

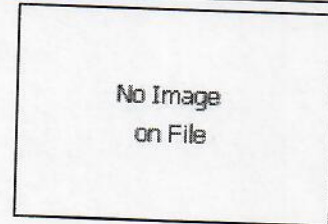
11

02:03 PM

Neighborhoods Used: FAW.WESTON 401

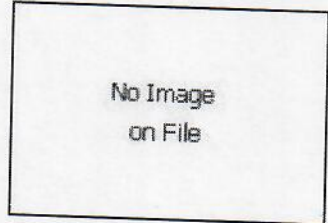
4083 W WESTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
FAW-620-0161-00	01/31/2023 FAW	401	56,000	2,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL 49	53,500	98,996	0.540



4017 SUMMIT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
FAW-600-0010-00	05/31/2022 FAW	401	131,000	4,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL 54	127,000	135,841	0.935



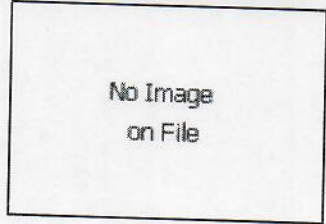
4148 W WESTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
FAW-600-0311-00	05/20/2022 FAW	401	77,500	2,981
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 64	74,519	109,787	0.679



9870 SAND CREEK HWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
FAW-610-0560-00	02/28/2022 FAW	401	100,000	12,750
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 64	80,191	120,661	0.665
Agricultural Buildings:	ResidualValue 7059	CostByManual 10621	E.C.F. 0.665	



!!MULTI-PARCEL SALE!!

W WESTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
FAW-620-0190-00	07/08/2021 FAW	401	20,000	2,500
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONVENTIONAL 23	17,500	30,331	0.577



02:03 PM

Neighborhoods Used: FAW.WESTON 401

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, LOG HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Costs by Manual : 495,617
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 10,621
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, HOME, JLAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Total Single Family Sale Residual Values : 352,710
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 7,059
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 5, 3, 13.01, 16.86, 1.074.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include BI - LEVEL, CAPE COD, COLONIAL, CONDO, CONTEMPORARY, CONVENTIONAL, DUPLEX, HISTORICAL, HOME, MODULAR/MAN, MULTI - FAMILY, OTHER, RANCH, SINGLE STORY, TRI - LEVEL, TWO STORY.

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 2:04 PM

Parcel:	FAW-600-0010-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LORENZO-BRENNER, JANELLEPAZ	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4017 SUMMIT ST WESTON, MI 49289	Taxable Status:	TAXABLE
Liber/Page:	2640-443	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FAW WESTON 401
Mailing Address:		Description:	
LORENZO-BRENNER, JANELLEPAZ 4017 SUMMIT ST WESTON MI 49289		LOTS 1 AND 2 J.H. COLES DIV OF WESTON	

Most Recent Sale Information

Sold on 05/31/2022 for 131,000 by COY, GERALD, ETAL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2640-443

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	48,800	2023 Taxable:	48,800	Acres:	0.38
Zoning:		Land Value:	Tentative	Frontage:	107.3
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	155.3

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D+10
Style: CONVENTIONAL
Exterior:
% Good (Physical): 54
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,968
Ground Area: 1,200
Garage Area: 720
Basement Area: 1,200
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 2:04 PM

Parcel:	FAW-600-0311-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HUEBNER-LANE, KYL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4148 W WESTON RD WESTON, MI 49289	Taxable Status:	TAXABLE
Liber/Page:	2642-963	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FAW WESTON 401

Mailing Address:

HUEBNER-LANE, KYL
DAVID HUEBNER
3800 EMERY RD
ADRIAN MI 49221

Description:

LOT 31 EXC THE N 13 FT J H COLES DIVISION OF WESTON VILLAGE

Most Recent Sale Information

Sold on 05/20/2022 for 77,500 by LEGACY PORTFOLIO LLC.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

Permit FA14-005 on 04/22/2014 for \$5,300 category SIDING.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	38,300	2023 Taxable:	38,300	Acreage:	0.13
Zoning:		Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	86.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: RANCH
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: 1,242
Ground Area: 1,242
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 2:04 PM

Parcel:	FAW-610-0560-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RONEY, CARL & ABIGALE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9870 SAND CREEK HWY WESTON, MI 49289	Taxable Status:	TAXABLE
Liber/Page:	2641-728	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FAW WESTON 401

Mailing Address:

RONEY, CARL & ABIGALE
9870 SAND CREEK HWY
WESTON MI 49289

Description:

LOT 56 AND S 1/2 OF LOT 57 JOHN H. COLES ADD TO WESTON NO 2

Most Recent Sale Information

Sold on 02/28/2022 for 100,000 by GIBERSON, LONNIE L.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 2634-910

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	44,700	2023 Taxable:	44,700	Acres:	0.38
Zoning:		Land Value:	Tentative	Frontage:	123.8
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C-10
Style: RANCH
Exterior:
% Good (Physical): 64
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,454
Ground Area: 1,454
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 2:04 PM

Parcel: FAW-610-0571-00
Owner's Name: RONEY, CARL & ABIGALE
Property Address: 9000 SAND CREEK HWY BLK WESTON, MI 49289
Liber/Page: 2641-728
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: 46130 SAND CREEK COMMUNITY SCHOOLS
Neighborhood: FAW WESTON 401

Created: / /
Active: Active

Mailing Address:

RONEY, CARL & ABIGALE
9870 SAND CREEK HWY
WESTON MI 49289

Description:

N 1/2 OF LOT 57 & ALL OF LOTS 58 & 59 JOHN H COLES ADD TO WESTON NO 2

Most Recent Sale Information

Sold on 07/30/2004 for 16,193 by YATES/MICHAEL R//ESTATE.

Terms of Sale: 08-ESTATE

Liber/Page: 2277674

Most Recent Permit Information

Permit 2021-2541 on 09/20/2021 for \$0 category NEW CONSTRUCT..

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 8,100

2023 Taxable: 8,100

Acreage: 0.63

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 2:04 PM

Parcel: FAW-620-0161-00
Owner's Name: SCHOONOVER, JASON & JODI
Property Address: 4083 W WESTON RD
WESTON, MI 49289
Liber/Page: 2650-622
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: 46130 SAND CREEK COMMUNITY SCHOOLS
Neighborhood: FAW WESTON 401

Mailing Address:

SCHOONOVER, JASON & JODI
4083 W WESTON RD
WESTON MI 49289

Description:

LOT 16 EX W 24.7 FT ALL OF LOTS 17 AND 18 - J.C. HOADLEYS DIV OF WESTON

Most Recent Sale Information

Sold on 01/31/2023 for 56,000 by REED, MICHAEL D.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 2650-622

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 34,700

2023 Taxable: 22,042

Acres: 0.10

Zoning:

Land Value: Tentative

Frontage: 74.3

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 57.7

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: 1,646

Ground Area: 1,198

Garage Area: 336

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 2:04 PM

Parcel:	FAW-620-0190-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HOTI, ANTHONY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4069 W WESTON RD WESTON, MI 49289	Taxable Status:	TAXABLE
Liber/Page:	2622-148	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FAW WESTON 401

Mailing Address:

HOTI, ANTHONY
6707 LITTLE TURKEY RUN
SHELBY TOWNSHIP MI 48317

Description:

LOT 19 J.C. HOADLEYS DIV OF WESTON

Most Recent Sale Information

Sold on 07/08/2021 for 20,000 by VAN HAVEL, GAYLE M, FAMILY TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2622-148

Most Recent Permit Information

Permit 2021-987452 on 09/29/2021 for \$0 category MISC.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	11,800	2023 Taxable:	11,550	Acres:	0.05
Zoning:		Land Value:	Tentative	Frontage:	99.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	23.5

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D+10
Style: CONVENTIONAL
Exterior:
% Good (Physical): 23
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,066
Ground Area: 826
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Weston Village ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
FAW-600-0010-00	4017 SUMMIT ST	05/31/22	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$44,100
FAW-600-0311-00	4148 W WESTON RD	05/20/22	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$35,100
FAW-610-0560-00	9870 SAND CREEK HWY	02/28/22	\$100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$40,200
FAW-620-0161-00	4083 W WESTON RD	01/31/23	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$31,800
FAW-620-0190-00	4069 W WESTON RD	07/08/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$16,200
Totals:			\$384,500			\$384,500	\$167,400

Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
33.66	\$99,089	\$4,000	\$127,000	\$135,841	0.935	1,968	\$64.53	FAW
45.29	\$79,832	\$2,981	\$74,519	\$109,787	0.679	1,242	\$60.00	FAW
40.20	\$107,834	\$12,750	\$87,250	\$131,282	0.665	1,454	\$60.01	FAW
56.79	\$71,797	\$2,500	\$53,500	\$98,996	0.540	1,646	\$32.50	FAW
81.00	\$23,732	\$2,500	\$17,500	\$30,331	0.577	1,066	\$16.42	FAW
	\$382,284		\$359,769	\$506,238			\$46.69	
43.54					0.711			0.154365
18.59					Ave. E.C.F. => 0.679		Std. Deviation=>	10.2313
							Ave. Variance=>	

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
25.5782	CONVENTIONAL	\$4,000		WESTON 401	401	54
0.0372	RANCH	\$2,500		WESTON 401	401	64
1.4534	RANCH	\$12,750	FAW-610-0571-00	WESTON 401	401	64
13.8704	CONVENTIONAL	\$2,500		WESTON 401	401	49
10.2172	CONVENTIONAL	\$2,500		WESTON 401	401	23
3.1540						

Coefficient of Var=> 15.065258

Weston Village Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
FAW-118-4780-00	9859 EDGAR ST	04/13/21	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$3,500
FAW-600-0010-00	4017 SUMMIT ST	05/31/22	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$44,100
FAW-600-0311-00	4148 W WESTON RD	05/20/22	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$35,100
FAW-610-0400-00	4192 W WESTON RD	09/02/21	\$19,000	QC	03-ARM'S LENGTH	\$19,000	\$14,800
FAW-610-0560-00	9870 SAND CREEK HWY	02/28/22	\$100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$40,200
FAW-620-0161-00	4083 W WESTON RD	01/31/23	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$31,800
FAW-620-0190-00	4069 W WESTON RD	07/08/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$16,200
FAW-620-0870-00	10104 SAND CREEK HWY	12/08/21	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$22,300
Totals:			\$444,500			\$444,500	\$208,000

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	ECF Area	Liber/Page
70.00	\$10,000	\$5,000	\$10,000	0.25	0.25	\$20,000	\$0.46	FAW 2618-447	
33.66	\$103,089	\$35,911	\$8,000	0.38	0.38	\$94,008	\$2.16	FAW 2640-443	
45.29	\$81,332	\$168	\$4,000	0.13	0.13	\$1,292	\$0.03	FAW 2639-983	
77.89	\$29,882	(\$882)	\$10,000	0.52	0.52	(\$1,683)	(\$0.04)	FAW 2646-705	
40.20	\$111,334	\$4,916	\$16,250	1.00	0.38	\$4,916	\$0.11	FAW 2634-910	
56.79	\$73,297	(\$13,297)	\$4,000	0.10	0.10	(\$135,684)	(\$3.11)	FAW 2650-622	
81.00	\$25,232	(\$1,232)	\$4,000	0.05	0.05	(\$23,245)	(\$0.53)	FAW 2622-148	
61.94	\$74,828	(\$28,828)	\$10,000	0.70	0.70	(\$41,479)	(\$0.95)	FAW 2630-758	
46.79	\$508,994	\$1,756	\$66,250	3.13	2.51				
17.55				Average	Average				
				per Net Acre=>	560.66	per SqFt=>	\$0.01		

Other Parcels in Sale Land Table Class Rate Group 1

WESTON 401	401	LG LOT
WESTON 401	401	AVG LOT
WESTON 401	401	SM LOT
WESTON 401	401	LG LOT
WESTON 401	401	LG LOT
WESTON 401	401	SM LOT
WESTON 401	401	SM LOT
WESTON 401	401	LG LOT

PAW-610-0571-00

WESTON 401	401	SM LOT
WESTON 401	401	SM LOT
WESTON 401	401	LG LOT
