

4

2024 Fairfield Township Land Value Study Agricultural Vacant Land

Parcel Number	Date of Sale	Sale Price	Tillable Acres	Cost per Acre	Woods Low Wet	Cost Per Acre	Comments
FAO-103-2590-00	8/27/2020	\$7,500.00	1.408	\$5,326.70			
FAO-126-4225-00	2/15/2023	\$25,000.00	2.5	\$10,000.00			
FAO-108-3125-00	1/15/2020	\$50,000.00	10.583	\$4,724.56			
FAO-108-3125-00	2/17/2023	\$55,000.00	10.583	\$5,197.01			
FAO-101-3030-00	9/3/2021	\$141,225.00	15.349	\$9,200.93			Adjacent owner
FAO-131-3550-00	5/9/2022	\$331,100.00	47	\$7,044.68			
FAO-115-1850-00	5/19/2022	\$378,000.00	55.587	\$6,800.15			
FAO-103-2500-00	8/28/2020	\$936,831.00	152.429	\$6,146.02	37.41	\$1,500	103-2500-00 & 1105-00 sold together

Total Cost: \$1,924,656.00
Total Acres: 295.439

Ave. Price/Ac

\$6,514.56

2024 101 Till Value:

Not Used	Date of Sale	Sale Price	Tillable Acres	Cost per Acre	Woods Low Wet	Cost Per Acre	Comments
FAO-109-1300-00	9/16/2021	\$13,000.00	7.402	\$1,756.28			
FAO-129-4600-00	1/13/2020	\$308,500.00	90	\$3,427.78			129-4600, 129-4700, 132-2050 sold together

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Prcnt. Trans.
MC MUNN, LANCE P & BRITTN	MI DEPT OF TREASURY	0	09/11/2020	OTH	21-NOT USED/OTHER	2603-781	DEED	0.0
FENICILE, JOSEPH & DAWN	MC MUNN, LANCE P & BRITTN	0	08/28/2020	WD	32-SPLIT VACANT	2603-779	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
1000 FAIRFIELD RD BLK	School: SAND CREEK COMMUNITY SCHOOLS	P.R.E. 100% / / Qual. Ag.				

Owner's Name/Address	2024 Est TCV Tentative	Land Value Estimates for Land Table 101. AGRICULTURAL LAND TABLE
MC MUNN, LANCE P & BRITTN L 12125 HODGES HWY JASPER MI 49248		

Tax Description	Improvements	Public	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ID DES AS BEG AT THE NW COR OF SEC 3 T8S R3E TH S89°07'09"E 1343.26 FT ALG THE N LI OF SD SEC TH S01°33'46"W 1642.48 FT TH S88°46'15"E 300 FT TH S 315.82 FT TH S88°46'15"E 734.64 FT TH S 1564.39 FT TH S21°33'20"E 159.51 FT TO THE CNTRLI OF FAIRFIELD RD TH S57°20'00"W 269.33 FT ALG SD CNTRLI TH N02°27'03"E 527.07 FT TO THE E-W1/4 LI OF SD SEC TH N88°17'02"W 916.47 FT ALG SD LI TO THE W LI OF THE E1/2 OF NW FRI 1/4 OF SD SEC TH N01°13'45"E 1334.73 FT ALG SD LI TH N89°07'09"W 1339.09 FT TH N01°09'11"E 1950 FT ALG THE W LI OF SD SEC TO THE POB (SURVEY 95.844 AC) ALSO LD DES AS COMM AT THE INTERSECTION OF THE N-S 1/4 LI OF SD SEC WITH THE CNTRLI OF FAIRFIELD RD AT A PT LOC 2406.92 FT N1°18'15"E FROM THE S1/4 COR OF SD SEC & RUNN TH S57°20'00"W ALG THE CNTRLI OF FAIRFIELD RD 250.91 FT TH N21°33'20"W 159.51 FT TH N 74.48 FT TH ***BALANCE OF DESCRIPTION ON FILE***	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utilis.	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	RATE TABLE TILLABLE RATE TABLE WOODS RATE TABLE LOW/WET RATE TABLE R / W	75.63 14.42 5.55 0.16	6500 2500 2500 0	90 100 100 100	90 100 100 100	TILLABLE TILLABLE TILLABLE TILLABLE	442,406 36,050 13,875 0	Total Est. Land Value = 492,331	

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2024	Tentative	2024	Tentative	Tentative	Tentative			Tentative
	2023		2023	242,900	0	242,900			123,905C
	2022		2022	226,900	0	226,900			118,005C
	2021		2021	230,800	0	230,800			114,236C

Split/comb. on 07/14/2020 completed
 07/14/2020 SHELLY
 Parent Parcel(s): FA0-103-1100-00;
 Child Parcel(s): FA0-103-3375-00,
 FA0-103-1105-00;

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

Parcel Number: 46FA0-103-2500-00

Jurisdiction: FAIRFIELD TOWNSHIP

County: LENAWEE

Printed on

11/29/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MC MUNN, LANCE P & BRITTN	MI DEPT OF TREASURY	0	09/11/2020	OTH	21-NOT USED/OTHER	2603-781	DEED	0.0					
FENICOLE, JOSEPH & DAWN	MC MUNN, LANCE P & BRITTN	936,831	08/28/2020	WD	32-SPLIT VACANT	2603-779	DEED	0.0					
Property Address	Class: AGRICULTURAL-VACA	Zoning: SAND CREEK COMMUNITY SCHOOLS	Building Permit(s)	Date	Number	Status							
1000 FAIRFIELD RD BLK													
Owner's Name/Address	P.R.E. 100% / / Qual. Ag.												
MC MUNN, LANCE P & BRITTN I 12125 HODGES HWY JASPER MI 49248	2024 Est TCV Tentative												
Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 101.AGRICULTURAL LAND TABLE									
LD DES AS BEG AT THE N1/4 COR OF SEC 3 T8S R3E TH N89°07'09"W 1340.08 FT ALG THE N LI OF SD SEC TH S01°33'46"W 1642.48 FT TH S88°46'15"E 300 FT TH S 315.82 FT TH S88°46'15"E 734.64 FT TH S 1489.94 FT TH N57°20'00"E 391.84 FT TH S31°13'30"E 219.26 FT TO THE CNTRLI OF FAIRFIELD RD TH N57°20'00"E 242.29 FT ALG SD CNTRLI TH N66°39'47"E 182.87 FT ALG SD CNTRLI TH N00°50'05"E 2224.20 FT TH N89°05'15"W 520.08 FT TO THE N-S 1/4 LI OF SD SEC TH N01°18'15"E 990 FT ALG SD LI TO THE POB (SURVEY 95.845 AC) EXC LD DES AS COMM AT THE N1/4 COR OF FRL SEC 3 T8S R3E TH S01°18'15"W ON THE N-S 1/4 LI OF SD SEC A DIST OF 990 FT TO A PT TH S89°05'15"E A DIST OF 520.08 FT TH S00°50'05"W A DIST OF 2224.20 FT TO A PT ONT HE CNTRLI OF FAIRFIELD RD (66 FT) TH S66°39'47"W ON THE CNTRLI OF SD FAIRFIELD RD A DIST OF 182.87 FT TH S57°20'00"W ON THE CNTRLI OF ***BALANCE OF DESCRIPTION ON FILE***	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				Dirt Road		76.80	Acres	6500	90	TILLABLE		449,303	
				Gravel Road		9.06	Acres	2500	100			22,650	
				Paved Road		8.38	Acres	2500	100			20,950	
				Storm Sewer		0.55	Acres	5000	100*			2,750	
				Sidewalk		0.14	Acres	0	100			0	
				Water Sewer		* denotes lines that do not contribute to the total acreage calculation.							
				Electric		94.38	Total Acres	Total Est. Land Value =					495,653
				Gas									
				Street Lights									
				Standard Utilities									
				Underground Utilis.									
				Topography of Site									
				Level									
				Rolling									
				Low									
				High									
				Landscaped									
				Swamp									
				Wooded									
				Pond									
				Waterfront									
				Ravine									
				Wetland									
				Flood Plain									
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
			2024	Tentative	Tentative	Tentative			Tentative				
			2023	245,200	0	245,200			79,978C				
			2022	228,600	0	228,600			76,170C				
			2021	233,100	0	233,100			73,737C				

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

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Parcel Number: 46FA0-103-2590-00

Jurisdiction: FAIRFIELD TOWNSHIP

County: LENAWEE

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Percent Trans.
FENICIE, JOSEPH & DAWN	MC MUNN, LANCE P & BRITTN	7,500	08/28/2020	QC	32-SPLIT VACANT	2603-414	DEED	100.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
1000 FAIRFIELD RD BLK	School: SAND CREEK COMMUNITY SCHOOLS	P.R.E. 100% / / Qual. Ag.				

Owner's Name/Address	2024 Est TCV Tentative	Land Value Estimates for Land Table 101.AGRICULTURAL LAND TABLE
MC MUNN, LANCE P & BRITTN I 12125 HODGES HWY JASPER MI 49248		

Tax Description	Public Improvements	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LD DES AS COMM AT THE N1/4 COR OF FRL SEC 3 T8S R3E TH S01°18'15"W ON THE N-S 1/4 LI OF SD SEC A DIST OF 990 FT TO A PT TH S89°05'15"E A DIST OF 520.08 FT TH S00°50'05"W A DIST OF 2224.20 FT TO A PT ONT HE CNTRLI OF FAIRFIELD RD (66 FT) TH S66°39'47"W ON THE CNTRLI OF SD FAIRFIELD RD A DIST OF 182.87 FT TH S57°20'00"W ON THE CNTRLI OF SD RD A DIST OF 32.29 FT TO THE TRUE POB TH S57°20'00"W ON THE CNTRLI OF SD RD A DIST OF 210 FT H N31°13'30"W A DIST OF 219.26 FT TH N57°20'00"E ON A LI N'ERLY OF & PAR TO THE CNTRLI OF SD RD A DIST OF 349.57 TH S00°50'05"W 223.28 FT A TOTAL DIST OF 262.86 FT TO THE POB (SURVEY 1.408 AC)	Improved X Vacant								
* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason RATE TABLE TILLABLE 1.25 Acres 0.16 Acres 6500 100 RATE TABLE R / W 1.41 Total Acres Total Est. Land Value = 8,119									

Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	Tentative	Tentative	Tentative			Tentative
2023	4,100	0	4,100			3,990C
2022	3,800	0	3,800			3,800S
2021	10,300	0	10,300			10,300S

Split/Comb. on 07/14/2020 completed 07/14/2020 SHELLY ;
 Parent Parcel(s) : FA0-103-1375-00;
 Child Parcel(s) : FA0-103-2590-00,
 FA0-103-2500-00;

 Comments/Influences
 Split/Comb. on 07/14/2020 FROM FA0-103-1375-00
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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 46FA0-108-3125-00

Jurisdiction: FAIRFIELD TOWNSHIP

County: LENAWEE

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11/29/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRIFFITH, CHARLES A & STA	MI DEPT OF TREASURY	0	02/21/2023	AFI	13-GOVERNMENT	2651-73	DEED	0.0
WILSON, MATTHEW & DAWN A	GRIFFITH, CHARLES A & STA	55,000	02/11/2023	WD	03-ARM'S LENGTH	2651-72	DEED	0.0
HALSEY, DAVID & PAULA	WILSON, MATTHEW & DAWN A	50,000	11/05/2020	WD	03-ARM'S LENGTH	2607-160	DEED	100.0
HALSEY, PAULA, TRUST		0	02/24/2015	OTH	33-TO BE DETERMINED	2502-462	DEED	0.0
Property Address		Class: AGRICULTURAL-VACA Zoning: Building Permit(s) Date Number Status						
8000 SAND CREEK HWY BLK		School: SAND CREEK COMMUNITY SCHOOLS						
Owner's Name/Address		P.R.E. 100% 04/17/2008 Qual. Ag.						
GRIFFITH, CHARLES A & STACIE C 3804 W GORMAN RD SAND CREEK MI 49279		2024 Est TCV Tentative						

Tax Description	Improved	X	Vacant	2024 Est TCV Tentative	Land Value Estimates for Land Table 101.AGRICULTURAL LAND TABLE
ID DES AS COMM AT THE W1/4 COR OF SEC 8					
T8S R3E TH S01^42^11"E ALG THE W LI OF SD					
SEC & THE CNTRLI OF SAND CREEK HWY 349.57					
FT TO THE POB TH N88^30^25"E 1318.77 FT					
TO THE W^ERLY N-S 1/8 LI OF SD SEC TH					
S01^40^58"E ALG SD 1/8 LI 349.57 FT TH					
S88^30^25"W 1318.64 FT TO SD SEC LI TH					
N01^42^11"W 349.57 FT TO POB (SURVEY					
10.59 AC)					
Comments/Influences					

Topography of Site	Level Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Street Lights												2024	Tentative	Tentative	Tentative			Tentative
Standard Utilities												2023	33,800	0	33,800			33,075C
Underground Utilis.												2022	31,500	0	31,500			31,500S
												2021	32,500	0	32,500			32,500S

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Parcel Number: 46FA0-115-1850-00

Jurisdiction: FAIRFIELD TOWNSHIP

County: LENAWEE

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STATE LINE FARMS	MI DEPT OF TREASURY	0	05/20/2022	APF	13-GOVERNMENT	2639-817	DEED	0.0
IFFLAND FARMS, LLC	STATE LINE FARMS	378,000	05/19/2022	WD	32-SPLIT VACANT	2639-816	DEED	0.0
Property Address		Class: AGRICULTURAL-VACA		Zoning:		Building Permit(s)		Status
9000 MORSE HWY BLK		School: SAND CREEK COMMUNITY SCHOOLS		P.R.E. 100% / / Qual. Ag.		Date		Number
Owner's Name/Address		2024 Est TCV Tentative		Land Value Estimates for Land Table 101.AGRICULTURAL LAND TABLE		Date		Number
STATE LINE FARMS		Improved		X Vacant		Date		Number
12838 OH-120		Public		Improvements		Date		Number
LYONS OH 43533-9744		Dirt Road		Gravel Road		Paved Road		Storm Sewer
Tax Description		Sewer		Water		Electric		Gas
THE N 56 AC OF THE S 83 AC OF THE NW1/4 OF SEC 15 T8S R3E		Curb		Street Lights		Standard Utilites		Underground Utilis.
SPLIT ON 05/26/2022 FROM FA0-115-1555-00		Topography of Site		Level		Rolling		Low
Comments/Influences		Split/Comb. on 05/26/2022 completed 05/26/2022 SHELLY ;		Parent Parcel(s) : FA0-115-1555-00;		Child Parcel(s) : FA0-115-1850-00, FA0-115-1525-00;		-----
Year		Land Value		Building Value		Assessed Value		Board of Review
2024		Tentative		Tentative		Tentative		Tribunal/Other
2023		180,700		0		180,700		Taxable Value
2022		0		0		0		Tentative
2021		0		0		0		Tentative

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libel & Page	Verified By	Pront. Trans.		
CONRAD, SCOTT E, TRUST	MI DEPT OF TREASURY	0	02/16/2023	OTH	13-GOVERNMENT	2650-991	DEED	0.0		
DICKERSON, ROSEMARY A	CONRAD, SCOTT E, TRUST	25,000	02/15/2023	WD	03-ARM'S LENGTH	2650-990	DEED	0.0		
DICKERSON, CHARLES ALBERT		0	11/03/2010	OTH	07-DEATH CERTIFICATE	2545-898	DEED	0.0		
Property Address		Class: AGRICULTURAL-VACA Zoning: P.R.E. 1008 / / Qual. Ag.		School: SAND CREEK COMMUNITY SCHOOLS		Building Permit(s)		Date	Number	Status
11000 ARNOLD HWY BLK		2024 Est TCV Tentative		Land Value Estimates for Land Table 101. AGRICULTURAL LAND TABLE						
Owner's Name/Address		Improved		X	Vacant	Public		Description		Value
CONRAD, SCOTT E, TRUST JENNIFER I CONRAD TRUST 15373 COUNTY RD 6 METAMORA OH 43540-9786						Dirt Road		Frontage		25,000
Tax Description		Public		Improvements		Gravel Road		Depth		2,500
LD DES AS BEG AT THE E1/4 COR OF SEC 26 T8S R3E TH S01^45^37"E 330 FT ALG THE E LI OF SD SEC (CNTRLI OF ARNOLD HWY) TH S88^36^28"W 330 FT TH N01^45^37"W 330 FT TO THE E-W 1/4 LI OF SD SEC TH N88^36^28"E 330 FT ALG SD LI TO THE POB (SURVEY 2.50 AC) SPLIT ON 03/20/2017 FROM FA0-126-4280-00						Paved Road		Front Depth		Rate
Comments/Influences						Storm Sewer		2.500 Acres		100
Split/Comb. on 03/20/2017 completed						Sidewalk		Total Est. Land Value =		25,000
04/17/2017 SHELLY						Water				
Parent Parcel(s): FA0-126-4280-00;						Sewer				
Child Parcel(s): FA0-126-4225-00;						Electric				
FA0-126-4275-00, FA0-126-4200-00;						Gas				
-----						Curb				
						Street Lights				
						Standard Utilites				
						Underground Utilis.				
						Topography of Site				
						Level				
						Rolling				
						Low				
						High				
						Landscaped				
						Swamp				
						Wooded				
						Pond				
						Waterfront				
						Ravine				
						Wetland				
						Flood Plain				
						Year				
						2024				
						Tentative				
						10,800				
						2023				
						Tentative				
						12,800				
						2022				
						Tentative				
						12,800				
						2021				
						Tentative				
						12,800				

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Parcel Number: 46FA0-131-3550-00

Jurisdiction: FAIRFIELD TOWNSHIP

County: LENAWEE

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
PICKLES, DOUGLAS A & LOND	STATE OF MICHIGAN	0	12/13/2022	OTH	13-GOVERNMENT	2648-799	DEED	0.0
PICKLES, DOUGLAS A & LOND	MI DEPT OF TREASURY	0	05/10/2022	APF	13-GOVERNMENT	2639-227	DEED	0.0
GILLESPIE, R LEROY, ESTAT	PICKLES, DOUGLAS A & LOND	331,100	05/09/2022	WD	03-ARM'S LENGTH	2639-224	DEED	0.0
GILLESPIE, LEROY RICHARD,		0	11/04/2021	OTH	06-COURT JUDGEMENT	2629-441	DEED	0.0
Property Address		Class: AGRICULTURAL-VACA Zoning: Building Permit(s) Date Number Status						
4000 W YANKEE RD BLK		School: MORENCI AREA SCHOOLS						
Owner's Name/Address		P.R.E. 100% / / Qual. Ag.						
PICKLES, DOUGLAS A & LONDA JO		2024 Est TCY Tentative						
11311 ELLIOTT HWY		Improved X Vacant						
SAND CREEK MI 49279		Public						
Tax Description		Improvements						
S 5/8 OF W 1/2 OF SW 1/4 SEC 31 EX 1D BEG		Dirt Road						
1322.87 FT S 88 DEG 26' 46"W FROM S 1/4		Gravel Road						
COR SEC 31 RUNN TH S 88 DEG 26'46"W		Paved Road						
392.12 FT TH N 1 DEG 48'8"W 294 FT TH N		Storm Sewer						
88 DEG 26'46"E 392.12 FT TH S 1 DEG		Sidewalk						
48'8"E 294 FT TO POB SEC 31		Water Sewer						
Comments/Influences		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utilis.						
		Topography of Site						
		Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year						
		Land Value						
		Building Value						
		Assessed Value						
		Board of Review						
		Tribunal/Other						
		Taxable Value						
		Tentative						
		117,087C						
		111,512C						
		107,950C						
		C&M 12/10/2015 INSPECTED						
		2024						
		2023						
		2022						
		2021						

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

Fairfield Township Agricultural 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-ARM'S LENGTH	\$87,500	\$26,900	30.74
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-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-127-4510-00	1496 W MULBERRY RD	05/13/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$23,800	28.00
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-132-3510-00	12765 SAND CREEK HWY	07/16/21	\$91,724	WD	03-ARM'S LENGTH	\$91,724	\$46,500	50.70
Totals:						\$1,566,524	\$581,300	37.11
							Std. Dev. =>	10.30

Due to a lack of improved agricultural sales in Fairfield Township, the sales from the Fairfield Older Residential Neighborhood were used to develop the 2024 Agricultural ECF. ECF Used: 0.882

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			\$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

Neighborhoods Used: FAO.TWP OLDER 401

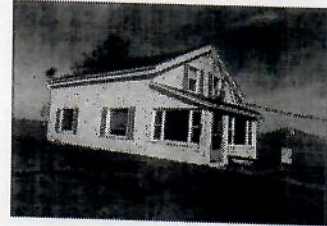
3219 W HORTON RD

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
Single Family	CONVENTIONAL	59	120,462	91,663
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	6279	4778	1.314	



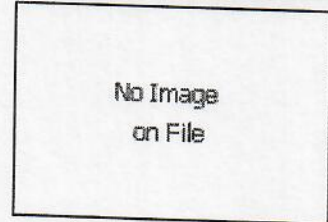
10891 ARNOLD HWY

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
Single Family	CONVENTIONAL	64	135,663	120,473
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	53043	47104	1.126	



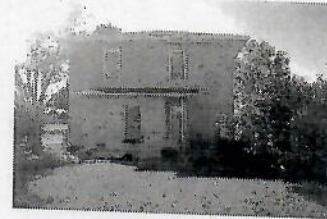
1496 W MULBERRY RD

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
Single Family	CONVENTIONAL	64	77,500	67,599
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				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
Single Family	CONVENTIONAL	64	135,661	136,069
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				0.997



10 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
Single Family	CONVENTIONAL	64	312,561	417,116
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	7414	9894	0.749	



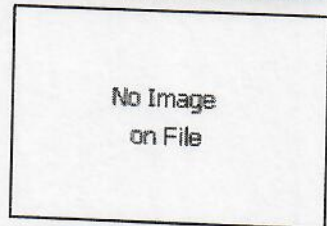
7886 SAND CREEK HWY

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
Single Family	CONVENTIONAL	49	132,778	126,854
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				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
Single Family	CONVENTIONAL	66	68,977	110,825
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	747	1200	0.622	



1391 SENECA ST

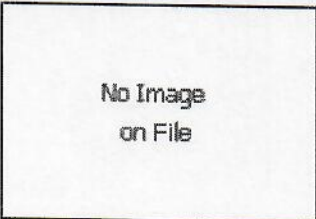
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
FA0-103-2750-00	05/20/2021 FAO	401	87,500	14,250
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	27	73,250	62,574
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
				1.171



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
Single Family	CONVENTIONAL	64	104,285	137,822
				E.C.F. 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
Single Family	CONVENTIONAL	64	86,605	149,144
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	13395	23067	0.581	



Neighborhoods Used: FAO.TWP OLDER 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 Level, 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 : 1,420,140
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 86,043
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, Modular/Man, Multi-Family, Other, Ranch, Single Story, Tri-Level, Two Story.

Total Single Family Sale Residual Values : 1,247,742
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 80,878
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 4 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values include 10, 1, 21.62, 25.55, 18.72, 0.987, 1.000.

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.

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)
 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:	FA0 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	Acreage:	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
Owner's Name: SWAYMAN, STANLEY & BEVERLY G
Property Address: 4650 W HORTON RD
SAND CREEK, MI 49279
Liber/Page: 2636-230
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: 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
2023 S.E.V.: 188,400

2024 Taxable: Tentative
2023 Taxable: 188,400
Land Value: Tentative
Land Impr. Value: Tentative

Lot Dimensions:
Acres: 13.35
Frontage: 0.0
Average Depth: 0.0

Zoning:
PRE: 0.000

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:
MC NEELY, SAMANTHA
3219 W HORTON RD
SAND CREEK MI 49279

Description:

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
Liber/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:

HATT, JOSHUA & CARRIE
4445 W WESTON RD
SAND CREEK MI 49279

Description:

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

Liber/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
Owner's Name: GORNY, THOMAS E & KEMBERLY D
Property Address: 3757 W WESTON RD
SAND CREEK, MI 49279
Liber/Page: 2617-799
Split: 12/01/2020
Public Impr. Topography: None
None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: FAO FAIRFIELD TOWNSHIP
School: 46130 SAND CREEK COMMUNITY SCHOOLS
Neighborhood: FAO TWP OLDER 401

Created: 12/01/2020
Active: Active

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

Most Recent Permit Information

None Found

Liber/Page: 2617-799

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 77,800

2023 Taxable: 67,200

Acres: 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
Owner's Name: GIRARDOT, JUSTIN & AMY MARIE
Property Address: 10891 ARNOLD HWY
JASPER, MI 49248
Liber/Page: 2645-438
Split: 07/17/2014
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: FA0 TWP OLDER 401

Created: 07/17/2014
Active: Active

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
Liber/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

Liber/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	Acreeage:	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:

FIX, WILLIAM
MAGGIE S HILTON
4908 W MULBERRY RD
MORENCI MI 49256

Description:

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, NATHANAEAL.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 2618-288

Physical Property Characteristics

2024 S.E.V.: Tentative

2023 S.E.V.: 75,200

Zoning:

PRE: 100.000

2024 Taxable: Tentative

2023 Taxable: 65,730

Land Value: Tentative

Land Impr. Value: Tentative

Lot Dimensions:

Acreage: 11.70

Frontage: 0.0

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: FA0 TWP OLDER 401

Created: / /
Active: Active

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

Most Recent Permit Information

None Found

Liber/Page: 2623-376

Physical Property Characteristics

2024 S.E.V.: Tentative

2023 S.E.V.: 53,800

Zoning:

PRE: 100.000

2024 Taxable: Tentative

2023 Taxable: 47,670

Land Value: Tentative

Land Impr. Value: Tentative

Lot Dimensions:

Acres: 3.00

Frontage: 0.0

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

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

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts: