,600 0 12775 SAND CREEK HWY 11/05/21 \$175,000 WD 03-ARM'S LENGTH \$175,000 \$68,600 1 7777 SAND CREEK HWY 11/05/21 \$189,000 WD 03-ARM'S LENGTH \$175,000 \$68,600 1 7877 MORSE HWY 09/28/21 \$158,000 WD 03-ARM'S LENGTH \$189,000 \$69,600 7887 AWKERMAN HWY 07/24/20 \$155,000 WD 03-ARM'S LENGTH \$158,000 \$51,200 7887 AWKERMAN HWY 07/24/20 \$303,000 WD 03-ARM'S LENGTH \$155,000 \$64,700 3820 W MULBERRY RD 09/16/20 \$303,000 WD 03-ARM'S LENGTH \$287,900 \$64,700 3820 W HORTON RD 08/0	33.36	\$88,400	\$265,000	US-ARM'S LENGTH	\$265,000 WD	05/51/00 05/51/00	1600 BACKABO BO	
OFFICE ADDRESS Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold 0 7094 S ADRIAN HWY 10/08/21 \$62,000 WD 03-ARM'S LENGTH \$62,000 \$28,600 0 1391 SENECA ST 05/20/21 \$87,500 WD 03-ARM'S LENGTH \$87,500 \$26,900 0 3757 W WESTON RD 04/14/21 \$120,000 WD 03-ARM'S LENGTH \$232,000 \$26,900 1 10995 ARNOLD HWY 07/09/20 \$232,000 WD 03-ARM'S LENGTH \$232,000 \$78,400 1 12714 MORSE HWY 09/10/20 \$68,000 WD 03-ARM'S LENGTH \$68,000 \$51,300 1 12765 SAND CREEK HWY 07/16/21 \$91,724 WD 03-ARM'S LENGTH \$175,000 \$68,600 7877 MORSE HWY 11/05/21 \$189,000 WD 03-ARM'S LENGTH \$189,000 \$69,600 7887 AWKERMAN HWY 07/24/20 \$155,000 WD 03-ARM'S LENGTH \$155,000 \$64,700 2520 W HORTON RD 09/16/20 \$233,000 WD 03-ARM'S LENGTH </td <td>50.99</td> <td>\$149,900</td> <td>\$294,000</td> <td>OS-ARIVI S LENGIH</td> <td>\$255,000 WD</td> <td>06/15/20</td> <td>8901 I VONS HWV</td> <td></td>	50.99	\$149,900	\$294,000	OS-ARIVI S LENGIH	\$255,000 WD	06/15/20	8901 I VONS HWV	
STREEL ADDRESS Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold D 7094 S ADRIAN HWY 10/08/21 \$62,000 WD 03-ARM'S LENGTH \$62,000 \$28,600 D 1391 SENECA ST 05/20/21 \$87,500 WD 03-ARM'S LENGTH \$87,500 \$26,900 D 10995 ARNOLD HWY 07/09/20 \$232,000 WD 03-ARM'S LENGTH \$120,000 \$66,300 12714 MORSE HWY 09/10/20 \$68,000 WD 03-ARM'S LENGTH \$232,000 \$78,400 12765 SAND CREEK HWY 07/16/21 \$91,724 WD 03-ARM'S LENGTH \$175,000 \$68,600 7877 MORSE HWY 07/26/21 \$189,000 WD 03-ARM'S LENGTH \$189,000 \$68,600 7886 SAND CREEK HWY 11/05/21 \$189,000 WD 03-ARM'S LENGTH \$189,000 \$69,600 7887 AWKERMAN HWY 07/24/20 \$155,000 WD 03-ARM'S LENGTH \$155,000 \$69,600 820 W MULBERRY RD 09/16/20 \$303,000 WD 03-ARM'S LENGTH <td>44.78</td> <td>\$113,300</td> <td>\$203,000</td> <td>OS ARMIS LENGTH</td> <td>\$394 000 WD</td> <td>08/05/20</td> <td>3185 HAYES RD</td> <td></td>	44.78	\$113,300	\$203,000	OS ARMIS LENGTH	\$394 000 WD	08/05/20	3185 HAYES RD	
O 7094 S ADRIAN HWY 10/08/21 \$ale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold 0 7094 S ADRIAN HWY 10/08/21 \$62,000 WD 03-ARM'S LENGTH \$62,000 \$28,600 0 1391 SENECA ST 05/20/21 \$87,500 WD 03-ARM'S LENGTH \$87,500 \$26,900 0 1391 SENECA ST 05/20/21 \$87,500 WD 03-ARM'S LENGTH \$87,500 \$26,900 1 12714 MORSE HWY 07/09/20 \$68,000 WD 03-ARM'S LENGTH \$232,000 \$68,000 1 12765 SAND CREEK HWY 07/16/21 \$91,724 WD 03-ARM'S LENGTH \$175,000 \$68,600 1 7777 SAND CREEK HWY 01/20/22 \$189,000 WD 03-ARM'S LENGTH \$189,000 \$68,600 7877 MORSE HWY 01/20/22 \$158,000 WD 03-ARM'S LENGTH \$189,000 \$69,600 7877 MORSE HWY 01/20/22 \$158,000 WD 03-ARM'S LENGTH \$189,000 \$69,600 7886 SAND CREEK HWY 01/20/22 \$158,000 WD 03-ARM'S LENG	30.40	4447,000	\$252,000	03-ARM'S LENGTH	\$253,000 WD	10/06/21	2520 W HORTON RD	FA0-109-1300-00
O 7094 S ADRIAN HWY 10/08/21 \$62,000 WD 03-ARM'S LENGTH \$62,000 \$28,600 D 1391 SENECA ST 05/20/21 \$62,000 WD 03-ARM'S LENGTH \$87,500 \$26,900 D 1391 SENECA ST 05/20/21 \$87,500 WD 03-ARM'S LENGTH \$87,500 \$26,900 D 10995 ARNOLD HWY 07/09/20 \$232,000 WD 03-ARM'S LENGTH \$120,000 \$66,300 D 12714 MORSE HWY 09/10/20 \$68,000 WD 03-ARM'S LENGTH \$232,000 \$78,400 D 12765 SAND CREEK HWY 07/16/21 \$91,724 WD 03-ARM'S LENGTH \$175,000 \$68,600 T777 SAND CREEK HWY 11/05/21 \$91,724 WD 03-ARM'S LENGTH \$91,724 \$46,500 T887 AWKERMAN HWY 01/20/22 \$158,000 WD 03-ARM'S LENGTH \$158,000 \$69,600 7887 AWKERMAN HWY 01/20/22 \$221,500 WD 03-ARM'S LENGTH \$159,000 \$69,600 7887 AWKERMAN HWY 01/20/22 \$25,000 \$102,600 \$64,700	36 40	\$104.800	\$287 900	03-ARM'S LENGTH	\$287,900 WD	09/01/20	3820 W MULBERRY RD	-AU-132-10/5-00
Street, Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold 0 7094 S ADRIAN HWY 10/08/21 \$62,000 WD 03-ARM'S LENGTH \$62,000 \$28,600 1 1391 SENECA ST 05/20/21 \$87,500 WD 03-ARM'S LENGTH \$87,500 \$26,900 3 3757 W WESTON RD 04/14/21 \$120,000 WD 03-ARM'S LENGTH \$87,500 \$26,300 1 10995 ARNOLD HWY 07/09/20 \$232,000 WD 03-ARM'S LENGTH \$120,000 \$66,300 1 2714 MORSE HWY 09/10/20 \$68,000 WD 03-ARM'S LENGTH \$68,000 \$51,300 1 2765 SAND CREEK HWY 07/16/21 \$91,724 WD 03-ARM'S LENGTH \$175,000 \$68,600 7777 SAND CREEK HWY 11/05/21 \$189,000 WD 03-ARM'S LENGTH \$189,000 \$68,600 7886 SAND CREEK HWY 09/28/21 \$158,000 WD 03-ARM'S LENGTH \$189,000 \$69,600 7877 MORSE HWY 09/28/21 \$158,000 WD 03-ARM'S LENGT	31.45	\$95,300	\$303,000	03-ARM'S LENGTH	\$303,000 WD	09/16/20	4083 W MULBERRY RD	FAU-131-2300-00
Street Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold 0 7094 S ADRIAN HWY 10/08/21 \$62,000 WD 03-ARM'S LENGTH \$62,000 \$28,600 1 391 SENECA ST 05/20/21 \$87,500 WD 03-ARM'S LENGTH \$87,500 \$26,900 1 3757 W WESTON RD 04/14/21 \$120,000 WD 03-ARM'S LENGTH \$120,000 \$26,300 1 10995 ARNOLD HWY 07/09/20 \$232,000 WD 03-ARM'S LENGTH \$120,000 \$78,400 1 2714 MORSE HWY 09/10/20 \$68,000 WD 03-ARM'S LENGTH \$158,000 \$51,300 1 2775 SAND CREEK HWY 07/16/21 \$189,000 WD 03-ARM'S LENGTH \$158,000 \$68,600 7877 MORSE HWY 01/20/22 \$189,000 WD 03-ARM'S LENGTH \$189,000 \$69,600 7877 MORSE HWY 01/20/22 \$221,500 PTA 03-ARM'S LENGTH \$158,000 \$51,200 7877 MORSE HWY 01/20/22 \$221,500 PTA 03-ARM'S LENGTH	41.74	\$64,700	\$155,000	03-ARM'S LENGTH	\$155,000 WD	0//24/20	1007 AWKERIMAN HWY	EAO 131 3300 00
Dreet Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold D 7094 S ADRIAN HWY 10/08/21 \$62,000 WD 03-ARM'S LENGTH \$62,000 \$28,600 D 1391 SENECA ST 05/20/21 \$87,500 WD 03-ARM'S LENGTH \$87,500 \$26,900 D 3757 W WESTON RD 04/14/21 \$120,000 WD 03-ARM'S LENGTH \$120,000 \$66,300 D 10995 ARNOLD HWY 07/09/20 \$232,000 WD 03-ARM'S LENGTH \$120,000 \$78,400 D 12714 MORSE HWY 09/10/20 \$68,000 WD 03-ARM'S LENGTH \$175,000 \$68,600 12765 SAND CREEK HWY 07/16/21 \$175,000 WD 03-ARM'S LENGTH \$189,000 \$68,600 7886 SAND CREEK HWY 09/28/21 \$158,000 WD 03-ARM'S LENGTH \$189,000 \$69,600 7886 SAND CREEK HWY 09/28/21 \$158,000 WD 03-ARM'S LENGTH \$189,000 \$69,600	46.32	\$102,600	\$221,500	03-ARM'S LENGTH	\$221,500 PTA	01/20/22	7887 AMMERIAN	EAO 106 4535 00
Order Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold O 7094 S ADRIAN HWY 10/08/21 \$62,000 WD 03-ARM'S LENGTH \$62,000 \$28,600 O 1391 SENECA ST 05/20/21 \$87,500 WD 03-ARM'S LENGTH \$87,500 \$26,900 O 3757 W WESTON RD 04/14/21 \$120,000 WD 03-ARM'S LENGTH \$120,000 \$66,300 O 10995 ARNOLD HWY 07/09/20 \$232,000 WD 03-ARM'S LENGTH \$232,000 \$78,400 O 12714 MORSE HWY 09/10/20 \$68,000 WD 03-ARM'S LENGTH \$68,000 \$51,300 12765 SAND CREEK HWY 07/16/21 \$91,724 WD 03-ARM'S LENGTH \$175,000 \$68,600 77886 SAND CREEK HWY 11/05/21 \$189,000 WD 03-ARM'S LENGTH \$189,000 \$69,600	32.41	\$51,200	\$158,000	U3-AKIM'S LENGTH	UM DOD'SCTC	17/02/60	7877 MOREE LINEY	EAO-103-3600-00
Order Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold O 7094 S ADRIAN HWY 10/08/21 \$62,000 WD 03-ARM'S LENGTH \$62,000 \$28,600 O 1391 SENECA ST 05/20/21 \$87,500 WD 03-ARM'S LENGTH \$87,500 \$26,900 O 3757 W WESTON RD 04/14/21 \$120,000 WD 03-ARM'S LENGTH \$120,000 \$66,300 O 10995 ARNOLD HWY 07/09/20 \$232,000 WD 03-ARM'S LENGTH \$232,000 \$66,300 O 12714 MORSE HWY 09/10/20 \$68,000 WD 03-ARM'S LENGTH \$68,000 \$51,300 12765 SAND CREEK HWY 07/16/21 \$91,724 WD 03-ARM'S LENGTH \$175,000 \$68,600 7777 SAND CREEK HWY 01/05/21 \$91,724 WD 03-ARM'S LENGTH \$175,000 \$46,500	36.83	\$69,600	\$189,000	03-ARIVI'S LENGIH		12/20/11	7886 SAND CREEK HWY	FA0-106-4840-00
Street Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold 7094 S ADRIAN HWY 10/08/21 \$62,000 WD 03-ARM'S LENGTH \$62,000 \$28,600 1391 SENECA ST 05/20/21 \$87,500 WD 03-ARM'S LENGTH \$87,500 \$26,900 3757 W WESTON RD 04/14/21 \$120,000 WD 03-ARM'S LENGTH \$120,000 \$66,300 10995 ARNOLD HWY 07/09/20 \$232,000 WD 03-ARM'S LENGTH \$232,000 \$66,300 7784 LYONS HWY 09/10/20 \$68,000 WD 03-ARM'S LENGTH \$68,000 \$51,300 12714 MORSE HWY 08/14/20 \$175,000 WD 03-ARM'S LENGTH \$175,000 \$68,600 12765 SAND CREEK HWY 07/16/21 \$91,724 WD 03-ARM'S LENGTH \$61,724 \$68,600	50.70	\$46,500	\$51,124	OS ABANIS LENGTH	\$199,000 W/D	11/05/21	7777 SAND CREEK HWY	FA0-105-3525-00
Street Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold 7094 S ADRIAN HWY 10/08/21 \$62,000 WD 03-ARM'S LENGTH \$62,000 \$28,600 1391 SENECA ST 05/20/21 \$87,500 WD 03-ARM'S LENGTH \$87,500 \$26,900 3757 W WESTON RD 04/14/21 \$120,000 WD 03-ARM'S LENGTH \$120,000 \$66,300 10995 ARNOLD HWY 07/09/20 \$232,000 WD 03-ARM'S LENGTH \$232,000 \$78,400 7784 LYONS HWY 09/10/20 \$68,000 WD 03-ARM'S LENGTH \$68,000 \$51,300 12714 MORSE HWY 08/14/20 \$175,000 WD 03-ARM'S LENGTH \$175,000 \$68,600	39.20	\$45,500	\$01,774	03-ARM'S I ENIGTH	\$91.724 WD	07/16/21	12765 SAND CREEK HWY	FA0-132-3510-00
Order Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold 1 7094 S ADRIAN HWY 10/08/21 \$62,000 WD 03-ARM'S LENGTH \$62,000 \$28,600 1 1391 SENECA ST 05/20/21 \$87,500 WD 03-ARM'S LENGTH \$87,500 \$26,900 3757 W WESTON RD 04/14/21 \$120,000 WD 03-ARM'S LENGTH \$120,000 \$66,300 10995 ARNOLD HWY 07/09/20 \$232,000 WD 03-ARM'S LENGTH \$232,000 \$78,400 7784 LYONS HWY 09/10/20 \$68,000 WD 03-ARM'S LENGTH \$68,000 \$51,300) c oc	\$88,000	\$175,000	03-ARM'S LENGTH	\$175,000 WD	08/14/20	12714 MORSE HWY	FA0-133-4350-00
Togal Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold 7094 \$ ADRIAN HWY 10/08/21 \$62,000 WD 03-ARM'S LENGTH \$62,000 \$28,600 \$1391 SENECA ST 05/20/21 \$87,500 WD 03-ARM'S LENGTH \$87,500 \$26,900 3757 W WESTON RD 04/14/21 \$120,000 WD 03-ARM'S LENGTH \$120,000 \$66,300 \$66,300 \$78,400	75 /	\$51 300	\$68,000	03-ARM'S LENGTH	\$68,000 WD	09/10/20	7784 LYONS HWY	FA0-105-4400-00
Top4 S ADRIAN HWY 10/08/21 \$62,000 WD 03-ARM'S LENGTH \$62,000 \$28,600 \$1391 SENECA ST 05/20/21 \$87,500 WD 03-ARM'S LENGTH \$87,500 \$26,900 \$757 W WESTON RD 04/14/21 \$120,000 WD 03-ARM'S LENGTH \$120,000 \$66,300	33 70	\$78,400	\$232,000	03-ARM'S LENGTH	\$232,000	07/09/20	10995 ARNOLD HWY	FAU-123-4850-00
7094 S ADRIAN HWY 10/08/21 \$62,000 WD 03-ARM'S LENGTH \$62,000 \$28,600 1391 SENECA ST 05/20/21 \$87,500 WD 03-ARM'S LENGTH \$87,500 \$26,900	55.2	\$66,300	\$120,000	03-ARM'S LENGTH	\$120,000	04/14/21	3/3/ W WESTON RD	TAO-120-1223-00
7094 S ADRIAN HWY 10/08/21 \$62,000 WD 03-ARM'S LENGTH \$62,000 \$28,600	30.7	\$26,900	\$87,500	03-ARM'S LENGTH	\$87,500	05/20/21	1391 SENECA ST	FAO-103-2750-00
Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold	46.1		\$62,000	03-ARM'S LENGTH	\$62,000	10/08/21	7094 S AURIAN HWY	FAO-103-2310-00
	Asd/Adj. Sal		Adj. Sale \$		Sale Price	Sale Date	Sti eet Address	באח ומין מין מין

\$0.13	per SqFt=>		5,522.04	per Net Acre=>	pe	\$115	per FF=>		
	Average			Average	AI		Average		
			84.72	84.72		46.0	\$560,287	\$467,844	\$3,494,967
\$0.13	\$5,619	#DIV/0!	11.70	11.70	0.0	0.0	\$48,277	\$65,738	\$132,439
\$0.09	\$4,093	#DIV/0!	10.15	10.15	0.0	0.0	\$47,721	\$41,542	\$296,179
\$0.19	\$8,172	#DIV/0!	10.01	10.01	0.0	0.0	\$47,430	\$81,834	\$230,596
(\$0.07)	(\$3,056)	#DIV/0!	7.97	7.97	0.0	0.0	\$42,179	(\$24,348)	\$330 507
\$0.07	\$3,127	#DIV/0!	5.39	5.39	0.0	0.0	\$33,494	\$16,849	\$269,645
(\$0.04)	(\$1,598)	#DIV/0!	5.00	5.00	0.0	0.0	\$32,000	(\$7,991)	\$350,645
\$0.30	\$13,004	#DIV/0!	5.00	5.00	0.0	0.0	\$32,000	\$65,020	\$269,980
\$0.06	\$2,734	#DIV/0!	4.49	4.49	0.0	0.0	\$30,974	\$12,268	\$1/3,706
\$0.20	\$8,920	#DIV/0!	4.22	4.22	0.0	0.0	\$33,976	\$37,642	\$217,834
\$0.45	\$19,798	#DIV/0!	4.04	4.04	0.0	0.0	\$30,086	\$80,042	\$108,044
\$0.31	\$13,306	#DIV/0!	3.08	3.08	0.0	0.0	\$27,240	\$40,983	\$1/5,257
\$0.17	\$7,621	#DIV/0!	3.00	3.00	0.0	0.0	\$27,000	\$22,862	\$95,862
\$0.13	\$5,779	#DIV/0!	2.98	2.98	0.0	0.0	\$26,960	\$17,222	\$184,738
(\$0.69)	(\$30,237)	#DIV/0!	2.55	2.55	0.0	0.0	\$26,100	(\$77,104)	\$1/1,204
\$0.38	\$16,670	#DIV/0!	2.00	2.00	0.0	0.0	\$25,000	\$33,340	\$223,660
\$0.08	\$3,390	#DIV/0!	2.00	2.00	0.0	0.0	\$25,000	\$6,780	\$138,220
\$1.21	\$52,498	#DIV/0!	0.95	0.95	0.0	0.0	\$19,000	\$49,873	\$56,627
\$0.62	\$27,138	\$115	0.20	0.20	185.0	46.0	\$5,850	\$5,292	\$62,558
Dollars/SgFt	Dollars/Acre	Dollars/FF	Total Acres	Net Acres	Depth	Effec. Front	Est. Land Value	Land Residual	cur. Appraisal

Actual Front	ECF Area Liber/Page	Land Table	Class
46.00	FAM 2627-418	RESIDENTIAL LAND TABLE	401
0.00	FAO 2619-809	RESIDENTIAL LAND TABLE	401
0.00	FAO 2617-799	RESIDENTIAL LAND TABLE	401
0.00	FAM 2600-441	RESIDENTIAL LAND TABLE	401
0.00	FAO 2603-878	RESIDENTIAL LAND TABLE	401
0.00	FAM 2602-785	RESIDENTIAL LAND TABLE	401
0.00	FAO 2623-376	RESIDENTIAL LAND TABLE	401
0.00	FAM 2629-151	RESIDENTIAL LAND TABLE	401
0.00	FAO 2626-873	RESIDENTIAL LAND TABLE	401
0.00	FAM 0005-107	RESIDENTIAL LAND TABLE	401
0.00	FAM 2601-551	RESIDENTIAL LAND TABLE	401
0.00	FAM 2604-258	RESIDENTIAL LAND TABLE	401
0.00	FAM 2603-420	RESIDENTIAL LAND TABLE	401
0.00	FAM 2627-600	RESIDENTIAL LAND TABLE	401
0.00	FAM 2601-938	RESIDENTIAL LAND TABLE	401
0.00	FAM 2599-240	RESIDENTIAL LAND TABLE	401
0.00	FAM 2604-781	RESIDENTIAL LAND TABLE	401
0.00	FAO 2618-288	RESIDENTIAL LAND TABLE	401