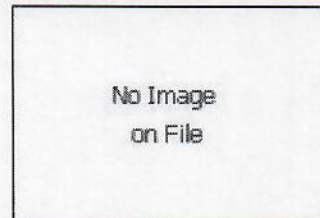


7

Neighborhoods Used: FAF.FAIRFIELD VILLAGE 401

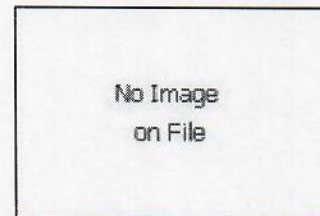
1036 SENECA ST  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 FAF-000-0021-00 12/09/2022 FAF 401 135,000 25,000  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RANCH 64 110,000 122,181 0.900



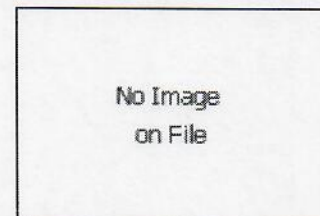
1110 CHURCH ST  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 FAF-000-0210-00 10/13/2022 FAF 401 75,000 25,000  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family CONVENTIONAL 49 50,000 94,643 0.528



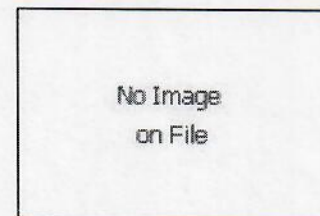
1128 SENECA ST  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 FAF-000-0061-00 09/26/2022 FAF 401 93,000 25,000  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family CONVENTIONAL 59 68,000 102,626 0.663



1094 DAVIS ST  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 FAF-460-0060-00 09/09/2022 FAF 401 79,900 30,000  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Mobile Home OTHER 46 49,900 39,612 1.260



10 S ADRIAN HWY  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 FAF-420-0060-00 06/30/2022 FAF 401 64,900 25,000  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Mobile Home OTHER 35 39,900 32,153 1.241



7475 JEFFERSON ST  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 FAF-400-0230-00 04/25/2022 FAF 401 118,000 26,053  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family CONVENTIONAL 59 91,947 113,595 0.809



7140 S ADRIAN HWY  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 FAF-103-2340-00 02/09/2022 FAF 401 175,000 27,480  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family TWO STORY 59 135,984 176,277 0.771  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 11536 14954 0.771



1014 SENECA ST  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 FAF-000-0011-00 11/09/2021 FAF 401 142,000 30,320  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family CONVENTIONAL 49 111,680 143,389 0.779



Neighborhoods Used: FAF, FAIRFIELD VILLAGE 401

1193 SENECA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
FAF-103-2850-00	08/26/2021 FAF	401	164,500	30,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONVENTIONAL	59	134,075	165,002
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	425	523	0.813	



Neighborhoods Used: FAF.FAIRFIELD VILLAGE 401

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
BI - LEVEL	0	0	0	0	0	0	
CAPE COD	0	0	0	0	0	0	
COLONIAL	0	0	0	0	0	0	
CONDO	0	0	0	0	0	0	
CONTEMPORARY	0	0	0	0	0	0	
CONVENTIONAL	0	0	0	0	381,223	238,032	
DUPLEX	0	0	0	0	0	0	
HISTORICAL	0	0	0	0	0	0	
LOG HOME	0	0	0	0	0	0	
MODULAR/MAN	0	0	0	0	0	0	
MULTI - FAMILY	0	0	0	0	0	0	
OTHER	0	0	0	0	0	0	
RANCH	0	0	0	122,181	0	0	
SINGLE STORY	0	0	0	0	0	0	
TRI - LEVEL	0	0	0	0	0	0	
TWO STORY	0	0	0	0	176,277	0	
	0	0	0	0	0	0	

Total Single Family Costs by Manual : 917,714  
 Total Mobile Home Costs by Manual : 71,765  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 15,477  
 Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
BI - LEVEL	0	0	0	0	0	0	
CAPE COD	0	0	0	0	0	0	
COLONIAL	0	0	0	0	0	0	
CONDO	0	0	0	0	0	0	
CONTEMPORARY	0	0	0	0	0	0	
CONVENTIONAL	0	0	0	0	294,022	161,680	
DUPLEX	0	0	0	0	0	0	
HISTORICAL	0	0	0	0	0	0	
LOG HOME	0	0	0	0	0	0	
MODULAR/MAN	0	0	0	0	0	0	
MULTI - FAMILY	0	0	0	0	0	0	
OTHER	0	0	0	0	0	0	
RANCH	0	0	0	110,000	0	0	
SINGLE STORY	0	0	0	0	0	0	
TRI - LEVEL	0	0	0	0	0	0	
TWO STORY	0	0	0	0	135,984	0	
	0	0	0	0	0	0	

Total Single Family Sale Residual Values : 701,686  
 Total Mobile Home Sale Residual Values : 89,800  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 11,961  
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>
# Valid Sales	9	# Invalid Sales	0	
		Coefficient of Dispersion (%)	13.23	
After Application of E.C.F.s		Coefficient of Variation (%)	8.30	
		Price Related Differential	0.993	
			1.015	

<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
BI - LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
CAPE COD	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
COLONIAL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
CONDO	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
CONTEMPORARY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
CONVENTIONAL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
DUPLEX	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 3)	0.679( 2)	
HISTORICAL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
LOG HOME	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
MODULAR/MAN	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
MULTI - FAMILY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
OTHER	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
RANCH	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 1)	1.000( 0)	1.000( 0)	
SINGLE STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
TRI - LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	
TWO STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	0.771( 1)	1.000( 0)	

Neighborhoods Used: FAF.FAIRFIELD VILLAGE 401

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

Single Family E.C.F. : 0.765 (7)  
 Mobile Home E.C.F. : 1.251 (2)  
 Mobile Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 0.773 (2)  
 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): FAF - FAIRFIELD VILLAGE 401

Max # of Res. Buildings: 300	Minimum E.C.F. (Residential): 0.25 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 1:34 PM

<b>Parcel:</b>	FAF-000-0011-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KUHN, SEAN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1014 SENECA ST ADRIAN, MI 49221	<b>Taxable Status</b>	TAXABLE
<b>Libers/Page:</b>	2629-129	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	FA0 FAIRFIELD TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46130 SAND CREEK COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	FAF FAIRFIELD VILLAGE 401
<b>Mailing Address:</b>		<b>Description:</b>	
KUHN, SEAN 1014 SENECA ST ADRIAN MI 49221		LOT 1 EX LD BEG AT NE COR SD LOT TH S 03^45'E 98 FT TH S 85^32'W 69 FT TH N 68^01'W 31.50 FT TH S 43^34'W 65.50 FT TH N 49^05'W 80 FT TO W'LY LI SD LOT TH N 40^55'E 101 FT TO SW COR LOT 13 TH E ALG N LI LOT 1 132 FT TO POB ORIG PLAT FAIRFIELD VILL ALSO EX SW'LY 7 FT OF LOT 1	

## Most Recent Sale Information

Sold on 11/09/2021 for 142,000 by JUNKO, KAREN F.

**Terms of Sale:** 03-ARM'S LENGTH

**Libers/Page:** 2629-129

## Most Recent Permit Information

Permit FA13-022 on 09/10/2013 for \$7,000 category GARAGE/CPT.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	69,900	<b>2023 Taxable:</b>	56,070	<b>Acreage:</b>	0.64
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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: 1  
Floor Area: 2,123  
Ground Area: 1,276  
Garage Area: 528  
Basement Area: 572  
Basement Walls:  
Estimated TCV: Tentative

# Real Estate Summary Sheet

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

10/04/2023 1:34 PM

<b>Parcel:</b>	FAF-000-0021-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	RUTTKOFSKY, MICHAEL & LOGAN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1036 SENECA ST ADRIAN, MI 49221	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2648-759	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	FA0 FAIRFIELD TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46130 SAND CREEK COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	FAF FAIRFIELD VILLAGE 401
<b>Mailing Address:</b>	RUTTKOFSKY, MICHAEL & LOGAN 1036 SENECA ST ADRIAN MI 49221	<b>Description:</b>	E 85 FT OF LOT 2 ORIG PLAT FAIRFIELD VILL. ALSO SW'LY 7 FT OF LOT 1

## Most Recent Sale Information

Sold on 12/09/2022 for 135,000 by RENDEL, JACOB R & MEGAN F.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2648-759

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	59,000	<b>2023 Taxable:</b>	59,000	<b>Acreage:</b>	0.28
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	92.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: RANCH  
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: 1,092  
Ground Area: 1,092  
Garage Area: 600  
Basement Area: 888  
Basement Walls:  
Estimated TCV: Tentative

# Real Estate Summary Sheet

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

10/04/2023 1:34 PM

<b>Parcel:</b>	FAF-000-0061-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KAUFMAN, RODRICK ALAN & HOLLY MARIE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1128 SENECA ST ADRIAN, MI 49221	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2644-875	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	FA0 FAIRFIELD TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46130 SAND CREEK COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	FAF FAIRFIELD VILLAGE 401
<b>Mailing Address:</b>		<b>Description:</b>	
KAUFMAN, RODRICK ALAN & HOLLY MARIE 1128 SENECA ST ADRIAN MI 49221		E 2/3 OF LOT 6 ORIG PLAT AND LOT 17 EX W 86 FT AND ALL OF LOT 18 OF ORRIN BAKERS ADD TO FAIRFIELD VILLAGE	

## Most Recent Sale Information

Sold on 09/26/2022 for 93,000 by GARNO, DANIEL J & JANEL R.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2644-875

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2024 S.E.V.:** Tentative

**2024 Taxable:** Tentative

**Lot Dimensions:**

**2023 S.E.V.:** 51,600

**2023 Taxable:** 51,600

**Acres:** 0.57

**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): 59

Heating System: Forced Hot Water

Electric - Amps Service: 0

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,252

Ground Area: 928

Garage Area: 512

Basement Area: 648

Basement Walls:

Estimated TCV: Tentative



# Real Estate Summary Sheet

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

10/04/2023 1:34 PM

<b>Parcel:</b>	FAF-000-0210-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WRIGHT, PEGGY JOANNE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1110 CHURCH ST ADRIAN, MI 49221	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2646-402	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	FA0 FAIRFIELD TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46130 SAND CREEK COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	FAF FAIRFIELD VILLAGE 401
<b>Mailing Address:</b>		<b>Description:</b>	
WRIGHT, PEGGY JOANNE 9904 ARNOLD HWY JASPER MI 49248		LOT 21 ORIGINAL PLAT FAIRFIELD VILLAGE	

## Most Recent Sale Information

Sold on 10/13/2022 for 75,000 by BLACK CREEK MANANGEMENT LLC.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2646-402

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	48,600	<b>2023 Taxable:</b>	48,600	<b>Acreeage:</b>	0.25
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	82.5
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: D  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 49  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,340  
Ground Area: 1,340  
Garage Area: 990  
Basement Area: 480  
Basement Walls:  
Estimated TCV: Tentative

# Real Estate Summary Sheet

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

10/04/2023 1:34 PM

<b>Parcel:</b>	FAF-103-2340-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GILGALLON, MATTHEW T	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	7140 S ADRIAN HWY ADRIAN, MI 49221	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2634-49	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	FA0 FAIRFIELD TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46130 SAND CREEK COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	FAF FAIRFIELD VILLAGE 401
<b>Mailing Address:</b>		<b>Description:</b>	
GILGALLON, MATTHEW T 7140 S ADRIAN HWY ADRIAN MI 49221		LD BEG 40 RDS W & 50-5/8 RDS S FROM NE COR SEC 3 T8S-R3E RUNN TH E 26-7/16 RDS TH S 8-1/8 RDS TH W 3- 1/2 RDS TH SW'LY 17-7/16 RDS TH NW'LY 10-15/16 RDS TH N 17-11/16 RDS TO POB - 2 ACRES ALSO LD N OF LOTS 15 & 16 ORIG PLAT OF FAIRFIELD VILL BEG AT NE COR LOT 15 TH N ON W LI OF HWY 7 RDS TH W 11-3/7 RDS TH S TO N LI LOT 16 TH E 11-3/7 RDS TO POB CONT .50 ACRE DESCRIPTIVE - FAIRFIELD VILLAGE	

## Most Recent Sale Information

Sold on 02/09/2022 for 175,000 by HORN, TAMMY K.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2634-49

## Most Recent Permit Information

Permit FABP-15-39 on 12/06/2015 for \$0 category REROOF.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	88,100	<b>2023 Taxable:</b>	88,100	<b>Acreeage:</b>	3.16
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD

Style: TWO STORY

Exterior:

% Good (Physical): 59

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 0

Full Baths: 2 Half Baths: 1

Floor Area: 2,371

Ground Area: 1,553

Garage Area: 247

Basement Area: 1,553

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 1:34 PM

<b>Parcel:</b>	FAF-103-2850-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BALES, BRANDI	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1193 SENECA ST ADRIAN, MI 49221	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2625-838	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	FA0 FAIRFIELD TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46130 SAND CREEK COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	FAF FAIRFIELD VILLAGE 401

## Mailing Address:

BALES, BRANDI  
1193 SENECA ST  
ADRIAN MI 49221

## Description:

LD BEG 813.12 FT W AND N 3^W 279.18 FT FROM E 1/4 POST SEC 3 T8S-R3E RUNN TH N 3^W 894.96 FT TO CTR OF SENECA ST TH N 43^51'E ALG CTR OF SD ST TO W LI OF UNION ST TH S 3^E 1048.08 FT TH S 87^23'W 213.18 FT TO POB 5 ACRES EX S 2.5 ACRES ALSO EX THAT PART OF LOTS 1 AND 2 PLAT OF O.J. AVERYS LYING WITHIN ABOVE DESC 5 ACRE PARCEL DESC. VILLAGE OF FAIRFIELD ALSO EX LD COMM AT A PT LOC 49.5 FT W OF NW COR OF LOT 9 F.GRANDY'S EXT. TO FAIRFIELD VILLAGE RUNN TH S 86 DEG 55'50"W 218.48 FT TH N 4 DEG 19'50"E 128.85 FT TH N 43 DEG 51'E 118 FT TH N 74 DEG 56'E 138.1 FT TO THE W'LY LI OF UNION ST TH S 3 DEG 4' 50"E ALG SD LINE 238.13 FT TO POB

## Most Recent Sale Information

Sold on 08/26/2021 for 164,500 by HINDES, KEN III & STEPHANIE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2625-838

## Most Recent Permit Information

Permit BP18-012 on 06/22/2018 for \$0 category DECK/PORCH.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	78,100	<b>2023 Taxable:</b>	62,370	<b>Acreage:</b>	1.25
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: D+5  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 59  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,301  
Ground Area: 1,498  
Garage Area: 360  
Basement Area: 1,316  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 1  
Estimated TCV: Tentative  
Cmts:

# Real Estate Summary Sheet

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

10/04/2023 1:34 PM

<b>Parcel:</b>	FAF-400-0230-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	PASLEY, MARSHALL L & MAEGEN A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	7475 JEFFERSON ST ADRIAN, MI 49221	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2638-676	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	FA0 FAIRFIELD TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46130 SAND CREEK COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	FAF FAIRFIELD VILLAGE 401
<b>Mailing Address:</b>		<b>Description:</b>	
PASLEY, MARSHALL L & MAEGEN A 570 MAIN ST MANITOU BEACH MI 49253		LOTS 23 AND 25 O.J. AVERYS ADD. TO VILL. OF FAIRFIELD	

## Most Recent Sale Information

Sold on 04/25/2022 for 118,000 by GARTEE, VERNON & SAYARD.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2638-676

## Most Recent Permit Information

Permit FABP-15-18 on 07/05/2015 for \$0 category REROOF.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	56,300	<b>2023 Taxable:</b>	56,300	<b>Acres:</b>	0.41
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	120.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	148.5

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: D+10  
Style: CONVENTIONAL  
Exterior:  
% Good (Physical): 59  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,336  
Ground Area: 1,144  
Garage Area: 576  
Basement Area: 384  
Basement Walls:  
Estimated TCV: Tentative

# Real Estate Summary Sheet

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

10/04/2023 1:34 PM

<b>Parcel:</b>	FAF-420-0060-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HOUCK, JOHN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	7475 S ADRIAN HWY ADRIAN, MI 49221	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2643-30	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	FA0 FAIRFIELD TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46130 SAND CREEK COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	FAF FAIRFIELD VILLAGE 401
<b>Mailing Address:</b>		<b>Description:</b>	
HOUCK, JOHN		LOTS 11 & 12 EX W 75 FT OF LOT 11 E.L. BAKERS ADDITION TO VILLAGE OF FAIRFIELD	
7475 S ADRIAN HWY			
ADRIAN MI 49221			

## Most Recent Sale Information

Sold on 06/30/2022 for 64,900 by KUHL, DONALD F.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2642-60

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2024 S.E.V.:** Tentative

**2024 Taxable:** Tentative

**Lot Dimensions:**

**2023 S.E.V.:** 21,500

**2023 Taxable:** 21,500

**Acres:** 0.43

**Zoning:**

**Land Value:** Tentative

**Frontage:** 74.0

**PRE:** 100.000

**Land Impr. Value:** Tentative

**Average Depth:** 254.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Mobile Home

Class: Fair

Style: OTHER

Exterior:

% Good (Physical): 35

Heating System: Warm & Cool Air

Electric - Amps Service: 0

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,188

Ground Area: 1,188

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 1:34 PM

<b>Parcel:</b>	FAF-460-0060-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BRININSTOOL, BRENT NATHAN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1094 DAVIS ST ADRIAN, MI 49221	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2645-120	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	FA0 FAIRFIELD TOWNSHIP
<b>Public Impr.:</b>	None	<b>School:</b>	46130 SAND CREEK COMMUNITY SCHOOLS
<b>Topography:</b>	None	<b>Neighborhood:</b>	FAF FAIRFIELD VILLAGE 401
<b>Mailing Address:</b>	BRININSTOOL, BRENT NATHAN 1094 DAVIS ST ADRIAN MI 49221	<b>Description:</b>	LOTS 6-7 AND 8 FRANCIS GRANDYS EXT OF GRANDYS ADD TO THE VILL OF FAIRFIELD

## Most Recent Sale Information

Sold on 09/09/2022 for 79,900 by SMALL, BONNIE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2645-120

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2024 S.E.V.:** Tentative

**2024 Taxable:** Tentative

**Lot Dimensions:**

**2023 S.E.V.:** 26,100

**2023 Taxable:** 26,100

**Acreage:** 0.67

**Zoning:**

**Land Value:** Tentative

**Frontage:** 176.2

**PRE:** 100.000

**Land Impr. Value:** Tentative

**Average Depth:** 165.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Mobile Home

Class: Fair

Style: OTHER

Exterior:

% Good (Physical): 46

Heating System: Warm & Cool Air

Electric - Amps Service: 0

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 868

Ground Area: 868

Garage Area: 576

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Fairfield Village ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
FAF-000-0011-00	1014 SENECA ST	11/09/21	\$142,000	MLC	03-ARMI'S LENGTH	\$142,000	\$48,200	33.94
FAF-000-0021-00	1036 SENECA ST	12/09/22	\$135,000	WD	03-ARMI'S LENGTH	\$135,000	\$44,500	32.96
FAF-000-0061-00	1128 SENECA ST	09/26/22	\$93,000	LC	03-ARMI'S LENGTH	\$93,000	\$39,100	42.04
FAF-000-0210-00	1110 CHURCH ST	10/13/22	\$75,000	WD	03-ARMI'S LENGTH	\$75,000	\$36,800	49.07
FAF-103-2340-00	7140 S ADRIAN HWY	02/09/22	\$175,000	WD	03-ARMI'S LENGTH	\$175,000	\$63,900	36.51
FAF-103-2850-00	1193 SENECA ST	08/26/21	\$164,500	WD	03-ARMI'S LENGTH	\$164,500	\$53,500	32.52
FAF-400-0230-00	7475 JEFFERSON ST	04/25/22	\$118,000	WD	03-ARMI'S LENGTH	\$118,000	\$42,600	36.10
FAF-420-0060-00	7475 S ADRIAN HWY	06/30/22	\$64,900	WD	03-ARMI'S LENGTH	\$64,900	\$18,900	29.12
FAF-460-0060-00	1094 DAVIS ST	09/09/22	\$79,900	WD	03-ARMI'S LENGTH	\$79,900	\$23,500	29.41
<b>Totals:</b>			<b>\$1,047,300</b>			<b>\$1,047,300</b>	<b>\$371,000</b>	

Sale. Ratio => 35.42  
 Std. Dev. => 6.36

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$146,465	\$30,320	\$111,680	\$143,389	0.779	2,123	\$52.60	FAF	8.3822
\$123,967	\$25,000	\$110,000	\$122,181	0.900	1,092	\$100.73	FAF	3.7617
\$108,127	\$25,000	\$68,000	\$102,626	0.663	1,252	\$54.31	FAF	20.0082
\$101,661	\$25,000	\$50,000	\$94,643	0.528	1,340	\$37.31	FAF	33.4383
\$185,218	\$27,480	\$147,520	\$191,231	0.771	2,371	\$62.22	FAF	9.1258
\$164,175	\$30,000	\$134,500	\$165,525	0.813	2,301	\$58.45	FAF	5.0119
\$118,065	\$26,053	\$91,947	\$113,595	0.809	1,336	\$68.82	FAF	5.3255
\$44,549	\$25,000	\$39,900	\$32,153	1.241	1,188	\$33.59	FAF	37.8260
\$54,084	\$30,000	\$49,900	\$39,612	1.260	868	\$57.49	FAF	39.7041
<b>\$1,046,311</b>		<b>\$803,447</b>	<b>\$1,004,955</b>			<b>\$58.39</b>		<b>6.3198</b>
		<b>E.C.F. =&gt;</b>		<b>0.799</b>	<b>Std. Deviation=&gt;</b>		<b>0.24358902</b>	
		<b>Ave. E.C.F. =&gt;</b>		<b>0.863</b>	<b>Ave. Variance=&gt;</b>		<b>18.0649</b>	
							<b>Coefficient of Var=&gt;</b>	



Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.
CONVENTIONAL		\$30,000	FAIRFIELD VILLAGE 401	401	49
RANCH		\$25,000	FAIRFIELD VILLAGE 401	401	64
CONVENTIONAL		\$25,000	FAIRFIELD VILLAGE 401	401	59
CONVENTIONAL		\$25,000	FAIRFIELD VILLAGE 401	401	49
TWO STORY		\$27,480	FAIRFIELD VILLAGE 401	401	59
CONVENTIONAL		\$30,000	FAIRFIELD VILLAGE 401	401	59
CONVENTIONAL		\$25,000	FAIRFIELD VILLAGE 401	401	59
OTHER		\$25,000	FAIRFIELD VILLAGE 401	401	35
OTHER		\$30,000	FAIRFIELD VILLAGE 401	401	46

20.9403372

Fairfield Village Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
FAF-000-0011-00	1014 SENECA ST	11/09/21	\$142,000	MLC	03-ARM'S LENGTH	\$142,000	\$48,200	33.94
FAF-000-0021-00	1036 SENECA ST	12/09/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$44,500	32.96
FAF-000-0061-00	1128 SENECA ST	09/26/22	\$93,000	LC	03-ARM'S LENGTH	\$93,000	\$39,100	42.04
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FAF-103-2340-00	7140 S ADRIAN HWY	02/09/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$63,900	36.51
FAF-103-2850-00	1193 SENECA ST	08/26/21	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$53,500	32.52
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FAF-420-0060-00	7475 S ADRIAN HWY	06/30/22	\$64,900	WD	03-ARM'S LENGTH	\$64,900	\$18,900	29.12
FAF-460-0060-00	1094 DAVIS ST	09/09/22	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$23,500	29.41
<b>Totals:</b>			<b>\$1,047,300</b>			<b>\$1,047,300</b>	<b>\$371,000</b>	

Sale. Ratio => 35.42  
 Std. Dev. => 6.36

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
\$146,465	\$25,535	\$30,000	0.64	0.64	#REF!	\$39,898	\$0.92	0.00	FAF
\$123,967	\$36,033	\$25,000	0.28	0.28	#REF!	\$129,151	\$2.96	92.00	FAF
\$108,127	\$9,873	\$25,000	0.57	0.57	#REF!	\$17,321	\$0.40	0.00	FAF
\$101,661	(\$1,661)	\$25,000	0.25	0.25	#REF!	(\$6,644)	(\$0.15)	82.50	FAF
\$185,218	\$17,262	\$27,480	3.16	3.16	#REF!	\$5,463	\$0.13	0.00	FAF
\$164,175	\$30,325	\$30,000	1.25	1.25	#REF!	\$24,260	\$0.56	0.00	FAF
\$118,065	\$24,935	\$25,000	0.41	0.41	#REF!	\$60,966	\$1.40	120.00	FAF
\$44,549	\$45,351	\$25,000	0.43	0.43	#REF!	\$105,223	\$2.42	74.00	FAF
\$54,084	\$55,816	\$30,000	0.67	0.67	#REF!	\$83,682	\$1.92	176.18	FAF
<b>\$1,046,311</b>	<b>\$243,469</b>	<b>\$242,480</b>	<b>7.66</b>	<b>7.66</b>					

Average per Net Acre=> 31,801.07 Average per SqFt=> \$0.73

Libert/Page	Land Table	Class	Rate Group 1
2629-129	FAIRFIELD VILLAGE 401	401	
2648-759	FAIRFIELD VILLAGE 401	401	A-AVG W/WTR
2644-875	FAIRFIELD VILLAGE 401	401	
2646-402	FAIRFIELD VILLAGE 401	401	A-AVG W/WTR
2634-49	FAIRFIELD VILLAGE 401	401	
2625-838	FAIRFIELD VILLAGE 401	401	
2638-676	FAIRFIELD VILLAGE 401	401	A-AVG W/WTR
2642-60	FAIRFIELD VILLAGE 401	401	A-AVG W/WTR
2645-120	FAIRFIELD VILLAGE 401	401	C-LG W/ WTR