

4

Palmyra Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
PAO-118-2240-00	3720 E US-223	05/12/22	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$87,700
PAO-118-1725-00	3361 E US-223	10/11/22	\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$174,400
PAO-122-2080-00	6573 ROUGET RD	09/20/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$61,200
PAO-122-3160-00	4692 ROBB HWY	06/16/21	\$204,900	WD	03-ARM'S LENGTH	\$204,900	\$90,800
PAO-126-2820-00	7980 E US-223	07/19/22	\$183,600	WD	03-ARM'S LENGTH	\$183,600	\$85,600
PAO-121-1350-00	5437 E CARLETON RD	03/14/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$71,800
PAO-110-3720-00	2803 LENAWE E HWY	07/06/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$72,100
PAO-122-2090-00	6583 ROUGET RD	03/04/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,300
PAO-116-2200-00	5641 PALMYRA RD	06/09/22	\$145,900	WD	03-ARM'S LENGTH	\$145,900	\$59,800
PAO-115-4650-00	6600 ROUGET RD	05/26/22	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$89,400
PAO-129-3425-00	4423 RAU HWY	03/31/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$69,800
PAO-129-2740-00	4796 COOK RD	01/21/22	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$68,900
PAO-120-1025-00	4021 E CARLETON RD	06/11/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$97,600
PAO-101-3570-00	8185 PIXLEY RD	07/08/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$50,000
PAO-119-2080-00	3595 E CARLETON RD	01/14/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$73,700
PAO-134-3550-00	6867 SCOTT HWY	03/17/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$64,000
PAO-108-1950-00	2431 HUMPHREY HWY	10/05/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$166,000
PAO-129-3900-00	4494 ENGLE RD	07/31/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$55,000
PAO-122-3650-00	4974 ROBB HWY	08/03/22	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$85,900
PAO-129-4580-00	5922 RAU HWY	01/06/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$53,000
PAO-119-1080-00	3047 E CARLETON RD	11/14/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$48,100
PAO-130-2390-00	3909 SHARP RD	06/10/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$64,000
Totals:			\$4,709,100			\$4,709,100	\$1,743,100

Sale. Ratio =>
Std. Dev. =>

Due to no improved 101 sales for this analysis, sales from the Palmyra Metes & Bounds ECF neighborhood were utilized to develop the 2024 Agricultural ECF. ECF of 0.954 was utilized for the 2024 year.

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
58.47	\$217,094	\$30,326	\$119,674	\$195,653	0.612	1,671	\$71.62		PM&B SINGLE STORY
46.51	\$445,328	\$248,234	\$126,766	\$206,484	0.614	1,260	\$100.61		PM&B RANCH
48.57	\$157,929	\$17,994	\$108,006	\$146,376	0.738	1,518	\$71.15		PM&B CONVENTIONAL
44.31	\$251,995	\$31,264	\$173,636	\$232,454	0.747	3,612	\$48.07		PM&B TWO-STORY
46.62	\$218,158	\$25,049	\$158,551	\$202,273	0.784	1,856	\$85.43		PM&B RANCH
44.90	\$187,322	\$17,566	\$142,334	\$177,672	0.801	1,358	\$104.81		PM&B RANCH
34.33	\$229,659	\$24,206	\$185,794	\$214,909	0.865	1,338	\$138.86		PM&B TWO-STORY
43.44	\$135,623	\$9,526	\$115,474	\$131,901	0.875	1,446	\$79.86		PM&B CONVENTIONAL
40.99	\$150,876	\$16,453	\$129,447	\$140,610	0.921	1,349	\$95.96		PM&B SINGLE STORY
39.75	\$231,848	\$13,749	\$211,151	\$228,137	0.926	2,095	\$100.79		PM&B RANCH
24.49	\$290,299	\$34,686	\$250,314	\$267,771	0.935	2,047	\$122.28		PM&B TWO-STORY
40.29	\$171,760	\$36,236	\$134,764	\$141,762	0.951	1,296	\$103.98		PM&B RANCH
33.66	\$286,998	\$31,129	\$258,871	\$268,998	0.962	2,972	\$87.10		PM&B TWO-STORY
36.76	\$129,173	\$18,250	\$117,750	\$116,500	1.011	1,488	\$79.13		PM&B TWO-STORY
33.50	\$192,621	\$18,703	\$201,297	\$181,923	1.106	1,721	\$116.97		PM&B BI - LEVEL
33.68	\$165,745	\$19,841	\$170,159	\$152,619	1.115	1,702	\$99.98		PM&B RANCH
35.32	\$399,860	\$79,969	\$390,031	\$339,316	1.149	1,884	\$207.02		PM&B LOG HOME
32.54	\$143,866	\$30,536	\$138,464	\$118,546	1.168	1,364	\$101.51		PM&B CONVENTIONAL
32.66	\$216,019	\$31,582	\$231,418	\$192,926	1.200	1,794	\$129.00		PM&B TWO-STORY
33.13	\$132,420	\$34,026	\$125,974	\$102,923	1.224	1,152	\$109.35		PM&B RANCH
20.05	\$191,528	\$34,175	\$205,725	\$164,595	1.250	1,201	\$171.29		PM&B CONVENTIONAL
30.48	\$160,621	\$17,437	\$192,563	\$150,218	1.282	1,056	\$182.35		PM&B RANCH
37.02	\$4,706,742		\$3,888,163	\$4,074,567	0.954		\$109.41		
8.55				Ave. E.C.F. =>	0.965				

E.C.F. =>

Ave. E.C.F. =>

Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
\$29,260		PALMYRA RESIDENTIAL M & B	401	64
\$247,173	PA0-118-1705-00	PALMYRA RESIDENTIAL M & B	401	76
\$15,750		PALMYRA RESIDENTIAL M & B	401	64
\$30,270		PALMYRA RESIDENTIAL M & B	401	51
\$20,750		PALMYRA RESIDENTIAL M & B	401	64
\$16,500		PALMYRA RESIDENTIAL M & B	401	64
\$21,800		PALMYRA RESIDENTIAL M & B	401	83
\$8,500		PALMYRA RESIDENTIAL M & B	401	65
\$15,000		PALMYRA RESIDENTIAL M & B	401	65
\$9,450		PALMYRA RESIDENTIAL M & B	401	59
\$33,620		PALMYRA RESIDENTIAL M & B	401	89
\$30,900		PALMYRA RESIDENTIAL M & B	401	75
\$30,135		PALMYRA RESIDENTIAL M & B	401	68
\$18,250		PALMYRA RESIDENTIAL M & B	401	54
\$17,250		PALMYRA RESIDENTIAL M & B	401	64
\$16,175		PALMYRA RESIDENTIAL M & B	401	64
\$78,570		PALMYRA RESIDENTIAL M & B	401	65
\$25,000		PALMYRA RESIDENTIAL M & B	401	46
\$27,500		PALMYRA RESIDENTIAL M & B	401	64
\$33,000		PALMYRA RESIDENTIAL M & B	401	59
\$31,545		PALMYRA RESIDENTIAL M & B	401	90
\$14,350		PALMYRA RESIDENTIAL M & B	401	65

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-101-3570-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HARPER, STEPHANIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8185 PIXLEY RD PALMYRA, MI 49268	Taxable Status:	TAXABLE
Liber/Page:	2622-196	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B

Mailing Address:

HARPER, STEPHANIE
8185 PIXLEY RD
PALMYRA MI 49268

Description:

LD DES AS COMM AT THE W1/4 COR OF SEC 1 T7S R4E TH S 1326.20 FT ALG THE W LI OF SD SEC (CNTRLI OF GROSVENOR HWY) TO THE CNTRLI OF PIXLEY HWY TH N81^31'45"E 245.52 FT ALG SD CNTRLI TH N70^41'16"E 146.55 FT (REC 141.84 FT) ALG SD CNTRLI FOR A POB TH CONT N70^41'16"E 136.93 FT ALG SD CNTRLI TH S15^00'40"E 79.79 FT TH S09^43'14"E 80.76 FT TH S01^14'34"E 77.87 FT TH S88^45'55"W 150.38 FT TH N04^25'00"W 193.04 FT TO POB (SURVEY 0.734 AC)

Most Recent Sale Information

Sold on 07/08/2021 for 136,000 by FRYE, ELONA M.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

Permit 23-0024 on 10/09/2023 for \$133,385 category POLE BARN.

Liber/Page: 2622-196

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	60,700	2023 Taxable:	52,080	Acres:	0.73
Financing:		Land Value:	Tentative	Frontage:	0.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: CD
Style: TWO-STORY
Exterior: Wood Siding
% Good (Physical): 54
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,488
Ground Area: 1,029
Garage Area: 0
Basement Area: 1,029
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-105-2125-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MARTINEZ, RENE O	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4613 ACADEMY RD ADRIAN, MI 49221	Taxable Status:	TAXABLE
Liber/Page:	2643-544	Prev. Taxable Stat:	TAXABLE
Split:	09/08/2020	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46010 ADRIAN CITY SCHOOL DISTRICT
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B

Mailing Address:

MARTINEZ, RENE O
ESMERALDA OCHOA
4613 ACADEMY RD
ADRIAN MI 49221

Description:

LD DES AS BEG ON THE N LI OF SEC 5 T7S R4E 115 FT S88^38'12"W FROM THE N1/4 COR OF SD SEC TH S01^21'48"E 200 FT TH S88^38'12"W 300 FT TH N01^21'48"W 200 FT TH N88^38'12"E 300 FT ALG SD N LI OF SD SEC TO THE POB (SURVEY 1.38 AC)
SPLIT ON 09/08/2020 FROM PA0-105-2100-00

Most Recent Sale Information

None Found

Most Recent Permit Information

Permit 22-0032 on 10/31/2022 for \$7,000 category SHED.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	104,100	2023 Taxable:	104,100	Acreage:	1.38
Financing:		Land Value:	Tentative	Frontage:	0.0
IRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+10
Style: TWO-STORY
Exterior: Wood Siding
% Good (Physical): 79
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,420
Ground Area: 791
Garage Area: 0
Basement Area: 791
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-108-1950-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HERB, TIFFANY & SHAWN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2431 HUMPHREY HWY PALMYRA, MI 49268	Taxable Status	TAXABLE
Liber/Page:	2646-454	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46010 ADRIAN CITY SCHOOL DISTRICT
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B

Mailing Address:

HERB, TIFFANY & SHAWN
2431 HUMPHREY HWY
PALMYRA MI 49268

Description:

LD BEG 1869.62 FT E FROM W 1/4 POST SEC 8 TH N 06^49'E 261.48 FT ALG CTR OF HUMPHREY HWY TH N 02^45'E 129.82 FT TH S 79^10'E 235.50 FT TH N 10^49'E 306.54 FT TO S'LY LI OF DEERFIELD RD TH S 79^10'E 846.16 FT TH S 10^49'W 70 FT TH S 79^10'E 101.35 FT TH S 86.51 FT TH S 41^04'E 271.37 FT TH S 71^37'E 237.44 FT TH N 66^37'E 197.04 FT TH S 22^34'E 109.02 FT TO E & W 1/4 LI TH W 1870.93 FT TO POB SEC 8

Most Recent Sale Information

Sold on 10/05/2022 for 470,000 by WINES, JAMES D & DEBORAH S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2646-454

Most Recent Permit Information

Permit 16-19 on 09/13/2016 for \$0 category SHED.

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 190,900

2023 Taxable: 190,900

Acreeage: 15.71

Financing:

Land Value: Tentative

Frontage: 0.0

IRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1960

Occupancy: Single Family

Class: BC

Style: LOG HOME

Exterior: Log

% Good (Physical): 65

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 2 Half Baths: 1

Floor Area: 1,884

Ground Area: 1,356

Garage Area: 0

Basement Area: 1,356

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 3

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-110-3720-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CLAYTON, DANIELLE N & MICHAEL O	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2803 LENAWEE HWY PALMYRA, MI 49268	Taxable Status:	TAXABLE
Liber/Page:	2622-524	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46010 ADRIAN CITY SCHOOL DISTRICT
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B
Mailing Address:	CLAYTON, DANIELLE N & MICHAEL O 2803 LENAWEE HWY PALMYRA MI 49268	Description:	LD DES AS COMM AT A PT ON THE W LI OF SEC 10 T7S R4E 371.08 FT N OF THE SW COR OF SD SEC TH N ALG SD SEC LI 138 FT TH E AT RIGHT ANGLES TO SAID SEC LI 222.70 FT TH S PAR WITH THE FIRST COURSE 203.33 FT TH N73^39'W 232.09 FT TO THE POB

Most Recent Sale Information

Sold on 07/06/2021 for 210,000 by WALLING, MATTHEW & LAURA M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2622-524

Most Recent Permit Information

Permit 23-0015 on 07/31/2023 for \$9,400 category SHED.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	107,400	2023 Taxable:	97,545	Acreage:	0.87
Assessment:		Land Value:	Tentative	Frontage:	0.0
Assessment RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: C+10
Style: TWO-STORY
Exterior: Alum., Vinyl
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,338
Ground Area: 1,100
Garage Area: 0
Basement Area: 1,100
Basement Walls: Poured
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-115-4650-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ESTERLINE, SAMANTHA J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6600 ROUGET RD PALMYRA, MI 49268	Taxable Status:	TAXABLE
Liber/Page:	2659-87	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B
Mailing Address:	ESTERLINE, SAMANTHA J 6600 ROUGET RD PALMYRA MI 49268	Description:	THAT PART OF SW 1/4 OF SE 1/4 SEC 15-T7S-R4E COMM IN N LI OF MONROE ST AT A PT 33 FT N AND 696.9 FT E OF S 1/4 POST SEC 15 FOR POB TH E 125 FT N 132 FT W 125 FT S 132 FT TO BEG SEC 15

Most Recent Sale Information

Sold on 05/26/2022 for 224,900 by KNIERIM, TAMARA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2640-163

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	109,000	2023 Taxable:	109,000	Acres:	0.38
Financing:		Land Value:	Tentative	Frontage:	0.0
IRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: C+5
Style: RANCH
Exterior:
% Good (Physical): 59
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 2,095
Ground Area: 2,095
Garage Area: 812
Basement Area: 2,095
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-116-2200-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MAYO, TERESA IRENE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5641 PALMYRA RD PALMYRA, MI 49268	Taxable Status:	TAXABLE
Liber/Page:	2640-844	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B

Mailing Address:

MAYO, TERESA IRENE
5641 PALMYRA RD
PALMYRA MI 49268

Description:

LD BEG AT N 1/4 POST SEC 16 TH N 88^E 80.52 FT TH S 47^41'E 173.58 FT FOR FUR POB RUNN TH S 47^41'E 120 FT TH S 42^19'W 216 FT TH N 47^41'W 120 FT TH N 42^19'E 216 FT TO POB-SEC 16

Most Recent Sale Information

Sold on 06/09/2022 for 145,900 by UNSINGER, CODEE A (FALL).

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 2640-844

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 70,700

2023 Taxable: 70,700

Acreeage: 0.60

Financing:

Land Value: Tentative

Frontage: 0.0

IRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1958

Occupancy: Single Family

Class: C+5

Style: SINGLE STORY

Exterior:

% Good (Physical): 65

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 1 Half Baths: 0

Floor Area: 1,349

Ground Area: 1,349

Garage Area: 392

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-118-2240-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BERNAL, MARIANA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3720 E US-223 ADRIAN, MI 49221	Taxable Status	TAXABLE
Liber/Page:	2639-766	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46010 ADRIAN CITY SCHOOL DISTRICT
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B

Mailing Address:

BERNAL, MARIANA
CARLOS ALBERTO MANDUJANO-TREJO
3720 E US-223
ADRIAN MI 49221

Description:

THAT PART OF NW 1/4 OF NE 1/4 SEC 18 BEG IN N'LY LI OF OLD HWY US-223 AT A PT 1289.09 FT S AND 934.91 FT E FROM N 1/4 POST RUNN TH N 417.67 FT TO SW'LY R/W LI OF T AND W RR CO TH S 42^13'E ALG SD R/W 568.4 FT TO N'LY LI OF SD HWY TH W ALG SD HWY 385.28 FT TO POB SEC 18 ALSO LD DES AS COMM AT THE E1/4 COR OF SD SEC TH S89^08'40"W 809.48 FT TH N 821.63 FT TH N59^32'30"W 141.28 FT TH N63^24'56"W 387.13 FT TH N70^28'45"W 318.76 FT TO PT ON THE CNTRLI OF HWY US-223 FOR A FUR POB & RUNN TH NW'ERLY ALG THE CNTRLI OF HWY ON A 2864.95 FT RAD CUR LEFT & ARC DIST OF 352.75 FT (CHD BEAR & DIST BEING N77^11'40"W 352.51 FT) TH N 61.20 FT TH S89^23'30"E 365.68 FT TH S09^16'14"W 137.24 FT TO POB (SURVEY 0.7965 AC)

Most Recent Sale Information

Sold on 05/12/2022 for 150,000 by TURPENING, JOHN E II & WENDY J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2639-766

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	102,500	2023 Taxable:	102,500	Acreage:	2.63
Zoning:		Land Value:	Tentative	Frontage:	0.0
AE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1955

Occupancy: Single Family

Class: C+5

Style: SINGLE STORY

Exterior:

% Good (Physical): 64

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 4

Full Baths: 1 Half Baths: 1

Floor Area: 1,671

Ground Area: 1,671

Garage Area: 649

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-119-1080-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SCOTT, JENNIFER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3047 E CARLETON RD ADRIAN, MI 49221	Taxable Status:	TAXABLE
Liber/Page:	2648-221	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46090 MADISON SCHOOL DISTRICT
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B

Mailing Address:

SCOTT, JENNIFER
3047 E CARLETON RD
ADRIAN MI 49221

Description:

LD BEG AT NW COR SEC 19 RUNN TH S 435.6 FT TH N 89^14'E 404.14 FT TH N 435.6 FT TO N LI OF SEC TH S 89^14'W 403.10 FT TO POB SEC 19

Most Recent Sale Information

Sold on 11/14/2022 for 239,900 by BURCH, ANDREW.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2648-221

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 57,600

2023 Taxable: 57,600

Acreage: 4.03

Financing:

Land Value: Tentative

Frontage: 0.0

IRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1950

Occupancy: Single Family

Class: CD

Style: CONVENTIONAL

Exterior: Vinyl

% Good (Physical): 90

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 1 Half Baths: 0

Floor Area: 1,201

Ground Area: 1,201

Garage Area: 616

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-119-2080-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	VONLINSOWE, JESSE MARTIN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3595 E CARLETON RD ADRIAN, MI 49221	Taxable Status:	TAXABLE
Liber/Page:	2632-651	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46010 ADRIAN CITY SCHOOL DISTRICT
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B

Mailing Address:

VONLINSOWE, JESSE MARTIN
3595 E CARLETON RD
ADRIAN MI 49221

Description:

LD BEG 358.92 FT E FROM N 1/4 POST SEC 19 RUNN TH E 150 FT TH S 200 FT TH W 150 FT TH N 200 FT TO POB SEC 19

Most Recent Sale Information

Sold on 01/14/2022 for 220,000 by FLORES, CAROLINE (AVERILL).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2632-651

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	90,300	2023 Taxable:	90,300	Acreage:	0.69
Financing:		Land Value:	Tentative	Frontage:	0.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1973
Occupancy: Single Family
Class: C+10
Style: BI - LEVEL
Exterior:
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 1
Floor Area: 1,721
Ground Area: 1,139
Garage Area: 563
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-120-1025-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MANGAS, JOSHUA & SARAH MARIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4021 E CARLETON RD ADRIAN, MI 49221	Taxable Status:	TAXABLE
Liber/Page:	2620-845	Prev. Taxable Stat:	TAXABLE
Split:	09/23/2016	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46010 ADRIAN CITY SCHOOL DISTRICT
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B

Mailing Address:

MANGAS, JOSHUA & SARAH MARIE
4021 E CARLETON RD
ADRIAN MI 49221

Description:

LD DES AS BEG AT THE NW COR OF SEC 20 T7S R4E (ALSO BEING THE NE COR OF SEC 19) TH S89^49'52"E 332.36 FT ALG THE N LI OF SD SEC 20 TH S04^29'09"W 337.81 FT TH N89^49'52"W 400 FT TH N04^29'09"E 337.89 FT TO THE N LI OF SD SEC 19 TH S89^45'40"E 67.64 FT ALG THE N LI OF SD SEC TO THE POB (SURVEY 3.09 AC)

SPLIT ON 09/23/2016 FROM PA0-120-1050-00

Most Recent Sale Information

Sold on 06/11/2021 for 290,000 by LUMA, DOUGLAS R.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2620-846

Most Recent Permit Information

Permit 17-32 on 08/07/2017 for \$0 category POLE BARN.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	135,800	2023 Taxable:	121,905	Acreage:	3.09
Financing:		Land Value:	Tentative	Frontage:	0.0
RE:	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: TWO-STORY
Exterior: Wood Siding
% Good (Physical): 68
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 2,972
Ground Area: 1,706
Garage Area: 728
Basement Area: 1,538
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 2
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel: PA0-121-1350-00	Current Class: 401.RESIDENTIAL-IMPROVED
Owner's Name: METZINGER, SCOTT A	Previous Class: 401.RESIDENTIAL-IMPROVED
Property Address: 5437 E CARLETON RD PALMYRA, MI 49268	Taxable Status: TAXABLE
Liber/Page: 2635-627	Prev. Taxable Stat: TAXABLE
Split: //	Gov. Unit: PA0 PALMYRA TOWNSHIP
Public Impr. Topography: None None	School: 46040 BLISSFIELD COMMUNITY SCHOOLS
	Neighborhood: PM&B PALMYRA RESIDENTIAL M&B
Mailing Address: METZINGER, SCOTT A 5437 E CARLETON RD PALMYRA MI 49268	Description: THAT PART OF E 1/2 OF NW 1/4 SEC 21 T7S-R4E COMM AT A PT ON N LI SD SEC 226.50 FT W OF N 1/4 POST RUNN TH S 283 FT TH W 102 FT TH N 283 FT TH E 102 FT TO POB SEC 21

Most Recent Sale Information

Sold on 03/14/2022 for 159,900 by PSP PROPERTIES LLC.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

Permit 17-47 on 10/30/2017 for \$0 category REROOF.

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 87,800	2023 Taxable: 87,800	Acreeage: 0.66
Financing:	Land Value: Tentative	Frontage: 0.0
Assessment: 100,000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1978
Occupancy: Single Family
Class: C+5
Style: RANCH
Exterior: Vinyl
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,358
Ground Area: 1,358
Garage Area: 612
Basement Area: 1,358
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-122-2080-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GIBSON, ADAM	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6573 ROUGET RD PALMYRA, MI 49268	Taxable Status:	TAXABLE
Liber/Page:	2626-489	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B

Mailing Address:

GIBSON, ADAM
BRIAN LA TOUR
6573 ROUGET RD
PALMYRA MI 49268

Description:

LD BEG 477.77 FT E FROM N 1/4 POST SEC 22 RUNN TH E 112.91 FT TH S 195.20 FT TH W 118.52 FT TO SE COR LOT 42 SUPV PLAT NO 1 OF PALMYRA TH N 194.68 FT TO POB EX E 50 FT SEC 22 ALSO LD BEG 388.89 FT E & 194.25 FT S FROM N-1/4 POST SEC 22 RUNN TH E 86.90 FT TO SE COR LOT 42 TH E 67.36 FT TH S 100.18 FT TH W 155.34 FT TH N 100.12 FT TO POB - SEC 22

Most Recent Sale Information

Sold on 09/20/2021 for 126,000 by SHAFFER, RYAN.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

Permit 23-0023 on 10/08/2023 for \$0 category REROOF.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	74,000	2023 Taxable:	65,730	Acreage:	0.63
Zoning:		Land Value:	Tentative	Frontage:	0.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: D+10
Style: CONVENTIONAL
Exterior:
% Good (Physical): 64
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,518
Ground Area: 918
Garage Area: 575
Basement Area: 918
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel: PA0-122-2090-00
Owner's Name: RODGERS, LOGAN & JORDAN
Property Address: 6583 ROUGET RD
PALMYRA, MI 49268
Liber/Page: 2658-454
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: PA0 PALMYRA TOWNSHIP
School: 4604 BLISSFIELD COMMUNITY SCHOOLS
Neighborhood: PM&B PALMYRA RESIDENTIAL M&B

Mailing Address:

RODGERS, LOGAN & JORDAN
6583 ROUGET RD
PALMYRA MI 49268

Description:

LD BEG 540.68 FT E FROM N 1/4 POST SEC 22 RUNN TH E 50 FT TH S 295.38 FT TH W 50.18 FT TH N 295.12 FT TO POB - SEC 22

Most Recent Sale Information

Sold on 08/02/2023 for 139,000 by BYRD, DAVID.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 2658-454

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 63,600

2023 Taxable: 63,600

Acres: 0.34

Financing:

RE: 100.000

Land Value: Tentative

Frontage: 0.0

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1940

Occupancy: Single Family

Class: CD

Style: CONVENTIONAL

Exterior:

% Good (Physical): 65

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 4

Full Baths: 1 Half Baths: 0

Floor Area: 1,446

Ground Area: 846

Garage Area: 280

Basement Area: 846

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel: PA0-122-3160-00
Owner's Name: DAVIS, ERIC JOSHUA
Property Address: 4692 ROBB HWY
PALMYRA, MI 49268
Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: PA0 PALMYRA TOWNSHIP
School: 46040 BLISSFIELD COMMUNITY SCHOOLS
Neighborhood: PM&B PALMYRA RESIDENTIAL M&B

Liber/Page: 2621-98
Split: 06/17/2008
Created: 06/17/2008
Active: Active

Public Impr.: None
Topography: None

Mailing Address:

DAVIS, ERIC JOSHUA
4692 ROBB HWY
PALMYRA MI 49268

Description:

LD DES AS BEG 676.50 FT S ALG THE W LI OF SEC 22 T7S R4E & 773.25 FT S89^20'23"E FROM THE W1/4 COR OF SD SEC TH S89^20'23"E 191.55 FT TH S03^25'36"W 150 FT TH S89^20'23"E 150 FT TH S03^25'36"W 321.64 FT ALG THE CNTRLI OF ROBB HWY TH N89^20'23"W 341.55 FT TH N03^25'36"E 471.64 FT TO THE POB (SURVEY 3.18 AC) SPLIT ON 06/17/2008 FROM PA0-122-3150-00;

Most Recent Sale Information

Sold on 06/16/2021 for 204,900 by MILLER, LANCE F.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

Permit 17-24 on 07/05/2017 for \$0 category REMODEL.

Liber/Page: 2621-99

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 119,400

2023 Taxable: 105,210

Acreeage: 3.18

Financing:

Land Value: Tentative

Frontage: 0.0

IRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 2

Year Built: 0

Occupancy: Single Family

Class: CD

Style: TWO-STORY

Exterior:

% Good (Physical): 51

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 3 Half Baths: 0

Floor Area: 3,612

Ground Area: 2,940

Garage Area: 308

Basement Area: 672

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 5

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel: PA0-122-3650-00	Current Class: 401.RESIDENTIAL-IMPROVED
Owner's Name: BUXTON, THOMAS & SARAH	Previous Class: 401.RESIDENTIAL-IMPROVED
Property Address: 4974 ROBB HWY PALMYRA, MI 49268	Taxable Status: TAXABLE
Liber/Page: 2644-373	Prev. Taxable Stat: TAXABLE
Split: / /	Gov. Unit: PA0 PALMYRA TOWNSHIP
Public Impr.: None	School: 46040 BLISSFIELD COMMUNITY SCHOOLS
Topography: None	Neighborhood: PM&B PALMYRA RESIDENTIAL M&B
Mailing Address: BUXTON, THOMAS & SARAH 4974 ROBB HWY PALMYRA MI 49268	Description: LD BEG 584.6 FT E FROM SW COR SEC 22 RUNN TH N 2 DEG 37'30"E 210 FT TH E 415.3 FT TO CTR LI ROBB HWY TH S 2 DEG 37'30"W 210 FT TH W 415.3 FT TO POB

Most Recent Sale Information

Sold on 08/03/2022 for 263,000 by DODGE, PHILIP J & JUDY L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2644-373

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 101,800	2023 Taxable: 101,800	Acreage: 2.00
Financing:	Land Value: Tentative	Frontage: 0.0
RE: 100.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: C
Style: TWO-STORY
Exterior:
% Good (Physical): 64
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,794
Ground Area: 1,106
Garage Area: 794
Basement Area: 688
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-126-2820-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HAMMACK, RANDI L & DOUGLAS F	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7980 E US-223 BLISSFIELD, MI 49228	Taxable Status:	TAXABLE
Liber/Page:	2646-225	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B
Created:	//		
Active:	Active		

Mailing Address:

HAMMACK, RANDI L & DOUGLAS F
7980 E US-223
BLISSFIELD MI 49228

Description:

LD BEG ON N'LY LI OF RR R/W 250.03 FT N OF E 1/4 POST SEC 26 TH NW'LY ALG N'LY LI SD R/W 234.63 FT FOR FUR POB RUNN TH N 218.84 FT TO CTR OF DITCH TH NW'LY 125 FT TH S 216.74 FT TO N'LY R/W LI OF RR TH SE'LY ALG SD R/W LI 125 FT TO POB SEC 26 ALSO LD LOC 251.05 FT N 1 DEG 24'E AND 359.48 FT N71 DEG 0'45"W FROM E 1/4 COR SEC 26 RUNN TH N 71 DEG 0' 45"W 50 FT TH N 1 DEG 8'E 217.03 FT TH S 70 DEG 42'24"E 50.09 FT TH S 1 DEG 08'W 216.75 FT TO POB

Most Recent Sale Information

Sold on 07/19/2022 for 183,600 by AUSMUS, JANET M.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

Permit 22-0027 on 10/13/2022 for \$25,300 category REROOF.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	102,300	2023 Taxable:	102,300	Acres:	0.83
Assessing:		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: 1950
 Occupancy: Single Family
 Class: C
 Style: RANCH
 Exterior:
 % Good (Physical): 64
 Heating System: Forced Air w/ Ducts
 Electric - Amps Service: 0
 # of Bedrooms: 3
 Full Baths: 1 Half Baths: 0
 Floor Area: 1,856
 Ground Area: 1,856
 Garage Area: 500
 Basement Area: 0
 Basement Walls:
 Estimated TCV: Tentative

of Agricultural Buildings: 1
 Estimated TCV: Tentative
 Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel: PA0-129-2740-00
Owner's Name: THOMPSON, KEATON CHRISTOPHER
Property Address: 4796 COOK RD
PALMYRA, MI 49268
Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: PA0 PALMYRA TOWNSHIP
School: 46010 ADRIAN CITY SCHOOL DISTRICT
Neighborhood: PM&B PALMYRA RESIDENTIAL M&B

Liber/Page: 2632-961
Split: //

Created: //
Active: Active

Mailing Address:

THOMPSON, KEATON CHRISTOPHER
4796 COOK RD
PALMYRA MI 49268

Description:

LD DES AS COMM ON E-W1/4 LI OF SEC 29 T7S R4E AT A POINT LOC 1296.12 FT S87°52'30"W FROM E1/4 COR OF SD SEC AND RUNN TH S87°52'30"W ALG SD LI (COOK RD) 865 FT TH N01°36'11"W 269 FT TO CNTRLI OF BIXBY DRAIN AND RUNN TH N88°55'53"E ALG CNTRLI OF SD BIXBY DRAIN 208.93 FT TH S73°21'56"E ALG CNTRLI OF SD BIXBY DRAIN 690.74 TO TO INTERSECTION OF SD DRAIN WITH E LI OF SW1/4 OF NE1/4 OF SD SEC TH S01°36'11"E ALG E LI OF SW1/4 NE1/4 OF SD SEC 43 FT TO POB (SURVEY 3.601 AC)

Most Recent Sale Information

Sold on 01/21/2022 for 171,000 by SOUTHARD, KIMBERLY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2632-961

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 81,500

2023 Taxable: 81,500

Acres: 3.60

Financing:

Land Value: Tentative

Frontage: 0.0

IRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 2001

Occupancy: Single Family

Class: CD

Style: RANCH

Exterior:

% Good (Physical): 75

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 1 Half Baths: 1

Floor Area: 1,296

Ground Area: 1,296

Garage Area: 720

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-129-3425-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	POWELL, RYAN N & MORGAN M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4423 RAU HWY PALMYRA, MI 49268	Taxable Status:	TAXABLE
Liber/Page:	2653-843	Prev. Taxable Stat:	TAXABLE
Split:	04/14/2021	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46010 ADRIAN CITY SCHOOL DISTRICT
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B

Mailing Address: POWELL, RYAN N & MORGAN M
4423 RAU HWY
PALMYRA MI 49268

Description:
LD DES AS BEG ON THE N-S 1/4 LI OF SEC 29 T7S R4E 1608.15 FT N01^10'00"W FROM THE S1/4 COR OF SD SEC TH S88^50'00"W 103 FT TH N75^25'11"W 526.80 FT TH N01^10'00"W 443.16 FT TH N88^50'00"E 105 FT TH S46^19'47"E 263.94 FT TH N88^50'00"E 317.89 FT TO SD N-S 1;4 LI OF SD SEC TH S01^10'00"E 400 FT ALG SD N-S 1/4 LI TO THE POB (SURVEY 5.62 AC)
SPLIT ON 04/14/2021 FROM PA0-129-3300-00

Most Recent Sale Information

Sold on 03/31/2023 for 285,000 by REITER, JACOB A & ALYSSA A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2653-843

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	136,900	2023 Taxable:	136,900	Acres:	5.62
Financing:		Land Value:	Tentative	Frontage:	0.0
RE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
 Year Built: 1850
 Occupancy: Single Family
 Class: C
 Style: TWO-STORY
 Exterior:
 % Good (Physical): 89
 Heating System: Forced Heat & Cool
 Electric - Amps Service: 0
 # of Bedrooms: 3
 Full Baths: 2 Half Baths: 1
 Floor Area: 2,047
 Ground Area: 1,250
 Garage Area: 0
 Basement Area: 1,250
 Basement Walls:
 Estimated TCV: Tentative

of Agricultural Buildings: 5
 Estimated TCV: Tentative
 Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel: PA0-129-3900-00	Current Class: 401.RESIDENTIAL-IMPROVED
Owner's Name: HAYES, JASON R & KERRI L	Previous Class: 401.RESIDENTIAL-IMPROVED
Property Address: 4494 ENGLE RD PALMYRA, MI 49268	Taxable Status: TAXABLE
Liber/Page: 2623-780	Prev. Taxable Stat: TAXABLE
Split: //	Gov. Unit: PA0 PALMYRA TOWNSHIP
Public Impr.: None	School: 46010 ADRIAN CITY SCHOOL DISTRICT
Topography: None	Neighborhood: PM&B PALMYRA RESIDENTIAL M&B
Mailing Address: HAYES, JASON R & KERRI L 4494 ENGLE RD PALMYRA MI 49268	Description: LD COMM AT SE COR OF SW 1/4 SEC 29 T7S-R4E RUNN TH N ON 1/4 LI SD SEC-10 RDS TH W 16 RDS TH S 10 RDS TH E 16 RDS TO POB SEC 29

Most Recent Sale Information

Sold on 07/31/2021 for 169,000 by CANNON, DOUGLAS J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2623-780

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 67,400	2023 Taxable: 57,855	Acres: 1.00
Financing:	Land Value: Tentative	Frontage: 0.0
RE: 100.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1938
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior: Vinyl
% Good (Physical): 46
Heating System: Forced Heat & Cool
Electric - Amps Service: 150
of Bedrooms: 1
Full Baths: 1 Half Baths: 1
Floor Area: 1,364
Ground Area: 1,364
Garage Area: 1,088
Basement Area: 1,364
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-129-4580-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SNEAD, DALTON A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5922 RAU HWY PALMYRA, MI 49268	Taxable Status:	TAXABLE
Liber/Page:	2649-736	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46010 ADRIAN CITY SCHOOL DISTRICT
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B

Mailing Address:

SNEAD, DALTON A
5922 RAU HWY
PALMYRA MI 49268

Description:

LD DES AS BEG 767.32 FT N01^40'00"W ALG THE N-S 1/4 LI OF SEC 29 T7S R4E & 1200 FT N87^29'37"E FROM THE S1/4 COR OF SD SEC TH N01^40'00"W 545 FT TH N87^29'37"E 400 FT ALG THE N LI OF S1/2 OF SE1/4 OF SD SEC TH S01^40'00"E 545 FT TH S87^29'37"W 400 FT TO POB (SURVEY 5 AC)

Most Recent Sale Information

Sold on 01/06/2023 for 160,000 by HYATT, RICHARD H & CHRISTINE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2649-736

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 63,300

2023 Taxable: 53,682

Acres: 5.00

Financing:

Land Value: Tentative

Frontage: 0.0

IRE: 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: RANCH

Exterior:

% Good (Physical): 59

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,152

Ground Area: 1,152

Garage Area: 0

Basement Area: 1,152

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel:	PA0-130-2390-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RODRIGUEZ, CARLY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3909 SHARP RD ADRIAN, MI 49221	Taxable Status:	TAXABLE
Liber/Page:	2641-634	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46010 ADRIAN CITY SCHOOL DISTRICT
Topography:	None	Neighborhood:	PM&B PALMYRA RESIDENTIAL M&B

Mailing Address:

RODRIGUEZ, CARLY
3909 SHARP RD
ADRIAN MI 49221

Description:

LD BEG 2304.02 FT E FROM N 1/4 POST SEC 30 TH E 100 FT TH S 250 FT TH W 100 FT TH N 250 FT TO POB SEC 30

Most Recent Sale Information

Sold on 06/10/2022 for 210,000 by RYAN, RICKEY & JAMI KLIEWER-

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2641-634

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	75,400	2023 Taxable:	75,400	Acreage:	0.57
Financing:		Land Value:	Tentative	Frontage:	0.0
IRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1972
Occupancy: Single Family
Class: C
Style: RANCH
Exterior: Vinyl
% Good (Physical): 65
Heating System: Forced Heat & Cool
Electric - Amps Service: 150
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,056
Ground Area: 1,056
Garage Area: 1,152
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 12:45 PM

Parcel: PA0-134-3550-00	Current Class: 401.RESIDENTIAL-IMPROVED
Owner's Name: HONEYWELL, LANCE & AMBER	Previous Class: 401.RESIDENTIAL-IMPROVED
Property Address: 6867 SCOTT HWY BLISSFIELD, MI 49228	Taxable Status: TAXABLE
Liber/Page: 2651-967	Prev. Taxable Stat: TAXABLE
Split: / /	Gov. Unit: PA0 PALMYRA TOWNSHIP
Public Impr.: None	School: 46040 BLISSFIELD COMMUNITY SCHOOLS
Topography: None	Neighborhood: PM&B PALMYRA RESIDENTIAL M&B
Mailing Address: HONEYWELL, LANCE & AMBER 6867 SCOTT HWY BLISSFIELD MI 49228	Description: LD BEG IN CTR LI ROBB HWY AT A PT 1644 FT S FROM W 1/4 POST SEC 34 T7S R4E RUNN TH S 85 FT TH E 256 FT TH N 85 FT TH W 256 FT TO POB ALSO LD DES AS COMM AT THE W1/4 COR OF SD SEC TH S 1619 FT ALG THE W LI OF SD SEC (CNTRLI OF SCOTT HWY) FOR A POB TH CONT S 25 FT ALG THE SD LI & SD HWY TH E 256 FT TH N 25 FT TH W 256 FT TO THE POB 02/07/2023 PT COMB FROM PA0-134-3055-00

Most Recent Sale Information

Sold on 03/17/2023 for 190,000 by BROWN, SHERMAN, III & LAURA B.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2651-967

Most Recent Permit Information

Permit 16-12 on 07/18/2016 for \$0 category REROOF.

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 78,800	2023 Taxable: 46,420	Acreage: 0.65
Financing:	Land Value: Tentative	Frontage: 0.0
RE: 100.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1949
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior:
% Good (Physical): 64
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,702
Ground Area: 1,702
Garage Area: 750
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Palmryra Township Agricultural Land Analysis

Parcel Number	SALE DATE	Adj Sale Price	land residual	Total Acres	low/wet acres	low/wet value	NON-Tillable acres	Non-Tillable value	R/O/W	Non-till & I/w TOTAL	Tillable land residual	Equivalent Tillable Acres	Price per Tillable acre
OGO-103-1280-00	12/15/2021	370,000	370,000	66.290	31.740	63,480	0	0	2.400	63,480	306,520	32.150	9,534
OGO-106-3600-00	12/3/2021	420,000	420,000	60.000	0	0	0	0	0.640	0	420,000	59.360	7,075
OGO-113-3825-00	1/12/2023	245,000	245,000	35.181	0	0	0	0	0.258	0	245,000	34.923	7,015
OGO-114-2285-00	4/9/2021	390,000	390,000	67.520	0	0	0	0	2.038	0	390,000	65.482	5,956
OGO-132-2280-00	1/31/2022	446,220	446,220	70.000	0	0	0	0	2.250	0	446,220	67.750	6,586
OGO-205-3000-00	1/29/2022	583,408	583,408	80.470	0	0	0	0	0.960	0	583,408	79.510	7,338
PAO-114-1055-00	11/3/2022	524,517	524,517	74.931	0	0	0	0	5.900	0	524,517	69.031	7,598
PAO-123-4055-00	7/23/2021	833,000	833,000	119.600	0	0	0	0	1.446	0	833,000	118.154	7,050
PAO-129-1050-00	1/13/2023	135,000	135,000	27.000	2.500	5,000	0	0	0.500	5,000	130,000	24.000	5,417
PAO-136-3550-00	4/12/2022	500,000	500,000	76.590	4.290	8,580	0	0	1.000	8,580	491,420	71.300	6,892

2024 Till Price Per Acre: **\$7,000.00** USE **7,046** **7,000**

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Prcnt. Trans.											
MILLER, LINDSAY M	MILLER, LINDSAY M, TRUST	0	06/08/2023	WD	14-INTO/OUT OF TRUST	2655-888	DEED	0.0											
PORTER FARM LIMITED	MILLER, LINDSAY M	370,000	12/15/2021	WD	03-ARM'S LENGTH	2631-393	DEED	100.0											
PORTER FARM LIMITED	STATE OF MI	0	08/15/2005	OTH	10-FORECLOSURE	2305253	DEED	0.0											
PORTER/LYLE A//	PORTER FARM LIMITED	1	12/30/1996	WD	21-NOT USED/OTHER	1451784	DEED	0.0											
Property Address		Class: AGRICULTURAL-VACA Zoning: Building Permit(s) Date Number Status																	
6000 SHELDON RD BLK		School: BLISSFIELD COMMUNITY SCHOOLS																	
Owner's Name/Address		P.R.E. 100% / / Qual. Ag.																	
MILLER, LINDSAY M, TRUST 8493 BARBARA LEE DR LAMBERTVILLE MI 48144		: :																	
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 40100.0GDEN AGRICULTURAL															
E1/2 OF NW FRL 1/4 SEC 3 T8S R4E LYING N OF THE MAIN RD WHICH CROSSES THE ABOVE DES PROPERTY		Improved	X	Vacant	Public Improvements														
Comments/Influences		Dirt Road																	
2022 ROLL- CORRECTED ACREAGE FROM 73 AS STATED ON LEGAL ON DEED TO 66.29 AS MAPPED		Gravel Road		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value			
		Paved Road		LAND TABLE TILLABLE		32.15 Acres		7000		95		TILLABLE (OG)		213,798					
		Storm Sewer		LAND TABLE LOW/WET		31.74 Acres		2400		100		LOW / WET		76,176					
		Sidewalk		LAND TABLE R / W		2.40 Acres		0		100		RIGHT OF WAY RW		0					
		Water		66.29 Total Acres		Total Acres		Total Est.		Land Value =		289,974							
		Sewer																	
		Electric																	
		Gas																	
		Curb																	
		Street Lights																	
		Standard Utilites																	
		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	
000		01/01/2000		INSPECTED		2024		Tentative		Tentative		Tentative						Tentative	
						2023		145,000		0		145,000						129,255C	
						2022		123,100		0		123,100						123,100S	
						2021		137,000		0		137,000						50,038C	

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

Parcel Number: 460G0-106-3600-00

Jurisdiction: OGDEN TOWNSHIP

County: LENAWEE

Printed on

12/01/2023

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	12/15/2021	APF	13-GOVERNMENT	2630-989	DEED	0.0			
ULOTH, DAVID E, LIVING TR	STATE LINE FARMS	420,000	12/03/2021	WD	03-ARM'S LENGTH	2630-987	DEED	0.0			
ULOTH FARMS LLC	MI DEPT OF TREASURY	0	08/09/2017	OTH	21-NOT USED/OTHER	2549-812	DEED	0.0			
ULOTH, DAVID E, LIVING TR	MI DEPT OF TREASURY	0	08/09/2017	OTH	21-NOT USED/OTHER	2549-814	DEED	0.0			
Property Address 3000 E HORTON RD BLK											
Owner's Name/Address STATE LINE FARMS 12838 STAE HWY 120 LYONS OH 43533											
Tax Description W 60 ACRES OF E 160 ACRES OF SW FRL 1/4 SEC 6											
Comments/Influences											
		2024 Est TCV Tentative		Land Value Estimates for Land Table 40100.0GDEN AGRICULTURAL							
		Improved	X	Vacant							
		Public Improvements									
		Dirt Road									
		Gravel Road									
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		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									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		DR	09/10/2019	INSPECTED	2023	207,800	0	207,800			57,877C
		000	01/01/2000	INSPECTED	2022	192,900	0	192,900			55,121C
					2021	194,400	0	194,400			53,361C

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

Parcel Number: 46060-113-3825-00

Jurisdiction: OGDEN TOWNSHIP

County: LENAWEE

Printed on

12/01/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Prcnt. Trans.
ROHRBACH-WHITEMAN LLC	BEAGLE, MICHAEL L, TRUST	245,000	01/12/2023	WD	03-ARM'S LENGTH	2649-734	DEED	0.0
BEAGLE, MICHAEL L, TRUST	MI DEPT OF TREASURY	0	01/12/2023	AFF	13-GOVERNMENT	2649-735	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
8000 E WESTON RD BLK						
	School: BLISSFIELD COMMUNITY SCHOOLS					
	P.R.E. 100% 10/21/2022 Qual. Ag.					

Owner's Name/Address	2024 Est TCV Tentative	Land Value Estimates for Land Table 40100.0GDEN AGRICULTURAL
BEAGLE, MICHAEL L, TRUST 9537 THOMPSON HWY BLISSFIELD MI 49228		

Tax Description	Improved	X	Vacant	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
E1/2 OF E1/2 OF SW1/4 SEC 13 T8S R4E EXC LD DES AS BEG AT THE S1/4 COR OF SEC 13 T8S R4E TH S89°06'25"W 310.79 FT ALG THE S LI OF SD SEC (CNTRLI OF E WESTON RD) TH N00°04'37"W 329.83 FT TH N88°04'44"E 294.31 FT TO THE N-S 1/4 LI OF SD SEC TH S02°54'53"E 335.28 FT ALG SD LI TO THE POB (EXC - SURVEY 2.309 AC)					Dirt Road								
SPLIT ON 09/23/2022 FROM OGO-113-3850-00					Gravel Road								
Comments/Influences					Paved Road								
					Storm Sewer								
					Sidewalk								
					Water								
					Sewer								
					Electric								
					Gas								
					Curb								
					Street Lights								
					Standard Utilites								
					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
DCR	10/03/2023	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
			2023	122,200	0	122,200			122,200S
			2022	0	0	0		122,700L	122,459C
			2021	0	0	0			0

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH, KEITH A & DOROTHY	MAPLE ROW FARMS PROPRTIE	0	04/29/2021	AFF	05-CORRECTING TITLE	2618-401	DEED	0.0
SMITH, KEITH A & DOROTHY	MAPLE ROW FARMS PROPRTIE	0	04/29/2021	AFF	05-CORRECTING TITLE	2618-400	DEED	0.0
SMITH, KEITH A & DOROTHY	MI DEPT OF TREASURY	0	04/12/2021	AFF	13-GOVERNMENT	2617-244	DEED	0.0
SMITH, KEITH A & DOROTHY	MAPLE ROW FARMS PROPRTIE	390,000	04/09/2021	MLC	03-ARMY'S LENGTH	2617-243	DEED	0.0
Property Address 9000 IOAR HWY BLK								
Owner's Name/Address MAPLE ROW FARMS PROPERTIES LLC 3958 E HORTON RD JASPER MI 49248								

Tax Description	Improvements	Public	2024 Est	X Vacant	2024 Est TCV Tentative	Land Value Estimates for Land Table 40100.OGDEN AGRICULTURAL
NE1/4 OF NE1/4 ALSO N 30 AC OF SE1/4 OF NE1/4 ALL IN SEC 14 T8S R4E EXC LD DES AS COMM AT THE E1/4 COR OF SEC 14 T8S R4E TH N 509.62 FT ALG THE E LI OF SD SEC (CNTRLI OF IOAR HWY) FOR A PT OF BEG TH CONT N 421 FT ALG SD LI AND SD HWY TH W 256 FT TH S 421 FT TH E 256 FT TO THE POB (EXC - SURVEY 2.474 AC)	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utilits.					
Comments/Influences Split/Comb. on 09/11/2019 completed 09/12/2019 SHELLY ;						

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
DR	07/07/2020	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
			2023	229,200	0	229,200			102,089C
			2022	212,800	0	212,800			97,228C
			2021	214,500	0	214,500			94,122C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prent. Trans.
VANDENBUSCHE, TROY N, TRU	MI DEPT OF TREASURY	0	02/02/2022	AFF	13-GOVERNMENT	2633-405	DEED	0.0
HINKLIN, JEAN M, TRUST, E	VANDENBUSCHE, TROY N, TRU	446,220	01/31/2022	WD	03-ARM'S LENGTH	2633-403	DEED	0.0
HINKLIN, JEAN MARY, DEC'D		0	03/02/2011	OTH	07-DEATH CERTIFICATE	2419-611	DEED	0.0
HINKLIN, JEAN M	HINKLIN, JEAN M, TRUST	0	10/26/2004	QC	14-INTO/OUT OF TRUST	2417-715	DEED	0.0
12000 PENCE HWY BLK								
Class: AGRICULTURAL-VACA Zoning: Building Permit(s) Date Number Status								
School: BLISSFIELD COMMUNITY SCHOOLS								
P.R.E. 100% / / Qual. Ag.								
2024 Est TCV Tentative								
Improved X Vacant Land Value Estimates for Land Table 40100. OGDEN AGRICULTURAL								
Public Improvements								
* Factors *								
Description Frontage Depth Front Depth Rate %Adj. Reason Value								
LAND TABLE TILLABLE 67.75 Acres 7000 100 TILLABLE (OG) 474,250								
LAND TABLE R / W 2.25 Acres 0 100 RIGHT OF WAY RW 0								
70.00 Total Acres Total Est. Land Value = 474,250								
Topography of Site								
Level Rolling								
Low								
High								
Landscape								
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								
DCR 04/05/2022 INSPECTED 2023 Tentative 237,100 0 237,100 93,752C								
MEL 01/11/2001 INSPECTED 2022 220,200 0 220,200 89,288C								
2021 221,900 0 221,900 86,436C								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
O'NEIL, JOSEPH P, TRUST	MI DEPT OF TREASURY	0	02/04/2022	AFF	05-CORRECTING TITLE	2633-479	DEED	0.0
O'NEIL, JOSEPH P & PAUL A,	O'NEIL, JOSEPH P, TRUST	0	02/03/2022	AFF	13-GOVERNMENT	2633-433	DEED	0.0
SIMON, LARRY L & JUDY L	STATE OF MICHIGAN	583,408	01/29/2022	WD	03-ARM'S LENGTH	2633-431	DEED	0.0
SIMON, LARRY L & JUDY L		0	11/03/2015	OTH	21-NOT USED/OTHER	2517-787	DEED	0.0

Class: AGRICULTURAL-VACA Zoning: School: SAND CREEK COMMUNITY SCHOOLS P.R.E. 100% / / Qual. Ag.
 13000 HODGES HWY BLK
 Owner's Name/Address
 O'NEIL, JOSEPH P, TRUST
 PAULA A O'NEIL TRUST
 10430 COUNTRY RD U
 LYONS OH 43533

2024 Est	TCV Tentative	Land Value Estimates for Land Table 40100.0GDEN AGRICULTURAL
Improved	X	Vacant
Public Improvements		
Dirt Road		
Gravel Road		
Paved Road		
Storm Sewer		
Sidewalk		
Water		
Sewer		
Electric		
Gas		
Curb		
Street Lights		
Standard Utilities		
Underground Utils.		
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
DCR	04/12/2022	INSPECTED	2023	278,300	0	278,300			166,295C
MJC	01/11/2006	INSPECTED	2022	258,400	0	258,400			158,377C
			2021	260,400	0	260,400			153,318C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FISHER TRUST	MI DEPT OF TREASURY	0	11/08/2022	AFV	13-GOVERNMENT	2647-458	DEED	0.0
HULTZ FAMILY LIVING TRUST	FISHER TRUST	524,517	11/03/2022	WD	32-SPLIT VACANT	2647-457	DEED	0.0
STATE OF MICHIGAN	HULTZ, LAURALIE	0	09/22/2022	OTH	13-GOVERNMENT	2645-445	DEED	0.0

Property Address: 7000 POPE RD BLK
 Class: AGRICULTURAL-VACA Zoning: P.R.E. 100% / / Qual. Ag.
 School: BLISSFIELD COMMUNITY SCHOOLS
 Building Permit(s):
 Date: Number: Status:

Owner's Name/Address: FISHER TRUST
 9175 DEERFIELD RD
 BLISSFIELD MI 49228

Tax Description	Improved	X	Vacant	2024 Est TCV Tentative	Land Value Estimates for Land Table P101.PALMYRA AGRICULTURAL
LD DES AS BEG AT THE NW COR OF SEC 14 T7S R4E TH N88°32'51"E 1329.59 FT ALG THE N LI OF SD SEC TO THE E LI OF THE W1/2 OF THE NW1/4 OF SD SEC TH S01°04'45"E 2644.29 FT ALG SD LI TO THE E-W 1/4 LI OF SD SEC TH S88°33'45"W 1326.27 FT ALG SD LI TO THE W1/4 COR OF SD SEC TH N01°09'04"W 1518.12 FT ALG THE W LI OF SD SEC (CNTRLI OF ROGERS HWY) TH S85°59'55"E 545.59 FT TH N01°03'24"W 508.13 FT TH S82°43'51"W 547.33 FT TO THE W LI OF SDS EC (CNTRLI OF ROGERS HWY) TH N01°09'04"W 725 FT ALG SD LI & SD HWY TO TH EPOB (SURVEY 74.931 AC)					

Public Improvements	Rate	Front	Depth	Rate %Adj.	Reason	Value
Dirt Road		69.03 Acres	7000	100		483,217
Gravel Road		5.90 Acres	0	100		0
Paved Road		74.93 Total Acres			Total Est. Land Value =	483,217
Storm Sewer						
Sidewalk						
Water						
Sewer						
Electric						
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						

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

Split/Comb. on 07/08/2022 completed
 07/19/2022 SHELLY
 Parent Parcel(s) : PA0-114-1050-00;
 Child Parcel(s) : PA0-114-1040-00,
 PA0-114-1055-00;

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	Tentative	Tentative	Tentative			Tentative
2023	234,700	0	234,700			99,994C
2022	0	0	0		210,400L	95,233C
2021	0	0	0			0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Prcnt. Trans.
ISLEY, JACOB & LEEANN	MI DEPT OF TREASURY	0	07/28/2021	AFF	13-GOVERNMENT	2623-163	DEED	0.0
EISENMANN, K & B, TRUST,	ISLEY, JACOB & LEEANN	833,000	07/23/2021	WD	03-ARM'S LENGTH	2623-161	DEED	0.0
EISENMANN, KEITH I, TEAL	MICHIGAN DEPT OF TREASURY	0	05/14/2021	AFF	13-GOVERNMENT	2619-291	DEED	0.0
E.G.A. INC	EISENMANN, KEITH I & BARB	1	05/03/2021	QC	21-NOT USED/OTHER	2619-290	DEED	0.0

Property Address: 7000 DRIGGS RD BLK

Owner's Name/Address: ISLEY, JACOB & LEEANN, 429 NORTH ST, BLISSFIELD MI 49228

Class: AGRICULTURAL-VACA Zoning: P.R.E. 100% / / Qual. Ag.

School: BLISSFIELD COMMUNITY SCHOOLS

2024 Est TCV Tentative

Improved X Vacant

Public Improvements

Dirt Road

Gravel Road

Paved Road

Storm Sewer

Sidewalk

Water

Sewer

Electric

Gas

Curb

Street Lights

Standard Utilties

Underground Utilts.

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	401,700	0	401,700			141,857C
2022	363,300	0	363,300			135,102C
2021	372,200	0	372,200			130,787C

LD DES AS COMM AT THE S1/4 COR OF SEC 23 T/S R4E TH N01°15'49"W 1756.79 FT ALG THE N-S 1/4 LI OF SD SEC TO THE N LI OF THE ADRIAN & BLISSFIELD R/R FOR A POB TH CONT ALG SD LI N01°15'49"W 883.82 FT TO THE CENTER OF SD SEC TH CONT ALG SD LI N01°15'49"W 2314.49 FT TO AN INTERMEDIATE TRAV LI TH DOWNSTREAM M/L ALG THE S TOP OF BANK OF THE HILL DR ALG AN INTERMEDIATE TRAV LI THE FOLLOWING SIX COURSES: S58°15'22"E 47.66 FT TH S82°49'08"E 308.13 FT TH N87°55'43"E 533.10 FT TH N80°55'30"E 178.19 FT TH

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

Parcel Number: 46PA0-129-1050-00

Jurisdiction: PALMYRA TOWNSHIP

County: LENAWEE

Printed on

12/01/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.											
MAKULA, DENNIS & DAWN	STATE OF MICHIGAN	0	10/02/2023	OTH	13-GOVERNMENT	2660-212	DEED	0.0											
MAKULA FAMILY TRUST	MI DEPT OF TREASURY	0	04/06/2023	APF	13-GOVERNMENT	2653-529	DEED	0.0											
MAKULA, DENNIS E & DAWN E	MAKULA FAMILY TRUST	1	03/22/2023	QC	14-INTO/OUT OF TRUST	2653-528	DEED	0.0											
MAKULA, DENNIS E & DAWN E	MI DEPT OF TREASURY	0	01/17/2023	APF	13-GOVERNMENT	2649-831	DEED	0.0											
Property Address 3000 SHARP RD BLK																			
Owner's Name/Address MAKULA FAMILY TRUST 10741 HODGES HWY BLISSFIELD MI 49228																			
Tax Description LD BEG AT NW COR SEC 29 RUNN TH N 87 DEG 26'45"E 656.24 FT TH S 0 DEG 59'56"E 396 FT TH N 87 DEG 26'45"E 330 FT TH S 0 DEG 59'56"E 931.32 FT TH S 87 DEG 39'13"W 986.16 FT TH N 0 DEG 59'56"W 1323.76 FT TO POB SEC 29																			
Comments/Influences																			
Public Improvements		Land Value Tentative																	
Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value																	
Gravel Road		RATE TABLE TITLABLE 24.00 Acres 7000 100 168,000																	
Paved Road		RATE TABLE LOW/WET 2.50 Acres 2500 100 6,250																	
Storm Sewer		RATE TABLE R / W 0.50 Acres 0 100 0																	
Sidewalk		27.00 Total Acres Total Est. Land Value = 174,250																	
Water																			
Sewer																			
Electric																			
Gas																			
Curb																			
Street Lights																			
Standard Utilities																			
Underground Utils.																			
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	
000		01/01/2000		INSPECTED		2023		84,700		0		84,700						37,145C	
						2022		76,900		0		76,900						35,377C	
						2021		78,100		0		78,100						34,247C	

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

Parcel Number: 46PA0-136-3550-00

Jurisdiction: PALMYRA TOWNSHIP

County: LENAWEE

Printed on

12/01/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
ISLEY, JACOB A & LEE ANN	MI DEPT OF TREASURY	0	04/13/2022	APP	13-GOVERNMENT	2637-953	DEED	0.0
NOVAK, FRANK & MARY, TRUS	ISLEY, JACOB A & LEE ANN	500,000	04/12/2022	WD	03-ARM'S LENGTH	2637-951	DEED	0.0
STATE OF MICHIGAN	NOVAK, FRANK E & MARK	0	01/31/2013	OTH	21-NOT USED/OTHER	2483-688	DEED	0.0
NOVAK, FRANK E & MARY	NOVAK, FRANK & MARY, TRUS	1	11/17/2008	WD	14-INTO/OUT OF TRUST	2375-717	DEED	0.0
Property Address		Class: AGRICULTURAL-VACA Zoning: Building Permit(s) Date Number Status						
8000 E GORMAN RD BLK		School: BLISSFIELD COMMUNITY SCHOOLS						
Owner's Name/Address		P.R.E. 100% / / Qual. Ag.						
ISLEY, JACOB A & LEE ANN RINEHART 429 NORTH ST BLISSFIELD MI 49228		2024 Est TCY Tentative						
		Land Value Estimates for Land Table P101.PALMYRA AGRICULTURAL						
		* Factors *						
		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
		RATE TABLE TITLABLE 71.30 Acres 7000 100 499,100						
		RATE TABLE LOW/WET 4.29 Acres 2500 100 10,725						
		RATE TABLE R / W 76.59 Total Acres 0 100 0						
		Total Est. Land Value = 509,825						
Tax Description		Public Improvements						
W 13.42 CHS OF SW FRL 1/4 SEC 36 T7S R4E		Dirt Road						
LYING N OF THE N'ERLY BANK OF THE RIVER		Gravel Road						
RAISIN EX LD BEG 422.94 FT E FROM W 1/4		Paved Road						
POST SEC 36 TH E 225 FT S 387 FT W 225 FT		Storm Sewer						
N 387 FT TO POB CONT 2 ACRES 51.72 ACRES		Sewer						
ALSO W 25 ACRES OF SW 1/4 OF NW 1/4 EX N		Electric						
2 RDS OF W 10 RDS CONT 0.1252 ACRES SEC 36		Gas						
Comments/Influences		Curb						
		Street Lights						
		Standard Utilites						
		Underground Utilis.						
		Topography of Site						
		Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Who When What Year						
		000 01/01/2000 INSPECTED 2024 2023 2022 2021						
		Land Value Building Value Assessed Value Board of Review Tribunal/ Other Taxable Value						
		Tentative Tentative Tentative Tentative Tentative						
		247,800 0 247,800 224,600 228,900						
		98,218C 93,541C 90,553C						

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