

10

Neighborhoods Used: PLAT.OUTLYING PLATTED RESIDENTIAL

4837 SECTION RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
15 110 004 00	01/28/2021 PLAT	401	245,000	63,226
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	173,767	185,809
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	8007	8562	0.935	



4617 ST ANTHONY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
15 012 064 00	11/17/2020 PLAT	401	164,000	19,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.50 STORY	79	144,500	146,634
				E.C.F.
				0.985



10900 MAPLE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
15 012 118 00	11/01/2019 PLAT	401	75,000	19,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 STORY	48	55,500	59,903
				E.C.F.
				0.926



4691 CLEGG RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
15 170 020 00	05/16/2019 PLAT	401	95,000	15,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	93	80,000	83,374
				E.C.F.
				0.960



Neighborhoods Used: PLAT.OUTLYING PLATTED RESIDENTIAL

Statistics for this Analysis

Valid # Invalid	Coefficient of	Coefficient of	Price Related
Files Sales	Dispersion (%)	Variation (%)	Differential
4 2	1.46	2.03	1.001
After Application of E.C.F.s	0.00	0.00	1.000

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.960 (1)	1.000 (0)	1.000 (0)	0.935 (1)	1.000 (0)	1.000 (0)
1+ STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1.25 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	0.926 (1)
1.50 STORY	1.000 (0)	1.000 (0)	0.985 (1)	1.000 (0)	1.000 (0)	1.000 (0)
1.75 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
2.0 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
2.5 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
3 STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
BI-LEVEL	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 (0)	1.000 (0)
FARMHOUSE	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
MODULAR	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
QUAD-LEVEL	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)
	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)

Single Family E.C.F. : 0.954 (4)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.935 (1)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2019
 Ending Date: 03/31/2021
 Terms Selected: 2
 Analyze by Style:
 Analyze by %Good: X
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): PLAT - OUTLYING PLATTED RESIDENTIAL

Max # of Res. Buildings: 400 Minimum E.C.F. (Residential): 0.40
 Maximum E.C.F. (Residential): 3.00
 Max # of Ag. Buildings: 400 Minimum E.C.F. (Agricultural): 0.40
 Maximum E.C.F. (Agricultural): 3.00
 Max # of C/I Buildings: 400 Minimum E.C.F. (Commercial): 0.10
 Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/16/2021 2:13 PM

Parcel:	15 012 064 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MALLOW SARAH G	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4617 ST ANTHONY RD TEMPERANCE, MI 48182	Taxable Status:	TAXABLE
		Prev. Taxable Status:	TAXABLE
		Gov. Unit:	15 WHITEFORD TOWNSHIP
		MAP #:	
Liber/Page:	2020R25492	School:	58030 BEDFORD PUBLIC SCHOOLS
Split:	//	Neighborhood:	PLAT OUTLYING PLATTED RESIDENTIAL
Public Impr.:	Paved Road, Electric, Gas		
Topography:	Level		

Mailing Address:

MALLOW SARAH G
4617 ST ANTHONY RD
TEMPERANCE MI 48182

Description:

* SEC 12 T8S R6E .20 AC COM 412.5 FT N 88 DEG 30' W FR THE NE COR OF NW 1/4 OF SE 1/4 TH N 88 DEG 30' W 65.375 FT TH S 1 DEG 30' W 136.5 FT TH S 88 DEG 30' E 65.375 FT TH N 1 DEG 30' E 136.5 FT TO BEG.

Most Recent Sale Information

Sold on 11/17/2020 for 164,000 by MCCORMICK BRIAN & STEPHANIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2020R25492

Most Recent Permit Information

Permit 3624 on 03/05/2015 for \$6,000 category REROOF HOUSE.

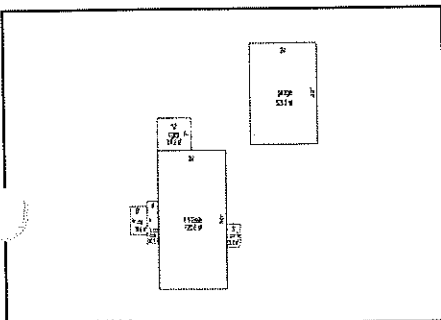
Physical Property Characteristics

2022 S.E.V.:	79,400	2022 Taxable:	70,500	Lot Dimensions:	
2021 S.E.V.:	70,500	2021 Taxable:	70,500	Acreage:	0.20
Zoning:	R-3	Land Value:	19,500	Frontage:	65.0
PRE:	100.000	Land Impr. Value:	0	Average Depth:	136.0

Improvement Data

of Residential Buildings: 1
Year Built: 1937
Occupancy: Single Family
Class: CD
Style: 1.50 STORY
Exterior: Brick/Siding
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,260
Ground Area: 720
Garage Area: 528
Basement Area: 720
Basement Walls:
Estimated TCV: 139,302

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/16/2021 2:13 PM

Parcel:	15 012 118 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	EFF COURTNEY M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	10900 MAPLE ST TEMPERANCE, MI 48182	Taxable Status:	TAXABLE
		Prev. Taxable Status:	TAXABLE
		Gov. Unit:	15 WHITEFORD TOWNSHIP
		MAP #:	
Liber/Page:	2019R19802	School:	58030 BEDFORD PUBLIC SCHOOLS
Split:	//	Neighborhood:	PLAT OUTLYING PLATTED RESIDENTIAL
Public Impr.:	Paved Road, Electric, Gas		
Topography:	Level		

Mailing Address:	Description:
EFF COURTNEY M 10900 MAPLE ST TEMPERANCE MI 48182	878-866 979-255 SEC 12 T8S R6E .10 AC COM 412.50 FT N 88 DEG 30' W & 486.50 FT S 1 DEG 30' W FR THE NE COR OF NW 1/4 OF SE 1/4 OF SEC 12 T8S R6E TH N 88 DEG 30' W 65.375 FT TH S 1 DEG 30' W 70 FT TH S 88 DEG 30' E 65.375 FT TH N 1 DEG 30' E 70 FT TO THE P O B.

Most Recent Sale Information

Sold on 11/01/2019 for 75,000 by GRIMES MICHAEL II & FRIEND JENNIFER.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2019R19802

Most Recent Permit Information

None Found

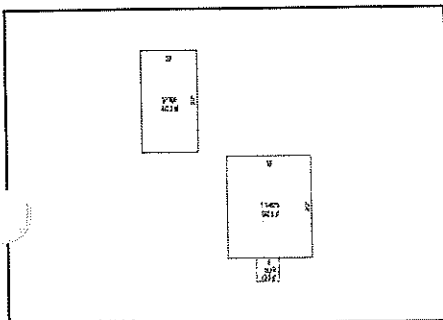
Physical Property Characteristics

2022 S.E.V.:	38,200	2022 Taxable:	32,600	Lot Dimensions:	
2021 S.E.V.:	32,600	2021 Taxable:	32,600	Acreage:	0.10
Zoning:	R-3	Land Value:	19,500	Frontage:	65.0
PRE:	100.000	Land Impr. Value:	0	Average Depth:	70.0

Improvement Data

of Residential Buildings: 1
Year Built: 1948
Occupancy: Single Family
Class: CD
Style: 1.25 STORY
Exterior: Wood Siding
% Good (Physical): 48
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 825
Ground Area: 660
Garage Area: 440
Basement Area: 660
Basement Walls:
Estimated TCV: 56,908

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/16/2021 2:13 PM

Parcel: 15 110 004 00
Owner's Name: MEINHART KELLY
Property Address: 4837 SECTION RD
OTTAWA LAKE, MI 49267
Liber/Page: 2021R03736 **Created:** //
Split: // **Active:** Active
Public Impr.: Paved Road, Electric, Gas
Topography: Level, Landscaped

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 15 WHITEFORD TOWNSHIP
MAP #:
School: 58110 WHITEFORD AGR SCHOOL DIST
Neighborhood: PLAT OUTLYING PLATTED RESIDENTIAL

Mailing Address:

MEINHART KELLY
4837 SECTION RD
OTTAWA LAKE MI 49267

Description:

* HOMESITE ACRES LOTS 4 91 & 92

Most Recent Sale Information

Sold on 01/28/2021 for 245,000 by PERRY JACOB & TAYLOR DYLAN R.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R03736

Most Recent Permit Information

Permit 87458 on 12/10/2020 for \$0 category REMODEL BUILDING.

Physical Property Characteristics

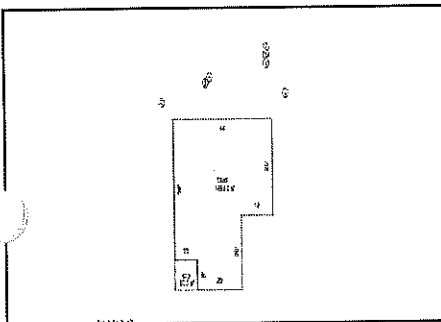
2022 S.E.V.:	124,200	2022 Taxable:	124,200	Lot Dimensions:	
2021 S.E.V.:	122,200	2021 Taxable:	122,200	Acreage:	2.06
Zoning:	R-1	Land Value:	60,900	Frontage:	203.0
PRE:	0.000	Land Impr. Value:	2,326	Average Depth:	442.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,168
Ground Area: 2,168
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: 176,519

of Agricultural Buildings: 1
Estimated TCV: 8,562
Cmts:

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/16/2021 2:13 PM

Parcel: 15 170 020 00
Owner's Name: JARVIS PAIGE M
Property Address: 4691 CLEGG RD
OTTAWA LAKE, MI 49267
Liber/Page: 2019R08441 **Created:** //
Split: // **Active:** Active
Public Impr.: Paved Road, Electric, Gas
Topography: Level

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 15 WHITEFORD TOWNSHIP
MAP #
School: 58110 WHITEFORD AGR SCHOOL DIST
Neighborhood: PLAT OUTLYING PLATTED RESIDENTIAL

Mailing Address:

JARVIS PAIGE M
4691 CLEGG RD
OTTAWA LAKE MI 49267

Description:

W-20A WALNUT GROVE PLACE W 50 FT OF LOT 20.

Most Recent Sale Information

Sold on 05/16/2019 for 95,000 by PEARSALL WILLIAM.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2019R08441

Most Recent Permit Information

Permit 3819 on 01/08/2018 for \$7,000 category GARAGE.

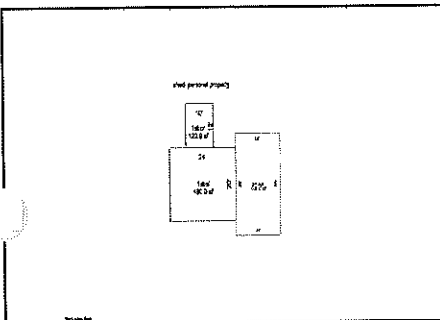
Physical Property Characteristics

2022 S.E.V.:	47,100	2022 Taxable:	41,200	Lot Dimensions:	
2021 S.E.V.:	41,200	2021 Taxable:	41,200	Acreage:	0.25
Zoning:	R-3	Land Value:	15,000	Frontage:	50.0
PRE:	100.000	Land Impr. Value:	0	Average Depth:	217.0

Improvement Data

of Residential Buildings: 1
Year Built: 1945
Occupancy: Single Family
Class: D
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 93
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 600
Ground Area: 600
Garage Area: 448
Basement Area: 0
Basement Walls:
Estimated TCV: 79,205

Sketch



Outlying Platted Parcels ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
15 012 064 00	4617 ST ANTHONY RD	11/17/20	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$44,700	27.26
15 012 118 00	10900 MAPLE ST	11/01/19	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$36,100	48.13
15 110 004 00	4837 SECTION RD	01/28/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$75,100	30.65
15 170 020 00	4691 CLEGG RD	05/16/19	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$38,100	40.11
Totals:			\$579,000			\$579,000	\$194,000	
							Sale. Ratio =>	33.51
							Std. Dev. =>	9.45

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	EGF Area	Dev. by Mean (%)
\$154,403	\$19,500	\$144,500	\$146,634	0.985	1,260	\$114.68	PLAT	7.1306
\$74,611	\$19,500	\$55,500	\$59,903	0.926	825	\$67.27	PLAT	1.2351
\$276,919	\$63,226	\$181,774	\$231,530	0.785	2,168	\$83.84	PLAT	12.9046
\$91,704	\$15,000	\$80,000	\$83,374	0.960	600	\$133.33	PLAT	4.5390
\$597,637		\$461,774	\$521,441			\$99.78		2.8571
				E.C.F. =>	0.886	Std. Deviation=>		0.08934955
				Ave. E.C.F. =>	0.914	Ave. Variance=>		6.4523
						Coefficient of Var=>		

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1.50 STORY	\$19,500		OUTLYING PLATTED RES	401	79
1.25 STORY	\$19,500		OUTLYING PLATTED RES	401	48
1 STORY	\$60,900		OUTLYING PLATTED RES	401	84
1 STORY	\$15,000		OUTLYING PLATTED RES	401	93

7.058287539

Outlying Platted Parcels Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
15 012 064 00	4617 ST ANTHONY RD	11/17/20	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$44,700	27.26
15 012 118 00	10900 MAPLE ST	11/01/19	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$36,100	48.13
15 100 056 10	EMERSON DR	11/25/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$149,100	44.51
15 110 004 00	4837 SECTION RD	01/28/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$75,100	30.65
15 170 020 00	4691 CLEGG RD	05/16/19	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$38,100	40.11
Totals:			\$914,000			\$914,000	\$343,100	

Sale. Ratio => 37.54

Std. Dev. => 8.93

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$146,928	\$29,097	\$12,025	65.0	136.0	0.20	0.20	\$448	\$143,335	\$3.29
\$67,136	\$19,889	\$12,025	65.0	70.0	0.10	0.10	\$306	\$191,240	\$4.39
\$290,968	\$81,587	\$37,555	203.0	336.0	0.78	0.39	\$402	\$104,198	\$2.39
\$253,574	\$28,981	\$37,555	203.0	442.0	2.06	2.06	\$143	\$14,068	\$0.32
\$85,954	\$18,296	\$9,250	50.0	217.0	0.25	0.25	\$366	\$73,478	\$1.69
\$844,560	\$177,850	\$108,410	586.0		3.40	3.00			
Average					Average		Average		Average
per FF=>			\$303		per Net Acre=>		52,324.21		per SqFt=>
									\$1.20

Actual Front	ECF Area	Libert/Page	Other Parcels In Sale	Land Table	Class
65.00		PLAT 2020R25492		OUTLYING PLATTED RES	401
65.00		PLAT 2019R19802		OUTLYING PLATTED RES	401
203.00		PLAT 2020R25839	15 100 061 00	OUTLYING PLATTED RES	402
203.00		PLAT 2021R03736		OUTLYING PLATTED RES	401
50.00		PLAT 2019R08441		OUTLYING PLATTED RES	401