

10

Neighborhoods Used: FAO.TWP OLDER 401

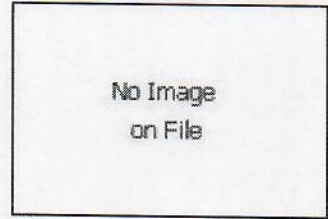
3219 W HORTON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FA0-108-2250-00 12/16/2022 FAO 401 142,500 15,759
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 59 120,462 91,663 1.314
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 6279 4778 1.314



10891 ARNOLD HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FA0-123-4720-00 09/01/2022 FAO 401 209,900 21,194
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 64 135,663 120,473 1.126
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 53043 47104 1.126



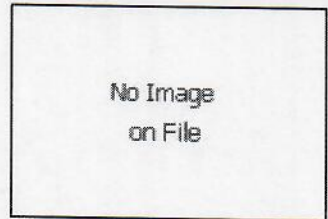
1496 W MULBERRY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FA0-127-4510-00 05/13/2022 FAO 401 85,000 7,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 64 77,500 67,599 1.146



4445 W WESTON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FA0-119-2015-00 03/25/2022 FAO 401 152,000 16,339
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 64 135,661 136,069 0.997



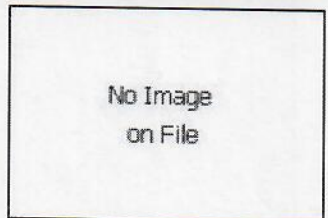
100 W HORTON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FA0-106-3800-00 03/18/2022 FAO 401 370,000 50,025
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 64 312,561 417,116 0.749
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 7414 9894 0.749



7886 SAND CREEK HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FA0-106-4840-00 09/28/2021 FAO 401 158,000 25,222
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 49 132,778 126,854 1.047



12765 SAND CREEK HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FA0-132-3510-00 07/16/2021 FAO 401 91,724 22,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 66 68,977 110,825 0.622
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 747 1200 0.622



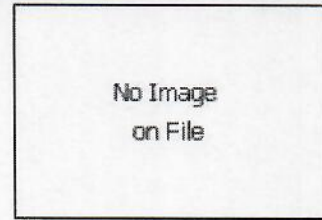
1391 SENECA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FA0-103-2750-00 05/20/2021 FAO 401 87,500 14,250
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 27 73,250 62,574 1.171



Neighborhoods Used: FAO.TWP OLDER 401

4908 W MULBERRY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
FAO-130-3650-00	04/27/2021 FAO	401	149,900	45,615	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	64	104,285	137,822	0.757



3757 W WESTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
FAO-120-1225-00	04/14/2021 FAO	401	120,000	20,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL	64	86,605	149,144	0.581
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	13395	23067	0.581		



10/04/2023
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Neighborhoods Used: FAO.TWP OLDER 401

1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0)

Single Family E.C.F. : 0.879 (10)
Mobile Home E.C.F. : 1.000 (0)
Multi Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.940 (5)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>

Starting Date: 04/01/2021
Ending Date: 03/31/2023

Terms Selected: 3
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :

Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): FAO - TWP OLDER 401

Max # of Res. Buildings: 300	Minimum E.C.F. (Residential): 0.35
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 300	Minimum E.C.F. (Agricultural): 0.25
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 300	Minimum E.C.F. (Commercial): 0.25
	Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 3:09 PM

Parcel:	FA0-103-2750-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SCHULTE, TARA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1391 SENECA ST ADRIAN, MI 49221	Taxable Status	TAXABLE
Liber/Page:	2619-809	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FAO TWP OLDER 401

Mailing Address:

SCHULTE, TARA
RYAN PAGE
1391 SENECA ST
ADRIAN MI 49221

Description:

LD DES AS BEG ON THE CNTRLI OF FAIRFIELD HWY 1378.11 FT S01^31'11"E (ALG THE E LI OF SD SEC) & 2100.37 FT S45^23'09"W FROM THE NE COR OF SEC 3 T8S R3E TH S45^28'03"E 175.04 FT TH S05^17'31"E 208.95 FT TH S88^58'04"W 83.24 FT TH N19^39'01"W 73.87 FT TH S88^58'04"W 58.61 FT TH N43^35'45"W 79.35 FT TH S46^24'15"W 22.51 FT TH N45^02'07"W 92.17 FT TH N45^23'09"E 223.08 FT ALG THE CNTRLI OF SD FAIRFIELD HWY TO POB (SURVEY 1.25 AC) EXC LD DES AS BEG ON THE CNTRLI OF FAIRFIELD HWY 1378.11 FT S01^31'11"E (ALG THE E LI OF SD SEC E) & 2249.77 FT S45^23'09"W FROM THE NE COR OF SD SEC TH S42^02'46"E 212.53 FT TH S88^58'04"W 58.61 FT TH N43^35'45"W 79.35 FT TH S46^24'15"W 22.51 FT TH N45^02'07"W 92.17 FT TH N45^23'09"E 73.68 FT ALG THE CNTRLI OF SD FAIRFIELD HWY TO THE POB
9/27/2019 PT COMB TO FA0-103-2720-00

Most Recent Sale Information

Sold on 05/20/2021 for 87,500 by RICE, ALEKSANDREA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2619-809

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	30,600	2023 Taxable:	28,035	Acreeage:	0.95
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: D+10
Style: CONVENTIONAL
Exterior:
% Good (Physical): 27
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 1,905
Ground Area: 1,125
Garage Area: 0
Basement Area: 780
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 3:09 PM

Parcel:	FA0-106-3800-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SWAYMAN, STANLEY & BEVERLY G	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4650 W HORTON RD SAND CREEK, MI 49279	Taxable Status	TAXABLE
Liber/Page:	2636-230	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FA0 TWP OLDER 401

Mailing Address:

SWAYMAN, STANLEY & BEVERLY G
4650 W HORTON RD
SAND CREEK MI 49279

Description:

LD DES AS BEG AT THE S1/4 COR OF SEC 6 T8S R3E TH S88^40'00"W 1048 FT ALG THE S LI OF SD SEC (CNTRLI OF W HORTON RD) TH N01^39'21"W 264 FT TH S88^40'00"W 272 FT TH N01^39'21"W 261.51 FT TH N88^40'00"E 1320.05 FT (REC AS 1320 FT) TO THE N-S 1/4 LI OF SD SEC TH S01^39'03"E 525.51 FT (REC AS S01^39'20"E 525.42 FT) ALG THE N-S 1/4 LI OF SD SEC (CNTRLI OF AWKERMANN HWY) TO THE POB

Most Recent Sale Information

Sold on 03/18/2022 for 370,000 by ALLEN, EDWARD & JOANN, REV TRUSTS.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2636-230

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	188,400	2023 Taxable:	188,400	Acreage:	13.35
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: C+5
Style: CONVENTIONAL
Exterior:
% Good (Physical): 64
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 6
Full Baths: 2 Half Baths: 0
Floor Area: 4,782
Ground Area: 2,486
Garage Area: 0
Basement Area: 2,439
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 5
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 3:09 PM

Parcel:	FA0-106-4840-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DONNELLY, NICHOLAS ROBERT	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7886 SAND CREEK HWY SAND CREEK, MI 49279	Taxable Status	TAXABLE
Liber/Page:	2626-873	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FA0 TWP OLDER 401

Mailing Address:

DONNELLY, NICHOLAS ROBERT
NIKOLETTE MARIE MOORE
7886 SAND CREEK HWY
SAND CREEK MI 49279

Description:

LD BEG 204 FT N FROM SE COR SEC 6 RUNN TH W 322 FT TH N 547 FT TH E 322 FT TH S 547 FT TO POB SEC 6

Most Recent Sale Information

Sold on 09/28/2021 for 158,000 by POPEJOY, THOMAS E JR & DANA J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2626-873

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 61,100

2023 Taxable: 53,130

Acreage: 4.04

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: D+10

Style: CONVENTIONAL

Exterior:

% Good (Physical): 49

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 2,034

Ground Area: 1,242

Garage Area: 425

Basement Area: 1,242

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 3:09 PM

Parcel:	FA0-108-2250-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MC NEELY, SAMANTHA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3219 W HORTON RD SAND CREEK, MI 49279	Taxable Status	TAXABLE
Liber/Page:	2649-23	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FA0 TWP OLDER 401
Mailing Address:		Description:	
MC NEELY, SAMANTHA 3219 W HORTON RD SAND CREEK MI 49279		LD DES AS COMM AT NE COR OF SEC 8 T8S R3E TH S87^29'30"W 1021 FT ALG N LI OF SD SEC (CNTRLI OF W HORTON RD) FOR A POB TH CONT S87^29'30"W 210 FT ALG N LI OF SD SEC TH S02^30'30"E 260 FT TH N87^29'30"E 210 FT TH N02^30'30"W 260 FT TO POB (SURVEY 1.253 AC)	

Most Recent Sale Information

Sold on 12/16/2022 for 142,500 by PARKER, PATRICIA ANN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2649-23

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	45,000	2023 Taxable:	45,000	Acreage:	1.25
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D+10
Style: CONVENTIONAL
Exterior: Wood Siding
% Good (Physical): 59
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,038
Ground Area: 825
Garage Area: 0
Basement Area: 825
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 2
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 3:09 PM

Parcel:	FA0-119-2015-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HATT, JOSHUA & CARRIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4445 W WESTON RD SAND CREEK, MI 49279	Taxable Status	TAXABLE
Libers/Page:	2636-542	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FA0 TWP OLDER 401
Mailing Address:		Description:	
HATT, JOSHUA & CARRIE 4445 W WESTON RD SAND CREEK MI 49279		LD BEG AT N 1/4 POST SEC 19 T8S-R3E RUNN TH S 10 RDS TH E 20 RDS TH N 10 RDS TH W 20 RDS TO POB EX 1/4 ACRE OFF W SIDE SEC 19	

Most Recent Sale Information

Sold on 03/25/2022 for 152,000 by SMITH, JACOB C.

Terms of Sale: 03-ARM'S LENGTH

Libers/Page: 2636-542

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	59,900	2023 Taxable:	59,900	Acreage:	1.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 64
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,650
Ground Area: 870
Garage Area: 0
Basement Area: 780
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 3:09 PM

Parcel:	FA0-120-1225-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GORNY, THOMAS E & KEMBERLY D	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3757 W WESTON RD SAND CREEK, MI 49279	Taxable Status	TAXABLE
Liber/Page:	2617-799	Prev. Taxable Stat	TAXABLE
Split:	12/01/2020	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FA0 TWP OLDER 401

Mailing Address:

GORNY, THOMAS E & KEMBERLY D
3757 W WESTON RD
SAND CREEK MI 49279

Description:

LD DES AS BEG ON THE N LI OF SEC 20 T8S R3E 1106.96 FT N89^19'27"W FROM THE N1/4 COR OF SD SEC TH 500^21'18"W 418 FT TH N89^19'27"W 208.70 FT TH N00^21'18"E 418 FT ALG THE W LI OF THE E1/2 OF THE NW1/4 OF SD SEC TH S89^19'27"E 208.70 FT ALG SD N LI OF SD SEC TO THE POB (SURVEY 2 AC)
SPLIT ON 12/01/2020 FROM FA0-120-1280-00

Most Recent Sale Information

Sold on 04/14/2021 for 120,000 by GREEN, ROBERT L, TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2617-799

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 77,800

2023 Taxable: 67,200

Acreage: 2.00

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: D+10

Style: CONVENTIONAL

Exterior:

% Good (Physical): 64

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,778

Ground Area: 1,367

Garage Area: 0

Basement Area: 1,159

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 3:09 PM

Parcel:	FA0-123-4720-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GIRARDOT, JUSTIN & AMY MARIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	10891 ARNOLD HWY JASPER, MI 49248	Taxable Status	TAXABLE
Liber/Page:	2645-438	Prev. Taxable Stat	TAXABLE
Split:	07/17/2014	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FA0 TWP OLDER 401

Mailing Address:

GIRARDOT, JUSTIN & AMY MARIE
10891 ARNOLD HWY
JASPER MI 49248

Description:

LD DES AS BEG ON THE CNTRLI OF ARNOLD HWY (66 FT WD) TO A PT BEING 610.50 FT S88^52'00"W ALG THE S LI OF SD SEC 23 T8S R3E & 205.57 FT N34^32'34"W & 144.20 FT N32^26'26"W FROM THE SE COR OF SD SEC TH N32^26'26"W 77.49 FT CONT ALG THE SD CNTRLI OF ARNOLD HWY TH N20^04'00"W 359.80 FT CONT ALG THE SD CNTRLI OF ARNOLD HWY TH S88^41'05"E 247.85 FT TH S24^36'01"E 366.90 FT TH S74^46'52"W 244.06 FT (S74^10'W 242.3 FT REC) TO THE POB (SURVEY 2.22 AC)
SPLIT ON 07/17/2014 FROM FA0-123-4780-00

Most Recent Sale Information

Sold on 09/01/2022 for 209,900 by WESTBROOK, AARON.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2644-591

Most Recent Permit Information

Permit 2022-0029 on 12/19/2023 for \$55,342 category SOLAR ARRAY.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	78,600	2023 Taxable:	78,600	Acreage:	2.22
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+5
Style: CONVENTIONAL
Exterior:
% Good (Physical): 64
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,360
Ground Area: 970
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 6
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 3:09 PM

Parcel:	FA0-127-4510-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MATA, BRENDA LYNNE & ANTHONY PAUL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1496 W MULBERRY RD JASPER, MI 49248	Taxable Status	TAXABLE
Libers/Page:	2639-727	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FA0 TWP OLDER 401

Mailing Address:

MATA, BRENDA LYNNE & ANTHONY PAUL
1496 W MULBERRY RD
JASPER MI 49248

Description:

LD DES AS BEG AT TH S1/4 COR OF SEC 27 T8S R3E TH N88^50'47"E 160 FT ALG THE S LI OF SD SEC (CNTRLI OF W MULBERRY RD) TH N02^01'51"W 132.02 FT TH S88^50'47"W 160 FT TO THE N-S 1/4 LI OF SD SEC TH S02^01'51"E 132.02 FT ALG SD LI TO THE POB (SURVEY 0.485 AC)

Most Recent Sale Information

Sold on 05/13/2022 for 85,000 by SMITH, JEANETTE RAYMOND.

Terms of Sale: 03-ARM'S LENGTH

Libers/Page: 2639-728

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	29,500	2023 Taxable:	29,500	Acreage:	0.50
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D+5
Style: CONVENTIONAL
Exterior:
% Good (Physical): 64
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 820
Ground Area: 616
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 3:09 PM

Parcel:	FA0-130-3650-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FIX, WILLIAM	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4908 W MULBERRY RD MORENCI, MI 49256	Taxable Status	TAXABLE
Liber/Page:	2618-288	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46100 MORENCI AREA SCHOOLS
Topography:	None	Neighborhood:	FA0 TWP OLDER 401
Mailing Address:		Description:	
FIX, WILLIAM MAGGIE S HILTON 4908 W MULBERRY RD MORENCI MI 49256		S 25 RDS OF W 1/2 OF SW FRL 1/4 EX E 5 RDS SEC 30	

Most Recent Sale Information

Sold on 04/27/2021 for 149,900 by BETZ, NATHANAEL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2618-288

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	75,200	2023 Taxable:	65,730	Acres:	11.70
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 64
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,384
Ground Area: 952
Garage Area: 768
Basement Area: 952
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 3:09 PM

Parcel: FA0-132-3510-00
Owner's Name: SINTA, RICHARD W & ERMA JANE
Property Address: 12765 SAND CREEK HWY
SAND CREEK, MI 49279
Liber/Page: 2622-804
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: FA0 FAIRFIELD TOWNSHIP
School: 46100 MORENCI AREA SCHOOLS
Neighborhood: FAO TWP OLDER 401

Mailing Address:

SINTA, RICHARD W & ERMA JANE
12765 SAND CREEK HWY
SAND CREEK MI 49279

Description:

LD BEG 960.84 FT N FROM SW COR SEC 32 RUNN TH E 361.50 FT TH N 361.50 FT TH W 361.50 FT TH S 361.50 FT TO POB SEC 32

Most Recent Sale Information

Sold on 07/16/2021 for 91,724 by BUEHRER FAMILY LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2623-376

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 53,800

2023 Taxable: 47,670

Acreage: 3.00

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

of Agricultural Buildings: 1

Year Built: 0

Estimated TCV: Tentative

Occupancy: Single Family

Cmts:

Class: D+5

Style: CONVENTIONAL

Exterior:

% Good (Physical): 66

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,224

Ground Area: 1,224

Garage Area: 576

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Fairfield Township Older Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
FAO-103-2750-00	1391 SENECA ST	05/20/21	\$87,500	WD	03-ARMIS LENGTH	\$87,500	\$26,900	30.74
FAO-106-3800-00	4650 W HORTON RD	03/18/22	\$370,000	WD	03-ARMIS LENGTH	\$370,000	\$149,900	40.51
FAO-106-4840-00	7886 SAND CREEK HWY	09/28/21	\$158,000	WD	03-ARMIS LENGTH	\$158,000	\$51,200	32.41
FAO-108-2250-00	3219 W HORTON RD	12/16/22	\$142,500	WD	03-ARMIS LENGTH	\$142,500	\$37,900	26.60
FAO-119-2015-00	4445 W WESTON RD	03/25/22	\$152,000	WD	03-ARMIS LENGTH	\$152,000	\$44,100	29.01
FAO-120-1225-00	3757 W WESTON RD	04/14/21	\$120,000	WD	03-ARMIS LENGTH	\$120,000	\$66,300	55.25
FAO-123-4720-00	10891 ARNOLD HWY	09/01/22	\$209,900	WD	03-ARMIS LENGTH	\$209,900	\$66,000	31.44
FAO-127-4510-00	1496 W MULBERRY RD	05/13/22	\$85,000	WD	03-ARMIS LENGTH	\$85,000	\$23,800	28.00
FAO-130-3650-00	4908 W MULBERRY RD	04/27/21	\$149,900	WD	03-ARMIS LENGTH	\$149,900	\$68,700	45.83
FAO-132-3510-00	12765 SAND CREEK HWY	07/16/21	\$91,724	WD	03-ARMIS LENGTH	\$91,724	\$46,500	50.70
Totals:			\$1,566,524			\$1,566,524	\$581,300	37.11

Sale. Ratio => 37.11
 Std. Dev. => 10.30

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$64,935	\$14,250	\$73,250	\$62,574	1.171	1,905	\$38.45	FAO	21.9600
\$397,783	\$50,025	\$319,975	\$427,010	0.749	4,782	\$66.91	FAO	20.1675
\$127,974	\$25,222	\$132,778	\$126,854	1.047	2,034	\$65.28	FAO	9.5684
\$94,784	\$15,759	\$126,741	\$96,441	1.314	1,038	\$122.10	FAO	36.3169
\$126,555	\$16,339	\$135,661	\$136,069	0.997	1,650	\$82.22	FAO	4.5987
\$163,874	\$20,000	\$100,000	\$172,211	0.581	1,778	\$56.24	FAO	37.0332
\$165,881	\$21,194	\$188,706	\$167,577	1.126	1,360	\$138.75	FAO	17.5073
\$62,255	\$7,500	\$77,500	\$67,599	1.146	820	\$94.51	FAO	19.5458
\$157,251	\$45,615	\$104,285	\$137,822	0.757	1,384	\$75.35	FAO	19.4350
\$112,968	\$22,000	\$69,724	\$112,025	0.622	1,224	\$56.96	FAO	32.8615
\$1,474,260		\$1,328,620	\$1,506,183	0.882		\$79.68		6.8902
			E.C.F. =>	0.882			Std. Deviation=>	0.25469326
			Ave. E.C.F. =>	0.951			Ave. Variance=>	21.8994
								Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL	\$14,250	RESIDENTIAL LAND TABLE	401	27
CONVENTIONAL	\$50,025	RESIDENTIAL LAND TABLE	401	64
CONVENTIONAL	\$25,108	RESIDENTIAL LAND TABLE	401	49
CONVENTIONAL	\$15,759	RESIDENTIAL LAND TABLE	401	59
CONVENTIONAL	\$15,000	RESIDENTIAL LAND TABLE	401	64
CONVENTIONAL	\$20,000	RESIDENTIAL LAND TABLE	401	64
CONVENTIONAL	\$20,660	RESIDENTIAL LAND TABLE	401	64
CONVENTIONAL	\$7,500	RESIDENTIAL LAND TABLE	401	64
CONVENTIONAL	\$45,615	RESIDENTIAL LAND TABLE	401	64
CONVENTIONAL	\$22,000	RESIDENTIAL LAND TABLE	401	66

23.02745898

Fairfield Township Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ascd. when Sold	Ascd/Adj. Sale
FAO-102-4350-00	7740 BAKER HWY	03/23/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$110,500	44.20
FAO-103-2310-00	7094 S ADRIAN HWY	10/08/21	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$28,600	46.13
FAO-103-2750-00	1391 SENECA ST	05/20/21	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$26,900	30.74
FAO-103-3600-00	7877 MORSE HWY	01/20/22	\$221,500	WD	03-ARM'S LENGTH	\$221,500	\$102,600	46.32
FAO-105-3525-00	7777 SAND CREEK HWY	11/05/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$69,600	36.83
FAO-106-3800-00	4650 W HORTON RD	03/18/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$149,900	40.51
FAO-106-4840-00	7886 SAND CREEK HWY	09/28/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$51,200	32.41
FAO-108-2250-00	3219 W HORTON RD	12/16/22	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$37,900	26.60
FAO-109-1300-00	2520 W HORTON RD	10/06/21	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$113,300	44.78
FAO-114-1200-00	9000 S ADRIAN HWY	07/28/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$33,800	27.04
FAO-119-2015-00	4445 W WESTON RD	03/25/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$44,100	29.01
FAO-120-1225-00	3757 W WESTON RD	04/14/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$66,300	55.25
FAO-123-4720-00	10891 ARNOLD HWY	09/01/22	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$66,000	31.44
FAO-126-3625-00	11975 S ADRIAN HWY	06/16/22	\$31,684	WD	03-ARM'S LENGTH	\$31,684	\$23,900	75.43
FAO-127-4510-00	1496 W MULBERRY RD	05/13/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$23,800	28.00
FAO-127-4520-00	1488 W MULBERRY RD	09/23/22	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$74,100	44.77
FAO-130-3650-00	4908 W MULBERRY RD	04/27/21	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$68,700	45.83
FAO-130-4850-00	11972 SAND CREEK HWY	10/06/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$77,800	48.32
FAO-132-3510-00	12765 SAND CREEK HWY	07/16/21	\$91,724	WD	03-ARM'S LENGTH	\$91,724	\$46,500	50.70
Totals:			\$3,025,208			\$3,025,208	\$1,215,500	40.18
								Std. Dev. => 12.14

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$279,949	(\$9,949)	\$20,000	2.00	2.00	(\$4,975)	(\$0.11)	FAM 2636-103	
\$62,748	\$4,615	\$5,363	0.20	0.20	\$23,667	\$0.54	FAM 2627-418	
\$64,935	\$36,815	\$14,250	0.95	0.95	\$38,753	\$0.89	FAO 2619-809	
\$215,936	\$34,584	\$29,020	4.22	4.22	\$8,195	\$0.19	FAM 2634-34	
\$221,135	(\$9,895)	\$22,240	3.08	3.08	(\$3,213)	(\$0.07)	FAM 2629-151	
\$397,783	\$22,242	\$50,025	13.35	13.35	\$1,666	\$0.04	FAO 2636-230	
\$127,974	\$55,134	\$25,108	4.04	4.04	\$13,637	\$0.31	FAO 2626-873	
\$94,784	\$63,475	\$15,759	1.25	1.25	\$50,658	\$1.16	FAO 2649-23	
\$269,464	\$12,491	\$28,955	5.39	5.39	\$2,318	\$0.05	FAM 2627-600	
\$70,000	\$125,000	\$70,000	25.00	25.00	\$5,000	\$0.11	FAO 2643-39	
\$126,555	\$40,445	\$15,000	1.00	1.00	\$40,445	\$0.93	FAO 2636-542	
\$163,874	(\$23,874)	\$20,000	2.00	2.00	(\$11,937)	(\$0.27)	FAO 2617-799	
\$165,881	\$64,679	\$20,660	2.22	2.22	\$29,135	\$0.67	FAO 2644-591	
\$50,171	(\$7,747)	\$10,740	0.72	0.72	(\$10,820)	(\$0.25)	FAM 2641-354	
\$62,255	\$30,245	\$7,500	0.50	0.50	\$60,490	\$1.39	FAO 2639-728	
\$164,206	\$12,544	\$11,250	0.75	0.75	\$16,725	\$0.38	FAM 2645-849	
\$157,251	\$38,264	\$45,615	11.70	11.70	\$3,270	\$0.08	FAO 2618-288	
\$163,003	\$25,497	\$27,500	5.00	5.00	\$5,099	\$0.12	FAM 2646-214	
\$112,968	\$756	\$22,000	3.00	3.00	\$252	\$0.01	FAO 2623-376	
\$2,970,872	\$515,321	\$460,985	86.37	86.37	Average	Average		
			per Net Acre=>	5,966.78	per SqFt=>	\$0.14		

Other Parcels in Sale

Land Table

Class

RESIDENTIAL LAND TABLE 401

RESIDENTIAL LAND TABLE 401

RESIDENTIAL LAND TABLE 401

RESIDENTIAL LAND TABLE 401

RESIDENTIAL LAND TABLE 401

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