

9

Neighborhoods Used: FAM.TWP MODERN 401

11972 SAND CREEK HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FA0-130-4850-00 10/06/2022 FAM 401 161,000 27,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 71 133,500 152,251 0.877



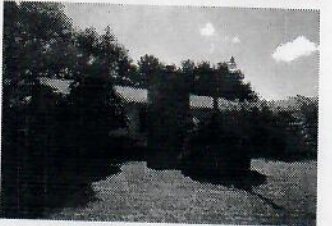
11975 S ADRIAN HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FA0-126-3625-00 06/16/2022 FAM 401 31,684 24,949
Agricultural Buildings: ResidualValue CostByManual E.C.F.
6735 25222 0.267



7740 BAKER HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FA0-102-4350-00 03/23/2022 FAM 401 250,000 20,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 71 230,000 292,078 0.787



7877 MORSE HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FA0-103-3600-00 01/20/2022 FAM 401 221,500 38,820
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 64 175,376 190,110 0.922
Agricultural Buildings: ResidualValue CostByManual E.C.F.
7304 7918 0.922



7 SAND CREEK HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FA0-105-3525-00 11/05/2021 FAM 401 189,000 23,996
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 79 143,719 189,903 0.757
Agricultural Buildings: ResidualValue CostByManual E.C.F.
21285 28125 0.757



7094 S ADRIAN HWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FA0-103-2310-00 10/08/2021 FAM 401 62,000 5,363
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 64 56,637 64,478 0.878



2520 W HORTON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FA0-109-1300-00 10/06/2021 FAM 401 253,000 35,408
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 76 202,687 242,913 0.834
Agricultural Buildings: ResidualValue CostByManual E.C.F.
14905 17863 0.834



Neighborhoods Used: FAM.TWP MODERN 401

Single Family Computed Costs by Manual

Table with 7 columns representing style categories (BI-LEVEL, COLONIAL, CONDO, etc.) and 7 rows of cost data. Includes values like 91.100, 81.90, 71.80, 61.70, 51.60, 0.50.

Total Single Family Costs by Manual : 1,131,733
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 79,128
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns representing style categories and 7 rows of residual values. Includes values like 91.100, 81.90, 71.80, 61.70, 51.60, 0.50.

Total Single Family Sale Residual Values : 941,919
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 50,229
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 3 columns: # Valid Sales, # Invalid Sales, and Coefficient of Dispersion/Variation/Price Related Differential. Values include 7, 1, 9.76, 13.89, 10.64, 1.034, 1.041.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns representing style categories and 7 rows of economic condition factor estimates. Values are mostly 1.000(0) with some variations like 0.877(1) and 0.911(2).

Neighborhoods Used: FAM.TWP MODERN 401

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

Single Family E.C.F. : 0.832 (6)
Mobile Home E.C.F. : 1.000 (0)
1 Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.635 (4)
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): FAM - TWP MODERN 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 2:44 PM

Parcel:	FA0-102-4350-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MCCOMB, MEGAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7740 BAKER HWY JASPER, MI 49248	Taxable Status	TAXABLE
Liber/Page:	2639-771	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FAM TWP MODERN 401

Mailing Address:

MCCOMB, MEGAN
MICHAEL BRUCE CLENDENNIN
7740 BAKER HWY
JASPER MI 49248

Description:

LD BEG 1419.5 FT N 1 DEG 34'W FROM SE COR SEC 2 T8S-R3E RUNN TH S 88 DEG 26'W 254 FT TH N 1 DEG 34'W 344.5 FT TH N 88 DEG 26'E 254 FT TH S 344.5 FT TO POB SEC 2

Most Recent Sale Information

Sold on 03/23/2022 for 250,000 by NICHPOR, BRADLEY V.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2636-103

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	132,000	2023 Taxable:	132,000	Acreeage:	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: 1991
Occupancy: Single Family
Class: C+5
Style: RANCH
Exterior:
% Good (Physical): 71
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,848
Ground Area: 1,848
Garage Area: 2,080
Basement Area: 1,848
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 2:44 PM

Parcel:	FA0-103-2310-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LIBEY, CALLIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7094 S ADRIAN HWY ADRIAN, MI 49221	Taxable Status	TAXABLE
Liber/Page:	2627-418	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FAM TWP MODERN 401

Mailing Address:

LIBEY, CALLIE
TARON SETLIFF
7094 S ADRIAN HWY
ADRIAN MI 49221

Description:

LD BEG 660 FT S FROM NE COR SEC 3 RUNN TH W 185 FT TH N 46 FT TH E 185 FT TH S 46 FT TO POB SEC 3

Most Recent Sale Information

Sold on 10/08/2021 for 62,000 by BURKETT, BRENDA L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2627-418

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	29,600	2023 Taxable:	29,600	Acreage:	0.20
Zoning:		Land Value:	Tentative	Frontage:	46.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	185.0

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior:
% Good (Physical): 64
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 1
Full Baths: 1 Half Baths: 0
Floor Area: 775
Ground Area: 775
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 2:44 PM

Parcel:	FA0-103-3600-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WARNER, KENDRA J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7877 MORSE HWY ADRIAN, MI 49221	Taxable Status:	TAXABLE
Liber/Page:	2654-360	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FAM TWP MODERN 401

Mailing Address:

WARNER, KENDRA J
7877 MORSE HWY
ADRIAN MI 49221

Description:

LD DES AS BEG ON THE W LI OF SD SEC 548 FT N01^48'48"W FROM THE SW COR OF SD SEC TH N01^48'48"W 237 FT ALG THE SD W LI OF SD SEC TH N88^11'12"E 775 FT TH S01^48'48"E 237 FT TH S88^11'12"W 775 FT TO THE POB (SURVEY 4.22 AC)
2/2/2022 PT COMB FROM FA0-103-3050-00 & PT COMB TO FA0-103-3050-00

Most Recent Sale Information

Sold on 01/20/2022 for 221,500 by CARPENTER, BONNIE LEE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2634-34

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	102,300	2023 Taxable:	102,300	Acreage:	4.60
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: 1977

Occupancy: Single Family

Class: C

Style: RANCH

Exterior:

% Good (Physical): 64

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 1 Half Baths: 1

Floor Area: 1,488

Ground Area: 1,488

Garage Area: 700

Basement Area: 1,488

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 2:44 PM

Parcel:	FA0-105-3525-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SKAMPO, MARVIN C & VICKY L	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7777 SAND CREEK HWY SAND CREEK, MI 49279	Taxable Status	TAXABLE
Liber/Page:	2641-107	Prev. Taxable Stat	TAXABLE
Split:	10/14/2016	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FAM TWP MODERN 401

Mailing Address:

SKAMPO, MARVIN C & VICKY L
7777 SAND CREEK HWY
SAND CREEK MI 49279

Description:

LD DES AS BEG ON THE W LI OF SEC 5 T8S R3E 1107.40 FT N00°31'02"W FROM THE SW COR OF SD SEC TH N00°31'02"W 220 FT ALG SD W LI TH N89°43'45"E 610 FT ALG THE N LI OF THE SW1/4 OF SW1/4 OF SD SEC TH S00°31'02"E 220 FT TH S89°43'45"W 610 FT TO THE POB (SURVEY 3.08 AC)
SPLIT ON 10/14/2016 FROM FA0-105-3550-00

Most Recent Sale Information

Sold on 11/05/2021 for 189,000 by WHITE, WILMA J, ESTATE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2629-151

Most Recent Permit Information

Permit PB22-10 on 04/02/2022 for \$0 category POLE BARN.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	90,100	2023 Taxable:	90,100	Acreeage:	3.08
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: RANCH
Exterior:
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,085
Ground Area: 1,085
Garage Area: 750
Basement Area: 1,085
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 3
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 2:44 PM

Parcel:	FA0-109-1300-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FRANCOEUR, TERRY L & DARCI K	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2520 W HORTON RD SAND CREEK, MI 49279	Taxable Status	TAXABLE
Liber/Page:	2627-600	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FAM TWP MODERN 401
Created:	//		
Active:	Active		

Mailing Address:

FRANCOEUR, TERRY L & DARCI K
2520 W HORTON RD
SAND CREEK MI 49279

Description:

ALL THAT PART OF THE FOLLOWING LYING W OF THE CNETERLI OF BAKER MAY DRAIN DES AS LD BEG AT N 1/4 POST SEC 9 RUNN TH S 0 DEG 31'57"W ALG N & S 1/4 LI 1746.11 FT TO CTR LI FAIRFIELD RD TH ALG CTR SD RD S 4 DEG 31'10"W 379.91 FT TH S 39 DEG 51'30"W 525.08 FT TH N 89 DEG 15"W 389.10 FT TH N 22 DEG 33'49"E 216.91 FT TH N 46 DEG 31'50"E 272.06 FT TH N 2 DEG 43'04"E 182.60 FT TH N 35 DEG 31"E 164.51 FT TH N 1 DEG 01'03"E 492.41 FT TH N 0 DEG 02'57"E 1330.43 FT TO N LI SEC 9 TH S 89 DEG 02'35"E 378.18 FT TO POB EX LD COMM ON N-S 1/4 LI SEC 9 AT A PT 944.65 FT S 00^31'57" W FROM N 1/4 COR SD SEC RUNN TH S 00^31'57" W 235.62 FT TH N 26^44'33" W 127.40 FT TH N 02^09'54" W 122.54 FT TH S 89^28'03" E 64.15 FT TO POB
ALSO THAT PT OF THE FOLLOWING DES LD LYING W OF THE CNTRLI OF BAKER MAY DRAIN DES AS COMM AT THE N1/4 COR OF SEC 9 T8S R3E & RUNN TH S00^31'57"W ALG THE N-S1/4 LI OF SD SEC 1746.11 FT TO THE INTERSECTION OF SD LI WITH THE CNTRLI OF FAIRFIELD RD THE S04^31'10"W ALG SD CNTRLI 379.91 FT T A DEFLECTION IN SD CNTRLI OF FAIRFIELD RD TH S39^51'30"W ALG SD CNTRLI 525.08 FT TH N89^00'15"W 389.10 FT TH N22^33'49"E 216.91 FT TH N46^

Most Recent Sale Information

Sold on 10/06/2021 for 253,000 by PEARCY, EVELYN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2627-600

Most Recent Permit Information

Permit FABP-15-14 on 06/25/2015 for \$0 category REROOF.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	127,300	2023 Taxable:	127,300	Acreage:	5.39
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: 1992
Occupancy: Single Family
Class: C+10
Style: RANCH
Exterior:
% Good (Physical): 76
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,360
Ground Area: 1,360
Garage Area: 440
Basement Area: 1,360
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 2:44 PM

Parcel:	FA0-127-4520-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	OSTING, TAYLOR M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1488 W MULBERRY RD JASPER, MI 49248	Taxable Status	TAXABLE
Liber/Page:	2645-849	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FAM TWP MODERN 401

Mailing Address:

OSTING, TAYLOR M
JOHNATHAN C CURTIS
1488 W MULBERRY RD
JASPER MI 49248

Description:

LD BEG 160 FT E OF SW COR OF SE 1/4 SEC 27 T8S R3E RUNN TH N 8 RDS TH E 170 FT TH S 8 RDS TH W 170 FT TO POB ALSO LD DES AS COMM AT THE S1/4 COR OF SEC 27 T8S R3E TH N88^50'47"E 330 FT ALG THE S LI OF SD SEC (CNTLRI OF W MULBERRY RD) FOR A POB TH CONT N88^50'47"E 38 FT ALG SD LI & SD RD TH N02^01'51"W 157.02 FT TH S88^50'47"W 208 FT TH S02^01'52"E 25 FT TH N88^50'47"E 170 FT TH S02^01'51"E 132.02 FT TO THE POB (SURVEY .235 AC)
01/11/2023 COMB FROM FR0-127-4525-00

Most Recent Sale Information

Sold on 09/23/2022 for 165,500 by SMITH, JEANETTE C (RAYMOND).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2645-849

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 75,600

2023 Taxable: 75,600

Acres: 0.75

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 Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,160

Ground Area: 1,160

Garage Area: 1,392

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 2:44 PM

Parcel: FA0-130-4850-00
Owner's Name: WOOD, BRENDAN & SAMANTHA
Property Address: 11972 SAND CREEK HWY
SAND CREEK, MI 49279
Liber/Page: 2646-214
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: FAM TWP MODERN 401

Mailing Address:

WOOD, BRENDAN & SAMANTHA
11972 SAND CREEK HWY
SAND CREEK MI 49279

Description:

5 ACRES IN SQ FORM OUT OF SE COR OF E 1/2 OF SE 1/4 SEC 30

Most Recent Sale Information

Sold on 10/06/2022 for 161,000 by PERKINS, CORY J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2646-214

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 77,300

2023 Taxable: 77,300

Acres: 5.00

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): 71

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,262

Ground Area: 1,262

Garage Area: 1,280

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Fairfield Township Modern Residential ECF 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-103-3600-00	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-109-1300-00	2520 W HORTON RD	10/06/21	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$113,300	44.78
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-130-4850-00	11972 SAND CREEK HWY	10/06/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$77,800	48.32
Totals:			\$1,302,000			\$1,302,000	\$576,500	

Sale. Ratio => **44.28**

Std. Dev. => **3.65**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$279,949	\$20,000	\$230,000	\$292,078	0.787	1,848	\$124.46	FAM	6.3099
\$62,748	\$5,363	\$56,637	\$64,478	0.878	775	\$73.08	FAM	2.7838
\$215,936	\$38,820	\$182,680	\$198,028	0.922	1,488	\$122.77	FAM	7.1934
\$221,135	\$23,996	\$165,004	\$218,028	0.757	1,085	\$152.08	FAM	9.3761
\$269,464	\$35,408	\$217,592	\$260,776	0.834	1,360	\$159.99	FAM	1.6161
\$164,206	\$11,250	\$154,250	\$171,861	0.898	1,160	\$132.97	FAM	4.6968
\$163,003	\$27,500	\$133,500	\$152,251	0.877	1,262	\$105.78	FAM	2.6282
\$1,376,441		\$1,139,663	\$1,357,499			\$124.45		

E.C.F. => 0.840 Std. Deviation=> 0.0603876
Ave. E.C.F. => 0.851 Ave. Variance=> 4.9435 Coefficient of Var=> 1.1030

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
RANCH	\$20,000		RESIDENTIAL LAND TABLE	401	71
RANCH	\$5,363		RESIDENTIAL LAND TABLE	401	64
RANCH	\$29,020		RESIDENTIAL LAND TABLE	401	64
RANCH	\$22,240		RESIDENTIAL LAND TABLE	401	79
RANCH	\$28,955		RESIDENTIAL LAND TABLE	401	76
CONVENTIONAL	\$11,250	FA0-127-4525-00	RESIDENTIAL LAND TABLE	401	64
CONVENTIONAL	\$27,500		RESIDENTIAL LAND TABLE	401	71

5 812010945

Fairfield Township Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/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

Sale. Ratio => 40.18
 Std. Dev. => 12.14

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libers/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

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RESIDENTIAL LAND TABLE 401

RESIDENTIAL LAND TABLE 401

RESIDENTIAL LAND TABLE 401

RESIDENTIAL LAND TABLE 401

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